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

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

April 8, 2024 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Charlene McGriff**
4. **Approval of the 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 of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]
6. **Special Presentations**

   a. Recognition of County Employees that have Joined the "40 Years of Service Club" to the County - Dennis Marstall, County Administrator
   - Lannie Funderburk with the Public Works Department

7. **Consent Agenda**

   [Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any

item on the Consent Agenda for individual discussion and vote]

a. Approval of Minutes from the March 13, 2024 County Council Committee of the Whole Meeting

b. Approval of Minutes from the March 25, 2024 County Council Regular Meeting

8. <u>Non-Consent Agenda</u>

a. 3rd Reading of Ordinance 2024-1894 regarding Rezoning Property Located at 1348 North Rocky River Road from Rural Business (RUB) District to General Business (GB) District (Applicant John Thompson)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.659 Acres Of TM# 0058-00-064.00, Which Is Located At 1348 N. Rocky River Rd, From Rural Business (RUB) District To General Business (GB) District ***- Planning Department Case Number: RZ-2023-2125. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff recommended conditional approval of the rezoning request. Passed 7-0 at the March 11, 2024 County Council Meeting. Passed 6-0 at the March 25, 2024 County Council Meeting (Allen Blackmon Absent). - Allison Hardin***

b. Public Hearing and 3rd Reading of Ordinance 2024-1895 regarding Amending the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023, And Ending June 30, 2024 (FY 2023-2024), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. ***- Passed 7-0 at the March 11, 2024 County Council Meeting. Passed 6-0 at the March 25, 2024 County Council Meeting (Allen Blackmon Absent). - Sabrena Harris***

c. 2nd Reading of Ordinance 2024-1900 regarding Adoption of the Lancaster 2040 Comprehensive Plan

Ordinance Title: An Ordinance To Adopt An Updated Comprehensive Plan Titled *Lancaster 2040 Comprehensive Plan*; And To Provide For Matters Related Thereto. ***- Passed 6-0 at the March 25, 2024 County Council Meeting (Allen Blackmon Absent). - Allison Hardin***

d. Public Hearing and 1st Reading of Ordinance 2024-1901 regarding Rezoning Approximately 124.2 Acres Located at 2421 Lynwood Drive from Low Density Residential (LDR) District to Medium Density Residential (MDR) District (Applicant Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 124.2 Acres (TM# 0102-00-017.03) Located At 2421 Lynwood Dr From Low Density Residential (LDR) District To Medium Density Residential (MDR) District. ***- Planning Department Case Number: RZ-2023-2099. The Planning Commission recommended denial by a vote of 4-2; however, Planning staff recommended approval of the rezoning request. - Allison Hardin***

e. Public Hearing and 1st Reading of Ordinance 2024-1902 regarding Rezoning Property Located at 126 Dogwood Trail Lane, Indian Land, from Medium Density Residential (MDR) District to Neighborhood Business (NB) District (Applicant Judy Anderson)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.50 Acres (TM# 0013-00-080.02) Located At 126 Dogwood Trail Ln From Medium Density Residential (MDR) District To Neighborhood Business (NB) District. ***- Planning Department Case Number: RZ-2024-0269. The Planning Commission recommended denial by unanimous vote; however,, the Planning staff recommended approval of the rezoning request. - Allison Hardin***

f. 1st Reading of Ordinance 2024-1904 regarding Amending the Fiscal Year 2023-2024 Budget regarding a Departmental Budget Transfer

Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023, And Ending June 30, 2024 (FY 2023-2024), To Further Provide

For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. ***- Sabrena Harris***

9. Discussion and Action Items

a. Discussion of Additional Conditions for Nonmetallic Mineral Product Manufacturing - Allison Hardin

Council is being asked to provide feedback regarding additional conditions for nonmetallic mineral product manufacturing (asphalt plants) as it relates to pending ordinance 2024-1893.

10. Status of items tabled, recommitted, deferred or held

a. HOLD - 2nd Reading of Ordinance 2024-1893 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 2 and Amending Nonmetallic Mineral Product Manufacturing from Permitted with Review to a Conditional Use

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2 To Amend "Nonmetallic Mineral Product Manufacturing" From A Use Permitted With Review (PR) To A Conditional Use, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein ***- Passed 7-0 at the February 12, 2024 County Council Meeting. - Allison Hardin***

b. HOLD - 2nd Reading of Ordinance 2024-1896 regarding Amending the Unified Development Ordinance (UDO) related to the Removal of "Amusement, Indoor" and "Amusement, Outdoor" From the Use List for Light Industrial (LI) Districts

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2, Section 5 Use Table, To Remove The Uses "Amusement, Indoor" And "Amusement, Outdoor" From The Use List For Light Industrial (LI) Districts, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein ***- Passed 4-3 at the March 11, 2024 County Council Meeting (Brian Carnes, Steve Harper, and Jose Luis Opposed). - Allison Hardin***

c. HOLD - 1st Reading of Ordinance 2024-1898 regarding Amending the Lancaster County Code Relating to Parliamentary Procedures / Rules of Procedure for Meetings

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Relating To Parliamentary Procedures/Rules Of Procedure For Council Meetings, Including Committee Meetings, And All Boards And Commissions For Which County Council Appoints A Majority Of Members. ***- By a Vote of 6-0, 1st Reading Postponed (Allen Blackmon Absent). - Dennis Marstall / Ginny Merck-Dupont***

d. HOLD - 1st Reading of Ordinance 2024-1899 regarding Amending the Lancaster County Code Relating to Personnel Policies

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Specifically Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy. ***- By a Vote of 6-0, 1st Reading Postponed (Allen Blackmon Absent). - Dennis Marstall / Ginny Merck-Dupont***

11. Executive Session

[motions from Members may follow]

a. Two Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding revised personnel policies.

2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Unique USA, Inc.

12. Items Requiring a Vote Following Executive Session

13. 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**

Meetings are live streamed and can be found by using the following link:
https://www.youtube.com/@LancasterCoSCGov/streams

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Administration
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Provide recognition to selected County employees as part of April's National County Government month. Last year, Council recognized Nancy Berry and Wayne Willis for their 50 years of service to the County. This year we are recognizing Lannie Funderburk for his 40 years of service to Lancaster County.

Strategic Plan Focus Area Alignment:

Points to Consider:
At this meeting, the County Administrator will recognize an employee that has served the County for 40 years:

Funding and Liability Factors:
There are no funding and liability factors as this item is for employee recognition purposes only.

Recommendation:
Join us in congratulating and thanking this employee for his long service to Lancaster County.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council / Administration
Department: County Clerk
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Approve or amend the minutes from the March 13, 2024, County Council Committee of the Whole meeting.

Strategic Plan Focus Area Alignment:

Points to Consider:
The draft minutes from the March 13, 2024, County Council Committee of the Whole meeting are attached for Council's review and consideration.

Funding and Liability Factors:
There are no funding or liability factors regarding approval of minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 3-13-2024 Committee of the Whole Meeting	4/3/2024	Backup Material

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

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

March 13, 2024 | **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

MINUTES

DRAFT

Council Members Present: Allen Blackmon, Brian Carnes, Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, and Jose Luis (via conference call and Teams).

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Allison Hardin, Development Services Director; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Jeff Catoe, Public Works Director; Karla Deese, Coroner; Darren Player, Fire Service/Emergency Management Director; Debbie Hardin, Human Resources Generalist; the press; various elected officials; various Department Heads; various employees; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00pm.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Brian Carnes moved to approve the agenda. Seconded by Allen Blackmon. A roll call vote was taken. The

motion Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Citizens Comments

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

The following citizens submitted electronic, written comments for Citizen Comments, of which each Council member received a physical copy and which were acknowledged during Citizens Comments by Sherrie Simpson, Clerk to Council:

1. Margaret Zeuner, Indian Land, SC, wrote in regarding Ordinance 2024-1893 and a copy of her comment is attached as Schedule A to the written minutes in the Clerk to Council's office;
2. Robert Zevon, Indian Land, SC, wrote in regarding Ordinance 2024-1893 and a copy of his comment is attached as Schedule B to the written minutes in the Clerk to Council's office;
3. Lorraine O'Sullivan, Indian Land, SC, wrote in regarding Ordinance 2024-1893 and a copy of her comment is attached as Schedule C to the written minutes in the Clerk to Council's office; and
4. Jim Balik, Lancaster, SC, wrote in regarding Ordinance 2024-1893 and a copy of his comment is attached as Schedule D to the written minutes in the Clerk to Council's office.

Special Presentations

Dennis Marstall and Jeff Catoe recognized several Public Works department staff members for their work efforts during a severe rain event that took place in January 2024. Mr. Catoe commended the staff members for their hard work and dedication to the residents of Lancaster County.

Karla Deese highlighted a search and recovery effort in Lancaster County that took place beginning February 5, 2024, and ending February 24, 2024. Ms. Deese reviewed the timeline of events, the resources that were utilized over the span of nineteen (19) days and recognized the different County departments and staff members who dedicated their time to the search effort. Ms. Deese highlighted the support that was received from the community and thanked the businesses and individuals who provided monetary donations and donated meals for the County's first responders. Darren Player recognized the emergency responders who assisted in the search and recovery effort and thanked them for their dedication.

DRAFT

Discussion and Action Items

Final Review of Comprehensive Plan 2040 And Discussion of Concurrency - Allison Hardin

Allison Hardin provided an overview of the draft Lancaster 2040 Comprehensive Plan via the County power point presentation. She reviewed the recommended changes to the original draft Plan, as recommended from the public input meetings around the County, from online public comments, by staff, and by the Planning Commission. Council also received a handout entitled a "Summary of Substantive Changes.." and that handout is attached as Schedule E to the written minutes in the Clerk to Council's office. Council also received a draft copy of the Comprehensive Plan and that draft copy is attached as Schedule F to the written minutes in the Clerk to Council's office.

Allison Hardin reviewed the recommended amendments from the Planning Commission. She also led a discussion of concurrency. Council and staff discussed road infrastructure, the need for a process that allows for input from the school district regarding growth, the need for planning for infrastructure in the budget process, further discussion on the need for increased communication with the school district, and the appropriate way to manage growth. Allison Hardin explained that the next steps for the Comprehensive Plan would be for Council to hold a Public Hearing and consider adoption of the Plan.

Review of the 1st Module of the Unified Development Ordinance - Allison Hardin

Allison Hardin provided an overview of the 1st module of the re-write of the Unified Development Ordinance (UDO) via the County power point presentation.

Discussion of Additional Conditions for Nonmetallic Mineral Product Manufacturing - Allison Hardin

Allison Hardin led a discussion on whether Council wanted to add additional conditions for nonmetallic mineral product manufacturing via the County power point presentation. She reviewed the current conditions listed in the Unified Development Ordinance (UDO). She provided Council with a fifteen page handout regarding the current conditions on nonmetallic mineral product manufacturing for Lancaster County, Chester County, Horry County, Kershaw County, and York County. That fifteen page handout is attached as Schedule G to the written minutes in the Clerk to Council's office. Council and staff discussed whether a permit was required by the Department of Health and Environmental Control (DHEC) for asphalt plants and whether they have specifications for odor and fumes. Council requested that staff research air born pollutants in relation to asphalt plants. They also asked if the County could require consultants to prepare studies on plants and/or their processes.

Discussion on Updating Council Procedures - Gnny Merck-Dupont

Ginny Merck-Dupont provided an update on the County's rules of procedure via the County power point presentation. She provided a quick overview of the current rules of procedure and the history of the rules of procedure for the County. Council and staff discussed possible additions to the rules of procedure and Council requested that there should not be a time limit for discussion by a Council member. Ms. Merck-Dupont explained that Council would need to rescind their current rules of procedure via ordinance and then, on 3rd reading of that ordinance to rescind, Council could adopt new rules via Resolution so there would be no lapse in implementation.

Discussion on Updating Personnel Policies - Lisa Parker/Ginny Merck-Dupont

Ginny Merck-Dupont provided an update on the County's personnel policies via the County power point presentation. She provided a quick overview of the history of the County's policies. Debbie Hardin, Human Resources Generalist, reviewed the proposed updates to the personnel policies via the Couty power point presentation. Ms. Merck-Dupont explained that Council would need to rescind their current rules of procedure via ordinance and then, on 3rd reading of that ordinance to rescind, Council could adopt new rules via Resolution so there would be no lapse in implementation.

Review of Process for Non-Profit Organizations to Apply for American Rescue Plan Act (ARPA) Funding - Stephany Snowden

Stephany Snowden provided a review of the application process for American Rescue Plan Act (ARPA) funding for non-profit organizations via the County power point presentation. Council and staff discussed that the County should not fund budget short falls for non-profit organizations. Charlene McGriff suggested that the County should provide funding for non-profits every year as part of the budget process and she stated that the ARPA grant process for non-profits should have strict guidelines. Lastly, Council and staff discussed giving prioirity funding to non-profits that operate in Lancaster County or only in Lancaster County.

Adjournment

Brian Carnes moved to adjourn the Committee of the Whole meeting. Seconded by Billy Mosteller. A roll call vote was taken. The motion to adjourn passed by unanimous vote. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:02 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council / Administration
Department: County Clerk
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Approve or amend the minutes from the March 25, 2024, County Council regular meeting.

Strategic Plan Focus Area Alignment:

Points to Consider:
The draft minutes from the March 25, 2024, County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:
There are no funding or liability factors regarding approval of minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 3-25-2024 County Council Regular Meeting	4/2/2024	Backup Material

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

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

March 25, 2024 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

DRAFT

Council Members Present: Brian Carnes, Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, and Jose Luis.

Council Members Absent: Allen Blackmon

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Donna Greene, Legal Assistant; Stephany Snowden, Deputy County Administrator; Allison Hardin, Development Services Director; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Brian Fulk, Economic Development Director; Jeff Catoe, Public Works Director; Sheriff Barry Faile; the press; various elected officials; various Department Heads; various employees; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website within the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Jose Luis

Jose Luis led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. The motion to approve the agenda passed by unanimous vote. Ayes: Carnes, Harper Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

Citizens Comments

The following citizens signed up for and spoke during Citizen Comments:

1. Kathy Storm, Lancaster, SC, spoke regarding transgender bathrooms;
2. Bruce Cohen, Lancaster, SC, spoke regarding transgender bathrooms;
3. Ken Beck, Indian Land, SC, spoke regarding United States citizenship and the election process and he provided Council with a handout entitled "South Carolina Voter Registration Mail Application," and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office;
4. Cheryl Beck, Indian Land, SC, spoke regarding transgender bathrooms; and
5. Kylie Craig, Lancaster, SC, spoke regarding the Lancaster Area Ride Service (LARS) transportation through the Council on Aging.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council received physical copies at their seats and which were acknowledged during the meeting by Donna Greene, Legal Assistant:

1. David Witz, Lancaster, SC, wrote in regarding Ordinance 2024-1893 and a copy of his written comment is attached as Schedule B to the written minutes in the Clerk to Council's office; and
2. Marshall Gregory, Lancaster, SC, wrote in regarding the need for expanded hours for convenience sites and a copy of his written comment is attached as Schedule C to the written minutes in the Clerk to Council's office.

DRAFT

Special Presentations

Chairman Steve Harper recognized the player and coaches from the Andrew Jackson Girls Basketball team for winning the AA Lower State Championship and presented each of them with a certificate.

Sheriff Barry Faile recognized Deputy Thomas "Luke" Humanik as a Medal of Valor recipient from the South Carolina Sheriffs' Association and he gave a brief synopsis of the call where he demonstrated exceptional courage in the line of duty.

Ken Obriot, Senior Vice Commander of the Veteran of Foreign Wars (VFW) Post 12136, and Post Commander Robert Suzansky presented the Post's First Responder ot the Year Award from the Sheriffs' Office to Deputy Thomas "Luke" Humanik.

Ken Obriot, Senior Vice Commander of the Veteran of Foreign Wars (VFW) Post 12136, and Post Commander Robert Suzansky presented the Post's First Responder ot the Year Award from EMS to Paramedic Billy Gilliland.

Consent Agenda

Donna Greene, Legal Assistant, stated that County staff had an updated set of draft minutes at each Council member's seat at the dias, as the minutes were updated to reflect some comments Council member Luis asked to have added to the minutes related to Ordinance 1877, where he stated that schools are needed in the area and Council has made other decisions that were not consistent with staff and/or planning commission recommendations, plus he wanted to add that he was advised by the County Attorney that voting against the

(school rezoning) ordinance now would preserve his right to bring it back up a future date. The updated draft minutes that were placed at Council's seats are attached as Schedule D to the written minutes in the Clerk to Council's office.

Jose Luis moved to approve Consent Agenda Item **7a.**, including the corrected minutes, and Consent Agenda Item **7b.** [which are the same as Item **a.** and **b.** listed below]. Seconded by Charlene McGriff.

The Consent Agenda items, including the corrected minutes, Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

a. **Approval of Minutes from the March 11, 2024 County Council Regular Meeting**

b. **2nd Reading of Ordinance 2024-1894 regarding Rezoning Property Located at 1348 North Rocky River Road from Rural Business (RUB) District to General Business (GB) District (Applicant John Thompson)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.82 Acres (TM# 0058-00-064.00) Located At 1348 N. Rocky River Rd, From Rural Business (RUB) District To General Business (GB) District - ***Planning Department Case Number: RZ-2023-2125.***

Non-Consent Agenda

2nd Reading of Ordinance 2024-1895 regarding Amending the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023, And Ending June 30, 2024 (FY 2023-2024), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto.

Brian Carnes moved to approve the 2nd Reading of Ordinance 2024-1895. Seconded by Charlene McGriff. Sabrena Harris reviewed the proposed, supplemental revenue and fund balance appropriations included in the Ordinance. The 2nd Reading of Ordinance 2024-1895 Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

1st Reading of Ordinance 2024-1898 regarding Amending the Lancaster County Code Relating to Parliamentary Procedures / Rules of Procedure for Meetings

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Relating To Parliamentary Procedures/Rules Of Procedure For Council Meetings, Including Committee Meetings, And All Boards And Commissions For Which County Council Appoints A Majority Of Members.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2024-1898. Seconded by Billy Mosteller. Ginny Merck-Dupont provided an overview of the proposed, updated Rules of Procedures via the County power point presentation. Council and staff discussed feeling rushed regarding the new, proposed Rules of Procedure and that they would like to review the draft of the new Rules prior to voting on removing the current Rules. Council and staff discussed the pros and cons of passing the updated Rules via Ordinance or via Resolution and that this change was not appropriate for the Pending Ordinance doctrine. Council asked for a copy of the draft of the new and updated Countil Rules of Procedures for comparison purposes.

Terry Graham moved to delay the 1st Reading of Ordinance 2024-1898 until Council received a draft of the new and updated Rules of Procedure. Seconded by Jose Luis. Council and staff discussed repealing and replacing the Rules of Procedure and how to prevent a gap between repealing and replacing these Rules. The motion to postpone the 1st Reading of Ordinance 2024-1898 Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

DRAFT

1st Reading of Ordinance 2024-1899 regarding Amending the Lancaster County Code Relating to Personnel Policies

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Specifically Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy.

Brian Carnes moved to postpone the 1st Reading of Ordinance 2024-1899 to a future meeting for the same reasons that Council listed for postponing the 1st Reading of Ordinance 2024-1898. Seconded by Billy Mosteller. The motion to postpone the 1st Reading of Ordinance 2024-1899 Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

Public Hearing and 1st Reading of Ordinance 2024-1900 regarding Adoption of the Lancaster 2040 Comprehensive Plan

Ordinance Title: An Ordinance To Adopt An Updated Comprehensive Plan Titled *Lancaster 2040 Comprehensive Plan*; And To Provide For Matters Related Thereto.

Brian Carnes moved to approve the 1st Reading of Ordinance 2024-1900. Seconded by Charlene McGriff. Allison Hardin provided an overview of the Lancaster 2040 Comprehensive Plan via the County power point presentation. She noted that the Ordinance did not rezone anyone's property and did not initiate any new programs without proper review. Council and staff discussed the creation of a housing committee, working with the City on downtown revitalization, funding a grant writer, the annual review of the Comprehensive Plan, possible negative consequences and/or the need for concurrency, the transfer of development rights, and the need to create a small area plan between Highway 5 and the City of Lancaster. Allison Hardin reviewed the recommended amendments from the Planning Commission. Council and staff again discussed the transfer of development rights. Council and staff discusssed sunset clauses and that those would be addressed during the re-write of the Unified Development Ordinance (UDO).

Terry Graham made a motion to amend Ordinance 2024-1900 to include the recommended amendments from the Planning Commission. Seconded by Jose Luis.

Steve Harper opened the Public Hearing for Ordinance 2024-1900 at approximately 7:19 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 22 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Steve Harper closed the Public Hearing at approximately 7:19 p.m.

There was no further discussion on the amendment. The motion to amend Ordinance 2024-1900 to include the recommended amendments from the Planning Commission Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

There was no further discussion from Council. The 1st Reading of Ordinance 2024-1900 as amended Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

Discussion and Action Items

There were no Discussion and Action Items on the agenda for Council to address or discuss during the meeting.

Status of items tabled, recommitted, deferred or held

a. HOLD - 2nd Reading of Ordinance 2024-1893 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 2 and Amending Nonmetallic Mineral Product Manufacturing from Permitted with Review to a Conditional Use

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2

DRAFT

To Amend "Nonmetallic Mineral Product Manufacturing" From A Use Permitted With Review (PR) To A Conditional Use, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein - ***Passed 7-0 at the February 12, 2024 County Council Meeting. - Allison Hardin***

b. HOLD - 2nd Reading of Ordinance 2024-1896 regarding Amending the Unified Development Ordinance (UDO) related to the Removal of "Amusement, Indoor" and "Amusement, Outdoor" From the Use List for Light Industrial (LI) Districts

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2, Section 5 Use Table, To Remove The Uses "Amusement, Indoor" And "Amusement, Outdoor" From The Use List For Light Industrial (LI) Districts, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein - ***Passed 4-3 at the March 11, 2024 County Council Meeting (Brian Carnes, Steve Harper, and Jose Luis Opposed). - Allison Hardin***

There was no discussion regarding the status of any tabled, recommitted, deferred or held items.

Executive Session

Two Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Block.

2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Aurora.

DRAFT

Steve Harper stated that he needed a motion to go into Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Block, and for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Aurora, and to invite the Director of Economic Development into Executive Session. Brian Carnes stated that he moved to go into Executive Session for items outlined. Seconded by Charlene McGriff. The motion to go into Executive Session Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon. At approximately 7:21 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 7:42 p.m. Billy Mosteller moved to come out of Executive Session. Seconded by Brian Carnes. The motion to come out of Executive Session Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Nayes: None; Absent: Blackmon.

Upon returning to open session, Ginny Merck-Dupont noted that during Executive Session, Council received legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Block, and received legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Aurora . She stated that during Executive Session, no motions were made and no votes were taken.

Adjournment

Terry Graham moved to adjourn the regular meeting of Council. Seconded by Brian Carnes. The motion to adjourn the meeting passed by a vote of 6-0. Ayes: Carnes, Harper, Graham, Luis, McGriff, Mosteller; Nayes: None; Absent: Blackmon.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:42 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1894 / Planning Case Number: RZ-2023-2125
Contact Person / Sponsor: M. Blaszyk / Planning Department
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

3rd Reading Update: The applicant has completed the minor subdivision process and the required plat is attached.

Strategic Plan Focus Area Alignment:

Points to Consider:
The property is located at 1348 North Rocky River Road and is currently zoned GB.

There are surrounding commercial uses in the area which include an ABC Store, restaurants, gas station, tire shop, and junkyard. The site is within the Rural Crossroads specialty district for the comprehensive plan which allows for additional commercial uses. The site is currently home to an existing car wash. The car wash would be considered a non-conforming use under the proposed zoning district. Any major changes to the car wash would require the site to go through the Conditional Use Process. The applicant has been through one set of sketch plan comments for a proposed storage facility.

The Planning Commission did discuss if the site would be considered spot zoning. Staff informed the Commission that this was right on the line of being spot zoning or not. Staff decided to argue that this was not spot zoning. Planning Commission agreed with staff's interpretation.

Funding and Liability Factors:

Recommendation:
The Planning Commission recommended 6-0 vote for approval for the proposed rezoning with staff's conditions on 2/20/2024.

Staff recommends conditional approval of the request to rezone for 3.82 acres (TM#0080-00-061.00) from Rural Business to General Business to the following conditions:

1. That the subject project consists of the following parcel: TM# 0058-00-064.00

2. That the subject property is currently zoned RUB District and proposed to be rezoned GB District;

3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and

4. That the subject property has a Special Center designation of Rural Crossroads, and a Community Type of Rural Living w/ additional commercial uses; and

5. That the proposed GB District is similar in consistency with the surrounding area which is comprised of RR and RUB Districts.

6. The applicant completes the minor subdivision process prior to the final hearing by County Council to have the existing car wash stay within the RUB zoning district

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1894, Amended	4/3/2024	Ordinance
Minor Subdivision Plat	3/27/2024	Backup Material
Staff Report	2/14/2024	Exhibit
Location Map	2/14/2024	Exhibit
Application	1/24/2024	Exhibit
Sketch Plan	1/24/2024	Exhibit
Sketch Plan Review Comments	1/24/2024	Exhibit

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2024-1894**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 2.659 ACRES OF TM# 0058-00-064.00, WHICH IS LOCATED AT 1348 N. ROCKY RIVER RD, FROM RURAL BUSINESS (RUB) DISTRICT TO GENERAL BUSINESS (GB) DISTRICT

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) John Thompson applied to rezone a 3.82-acre parcel of real property (TM# 0058-00-064.00) owned by Mr. Thompson, being located at 1348 N Rocky River Rd, from Rural Business (RUB) District to General Business (GB) District in order to install a warehouse use.

(b) A portion of this property holds a car wash use, which is allowed in the current zone (RUB) but not in the proposed zone (GB). Staff recommended the applicant subdivide off the undeveloped area of the 3+ acres and only rezone that which was intended for a warehouse use. The applicant took this advice and provided a minor subdivision plat for review.

(c) On February 20, 2024, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended approval of the rezoning request for the 2.659 acres of the original tract.

(d) The Future Land Use Category of the subject property is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type "*includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*"

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Rural Business (RUB) District to General Business (GB) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Portion of Tax Map No. (TM# 0058-00-064.00), located at 1348 N Rocky River Rd, Lancaster.

Section 3. **Severability.**

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. **Conflicting Provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. **Effective Date.**

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

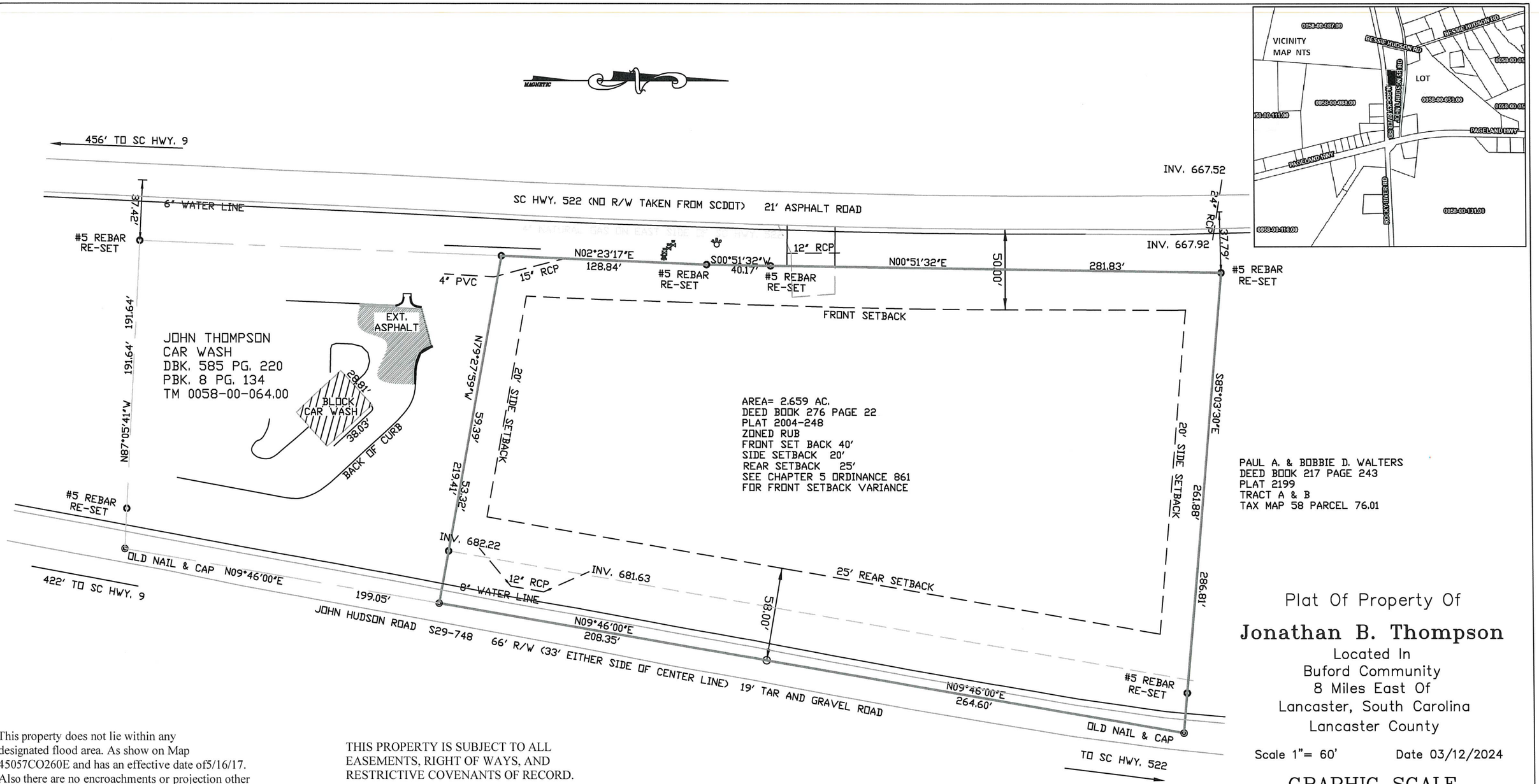
ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: March 11, 2024
Public Hearing: March 11, 2024
Second Reading: March 25, 2024
Third Reading: April 8, 2024

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney



Note: This property does not lie within any designated flood area. As show on Map 45057CO260E and has an effective date of5/16/17. Also there are no encroachments or projection other than as shown on this plat.

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the reguirements of 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 specified therein"

DRAWN BY: JCC	DATE: 03/11/2024
CHECKED BY: JCC	A PORTION OF TAX MAP 0058-00-064.00
JOB NO.: 08-03-3	SHEET 1 OF 1

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

#5 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED RUB
(RURAL BUSINESS)
FRONT SETBACK - 40'
SIDE SETBACK - 20'
REAR SETBACK - 25'

NO TITLE RESEARCH WAS DONE ON SUBJECT PROPERTY AT THIS TIME.

THIS PROPERTY IS SERVED BY LACASTER COUNTY WATER & SEWER DEPT.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.6574 Seal JAMES C. CRUMPLER

Plat Of Property Of

Jonathan B. Thompson

Located In
Buford Community
8 Miles East Of
Lancaster, South Carolina
Lancaster County

Scale 1"= 60' Date 03/12/2024

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
IseleySurveying@gmail.com

PROPOSAL:	Request to rezone 3.82 acres at
PROPERTY LOCATION:	1348 N. Rocky River Road (TM# 0058-00-064.00)
CURRENT ZONING DISTRICT:	Rural Business (RUB) District
PROPOSED ZONING DISTRICT:	General Business (GB)
APPLICANT:	John Thompson
COUNCIL DISTRICT:	District 3 Billy Mosteller
STATUTORY NOTICES:	Sign posted 2/02/2024 Hearing notice published 2/03/2024 in The Lancaster News Mailed notices 2/02/2023 Posted agenda in lobby 2/13/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 3.82-acre property at 1348 N. Rocky River Road. The intent is to develop a self-service mini-storage facility next to the existing car wash business.

Site Information

The 3.82-acre property has an established car wash business at one end of the property. The business that is located on the property is "Laser Wash". Access to the proposed business will be off North Rocky River Road. The immediate vicinity is commonly known as "Buford Crossroads."

Minor Subdivision Process

Staff suggests that the applicant goes through the Minor Subdivision Process prior to the rezonings approval to retain the current zoning for the property surrounding the existing car wash. If the parcel the car wash is located on is rezoned, any major changes to the site would cause the car wash to have to go through the Conditional Use Process. This would make the existing car wash a non-conforming use.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Rural Business and Rural Residential zoned properties. On North Rocky River Road, there are commercially zoned parcels surrounding the Buford Crossroads which include an ABC store, gas station, restaurant, and tire shop. No General business parcel is directly adjacent to the parcel or located nearby.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant Land
South	Lancaster County	RUB	Vacant Land
East	Lancaster County	RUB	Non-conforming residential house, Junkyard
West	Lancaster County	RR	Vacant Land

ANALYSIS & FINDINGS:

Zoning Districts

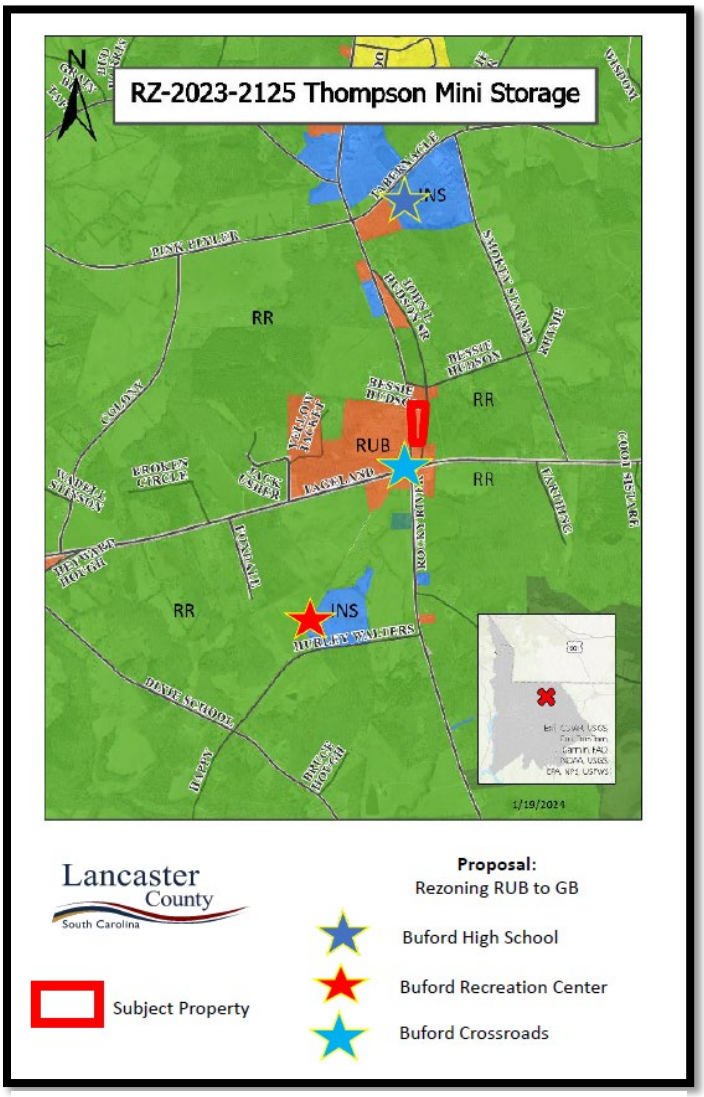
As previously noted, the subject property is currently in the RUB District. Pursuant to UDO Chapter 2.3, the RUB District is "*… established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population*."

Requested GB

UDO Chapter 2.3 describes 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

As noted previously, the subject property is predominately surrounded by the Rural Business and Rural Residential Zoning Districts. The surrounding uses are primarily commercial in nature. Other nearby businesses include an ABC store, gas station, restaurant, and tire shop**.**



Above is a location map of the site and surrounding area. The map also highlights the nearby RUB zoned parcels.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type "*includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*" The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Rural Living: Land Use Considerations		
Cultivated Farmland	Single-Family Detached Home	Light Industrial (ancillary to farming)
Woodlands / Timber Harvesting	Smaller-lot Single Family and Town Homes	Church
Livestock / Arable	Mobile Home	Gas Station
Natural Area	Barns / Storage	Convenience Store / Hardware Store / Restaurant

The Rural Living Future Land Use Category starts at Highway 75 and extends to the south, throughout the County, outside of its municipalities. The Rural Living Future Land Use Category and Rural Community Type are intended to be Synonyms.

The subject parcel is also located in a specialty district, specifically, with a category of Rural Crossroads, which corresponds to the Community Type of Rural Living w/ additional commercial uses. The adopted Comprehensive Plan states that the Rural Living w/ additional commercial uses Community Type "*includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*" The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Rural Living w/ additional commercial uses		
Cultivated Farmland	Cultivated Farmland	Cultivated Farmland
Woodlands / Timber Harvesting	Woodlands / Timber Harvesting	Woodlands / Timber Harvesting
Livestock / Arable	Livestock / Arable	Livestock / Arable
Natural Area	Natural Area	Natural Area

The Rural Crossroads Special Center is located around the intersection of Rocky River Road and Pageland Highway and the intersection of Flat Creek Road and Rocky River Road. The Rural Crossroads Special Center and Rural Living w/ additional commercial uses Community Type are intended to be Synonyms.

The requested GB District is consistent with the Rural Crossroads Special Center and the Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

The parcel does have access to water. The existing car wash on the parcel has a septic tank .

PHOTOS OF PROJECT AREA:

Aerial view of subject property

facing – proposed business site and existing car wash on Rocky River Road

Facing Subject Parcel, Looking Across Rocky River Road

Facing North on Rocky River Road

Facing South on Rocky River Road

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of the request to rezone 3.82 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) District to General Business (GB) District, pursuant to the following findings of fact:

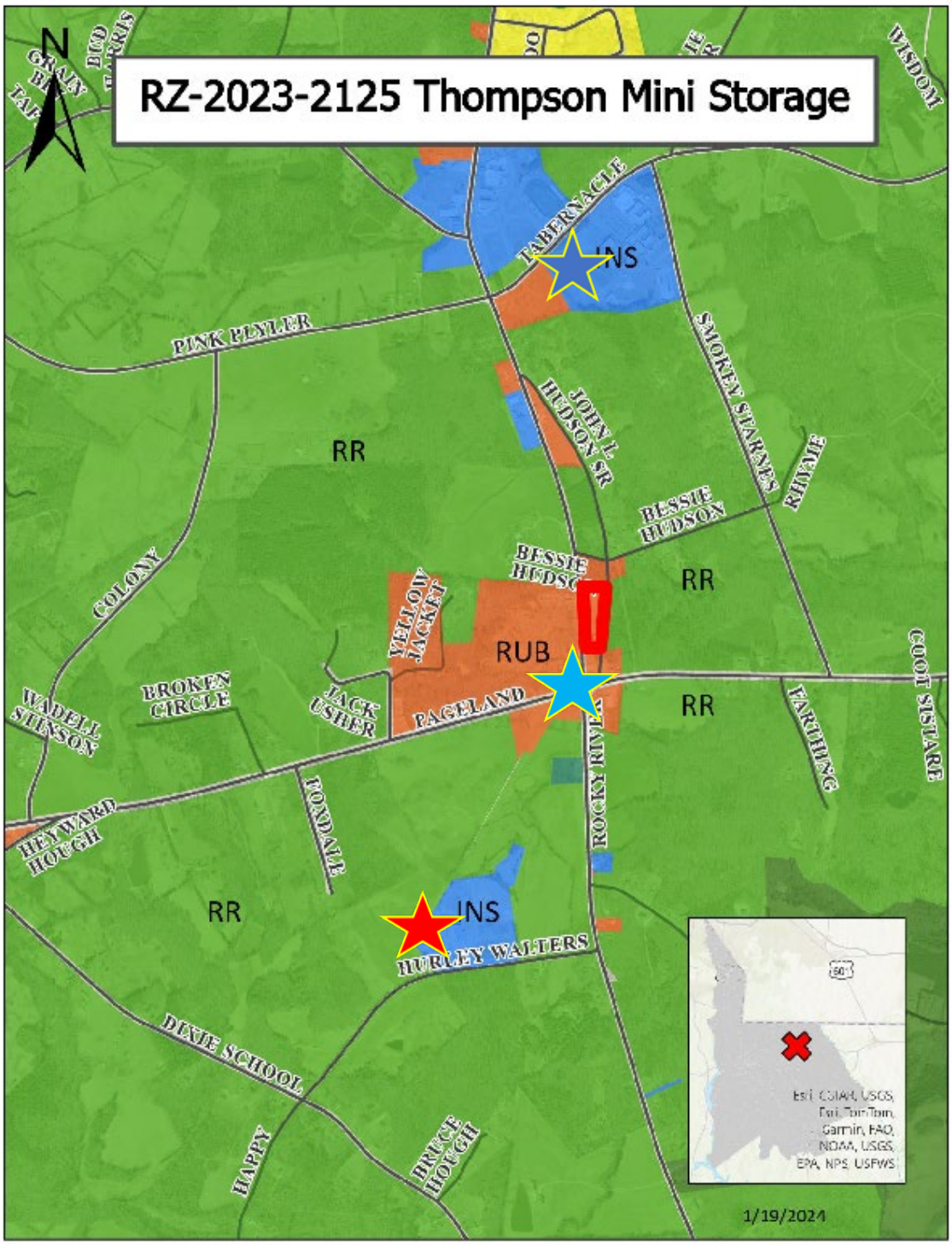
1. That the subject project consists of the following parcel: TM# 0058-00-064.00
2. That the subject property is currently zoned RUB District and proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the subject property has a Special Center designation of Rural Crossroads, and a Community Type of Rural Living w/ additional commercial uses; and
5. That the proposed GB District is similar in consistency with the surrounding area which is comprised of RR and RUB Districts.
6. The applicant completes the minor subdivision process prior to the final hearing by County Council to have the existing car wash stay within the RUB zoning district.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. APA Spot Zoning Definition

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-9380



Lancaster County
South Carolina

Proposal:
Rezoning RUB to GB

Subject Property

Buford High School

Buford Recreation Center

Buford Crossroads

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 1438 N. Rocky River Rd.

City Lancaster State S.C. Zip 29720 Tax Parcel ID 0058-00-064.00

Current Zoning RUB Rural Business Current Use Automatic Car Wash + ATM

Proposed Zoning GB General Business Total Acres 3.82

Project Description Self Service Storage

Surrounding Property Description Exxon gas station, Restaurants, car lot, Car washes, Mahaffey's Used Parts, ABC store, Dog Wash, Dollar General, Family Dollar Store

CONTACT INFORMATION

Applicant Name John Thompson

Address 2565 Pink Plyler Rd.

City Lancaster State S.C. Zip 29720 Phone 803-246-5108

Fax _____ Email thompsonscarwash@comporium.net

Property Owner Name John Thompson

Address 2565 Pink Plyler Rd.

City Lancaster State S.C. Zip 29720 Phone 803-246-5108

Fax _____ Email thompsonscarwash@comporium.net

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.

John Thompson — 10-31-23

Applicant — Date

John Thompson — 10-31-23

Property Owner(s) — 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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- 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

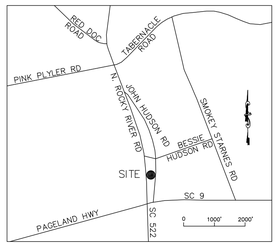
2. **Planning Commission**

- 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.

LOCATION MAP
LANCASTER COUNTY SC



ZONED RR
TAX MAP 0058-00-059.00

JOHN HUDSON ROAD
S29-748
66'R/W

N09°46'00"E
264.60'

N09°46'00"E
208.35'

N09°46'00"E
199.00'

33' R/W

15' BUILDING SETBACK

ZONED RUB
TAX MAP 0058-00-076.01

ZONED R45B

ZONED RUB
2.66 ACRES
PORTION OF TAX MAP 0058-00-064.00

ZONED RUB
.9 ACRES
PORTION OF TAX MAP 0058-00-064.00

S35°04'30"E
286.81'

261.88'

15' BUILDING SETBACK

50' BUILDING SETBACK

FUTURE DETENTION POND

S09°51'32"W
281.83'

S09°51'32"W
40.17'

S02°23'17"W
128.84'

N79°27'59"W
509.39'

S5°30'
215.41'

EXISTING
CAR WASH

N28°10'41"E
366.69'

191.64'

EXISTING SAND FILTER
DETENTION POND

EXISTING FIRE HYDRANT.

ROCKY RIVER ROAD, SC 522

ZONED RUB
TAX MAP 0058-00-088.00

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

BUFORD CROSSROAD
STORAGE

PRELIMINARY
SITE PLAN

DATE: 11/30/23

SCALE: 1"=30'

JOB NO. 322.003

SHEET: 1

Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

December 18, 2023

John Thompson

1438 N Rocky RIver Road
Lancaster, SC 29720

Project Number	20232125
Project Name	John Thompson Mini Storage
Location	1438 N Rocky RIver Road
Stage	Sketch Plan
Parcel(s)	0058-00-064.00
Status	Not Approved

Dear: John Thompson

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

Sincerely,

Plan Review Comments

Building - Darin Robinson - (803) 416-9399 — Conditional
drobinson@lancastersc.net

Review Comments:

- Need determination of whether any of such new buildings are staffed, for level of requirement for Accessible parking and bath facility
- Are such new proposed storage buildings to be conditioned space?
- Are such storage buildings intended to be transient Self-service storage facilities?
- An automatic sprinkler fire protection system required where any building exceeds 2,500 sq.ft, unless 3-hour fire barrier wall placed every 2500 sq.ft. or all such Self-service storage facilities maximum one-story with all storage spaces accessed directly from the exterior
- Required 5% but not less than 1 Accessible storage space(s) for total facility spaces up to 200 for each building. Accessible individual self-service spaces to be dispersed throughout the various classes/sizes of storage spaces provided.

- Required Building permit for any fencing over 7 ft. height

*** Further detailed review upon next stage Civil review submittal

County Engineer - Stephen Blackwelder - 8035482406 — Conditional
sblackwelder@lancastersc.net

Review Comments:

General Comments:
1. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
2. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
3. On site erosion control measures will be required and will be evaluated during the civil plan review.
4. SCDOT encroachment permit will be needed for approval of the design and location of the access on Rocky River Road and any other work proposed on the SCDOT ROW.

Fire Marshal - John Magette - 8032838888 — Approved
jmagette@lancastersc.net

Review Comments:

1. This is a sketch plan review only. A more detailed review will be competed at civil and building submission.
2. All buildings must be within 500 feet of a fire hydrant.
3. If buildings are sprinklered a fire hydrant will be required within 100 feet of an FDC.

Planning - Matthew Blaszyk - 803-285-6005 — Not Approved
mblaszyk@lancastersc.net

Review Comments:

UDO 5.9.11 STORAGE – SELF-SERVICE [GB, RB, LI, HI]
A. Permitted Commercial Activities: The owner or operator of any self-storage warehouse, or portion thereof, shall not conduct any type of commercial activity except for the following:

1. Leasing of the storage units;

2. Rental and/or sale of moving supplies;

3. Rental and/or sale of moving equipment (the rental or sale of any moving trailers, trucks, or other vehicles shall only be permitted in districts that also permit Vehicle Rental/Sales/Leasing); and

4. Auctions or other sales of property that occur on a strictly temporary basis.

B. Sale of Personal Goods: It shall be unlawful for a lessee of any self-storage warehouse, or portion thereof, to sell or offer for sale any item of personal property or to conduct any type of commercial activity of any kind whatsoever, except in auctions organized by the owner or operator of the facility that occur on a strictly temporary basis.

C. Buffering: Such facilities must be buffered from adjacent properties with a Type A buffer in accordance with Section 7.1.5.

D. Accessory Dwellings: One accessory dwelling unit for a resident manager or security personnel only shall be permitted on the premises in a detached structure. No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling unit.

UDO 7.1.5 A- Type A Buffer

Option 1: 20ft, 1 Canopy Tree, 2 Understory Trees, 8 Evergreen Shrubs per 100 linear feet

Option 2: 10ft, 2 Canopy Trees, 2 Understory Trees, 12 Evergreen Shrubs Per 100 linear feet

Required Opacity: Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)

Sidewalks to adjacent parcels are required in the GB zoning district. UDO 6.3

Please identify the adjacent land uses to the site.

A full lighting plan is required at the Civil Submittal. More information on the required lighting plan can be found in section 7.3 of the UDO.

A full signage plan is required at the Civil Submittal. This is a separate permit that is process through our Zoning Department. More information on signage requirements can be found in section 7.4 of the UDO.

For the outdoor storage yard use type, All gas and oil shall be drained from vehicles stored or placed in any outdoor storage yard. UDO section 5.9.10.D.2. This would be a different use type than the designated “Storage-Self Service Mini”.

Advisory Comments:

The proposed Zoning from RUB to General Business would be considered spot zoning which is illegal in the State of South Carolina. Staff would not be able to support this rezoning proposal.

The applicant would need to go through the Minor Subdivision Process to divide the portion of TM Number 0058-00-0064.00 from the car wash. The minor plat would be approved if the rezoning has been approved.

E911 Address - Sandra Burton - (803) 416-9325 **Approved**
sburton@lanc911.com

Review Comments:

One address will be issued for the site and each building will be issued a number. Addresses will be issued during Civil Phase. At that time please send a CAD file of the footprints of buildings.

LC Water & Sewer District - Erin Evans - 8032856919 **Conditional**
eevans@lcwasd.org

Review Comments:

If water is needed for this site, a submittal will need to be made to LCWSD according to our Water and Wastewater Extension Policy.

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Approved

Review Comments:

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1895
Contact Person / Sponsor: Sabrena Harris / Finance Director
Department: Finance
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Amendment to the FY 2024 Budget for the following:

- Utilize fund balance for the cost overruns for 2 ambulances
- Authorize the use of ARPA funds towards purchase of the Elections and Fleet Facility
- Utilize fund balance to complete purchase of the Elections and Fleet Facility
- Utilize fund balance to upfit and modify the new Elections and Fleet Facility, as well as address any purchase closing expenses and moving needs for the two departments.

Strategic Plan Focus Area Alignment:

Points to Consider:
This budget amendment authorizes the utilization of $2 million of American Rescue Plan Act (ARPA) funding and $2.25 million from general fund balance towards the purchase of an Elections and Fleet facility.

An additional $950,000 of general fund balance will be used to upfit and modify the new Elections and Fleet Facility, as well as address any purchase closing expenses and moving needs for the two departments, including potential new shelving.

This budget amendment also provides for a transfer of $108,592 from the general fund balance into the EMS department budget to cover overrun costs for 2 ambulances budgeted in FY 23

EMS is still waiting for delivery of two ambulances that were funded in the FY23 budget. They are tentatively scheduled to arrive in June 2024.

$700,000 was budgeted in FY23 for the two ambulances, but costs have escalated and the additional equipment such as the stretcher, Cardiac Monitor and radios, which combined total $71,920.56, are leading to cost overruns.

EMS staff has eliminated some of the amenities in the ambulances to reduce costs, but with the main equipment needed (stretcher, cardiac monitor and radios) each ambulance will still be over budget by $54,296, for a total of $108,592 for the two ambulances.

Funding and Liability Factors:

ARPA - Elections and Fleet facility	$2,000,000
Fund Balance	$3,308,592

- Elections and Fleet facility
- Cost overrun, 2 ambulances

Recommendation:
Approve the budget amendment and authorize the use of ARPA funds.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1895	3/7/2024	Ordinance

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2024-1895**
COUNTY OF LANCASTER)

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2023-1849, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024 (FY 2023-2024), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Appropriations; Detailed Budget.

(a) Section 2 and Section 4. of Ordinance No. 2023-1849 are amended to read:

A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2023, and ending June 30, 2024 (FY 2023-2024):

APPROPRIATIONS	AMOUNT
Airport Fund	376,738
Capital Improvement Fund	3,901,970
Capital Project Sales Tax 2 Fund	16,500,000
County Debt Fund	4,511,750
County Transportation Committee Fund	19,379,024
Court Mandated Security Fund	2,088,988
E-911 Fund	1,623,052
General Fund	90,010,178 ~~86,701,586~~
Hospitality Tax Fund	1,900,000
Indian Land Fire Protection District Fund	364,410
Local Accommodations Tax Fund	120,000
Pleasant Valley Fire Protection District Fund	416,186
Victims Services Fund	47,000
State Accommodations Tax Fund	224,250
Stormwater Fund	2,825,512
Van Wyck Fire Protection District Fund	155,520
Capital Project Sales Tax 3 Fund	29,001,500
Indian Land Consolidated Fire District	3,980,481

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the adopted FY 2023-2024 Annual Budget, as previously approved by Council via Ordinance No. 2023-1849, for the following items:

		Revenue	Expense
General Fund	Supplemental Revenue - Fund Balance	$2,250,000	
General Fund	Elections and Fleet Facility - building and land		$2,250,000
General Fund	Supplemental Revenue - Fund Balance	$950,000	
General Fund	Elections and Fleet Facility - upfit		$950,000
General Fund	Supplemental Revenue - Fund Balance	$108,592	
General Fund	EMS - Overrun Costs for 2 Ambulances		$108,592

Section 4. American Rescue Plan Act (ARPA) Authorization.

County Council authorization to appropriate ARPA funds totaling $2 million towards purchase of an Elections and Fleet facility

Section 5. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 6. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 7. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of April, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: March 11, 2024
Second Reading: March 25, 2024
Public Hearing: April 8, 2024
Third Reading: April 8, 2024

Approved as to form:

_____
Virginia L. Merck-Dupont, County Attorney

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The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

Fiscal Year 2023-2024 LANCASTER COUNTY BUDGET

The County of Lancaster will hold a public hearing on **Monday, April 8, 2024,** at 6:00 pm in County Council Chambers, 2nd Floor, County Office Building, 101 North Main Street, Lancaster, SC, for the purpose of obtaining written and oral comments from the public concerning the adoption of an Ordinance amending the Fiscal Year 2023-2024 County Budget. Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website homepage (https://www.mylancasterscc.org/), by email to ssimpson@lancasterscc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

ORDINANCE 2024-1895 TO AMEND ORDINANCE 2023-1849

TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 (FY 2023-2024); TO SPECIFY THE SOURCE OF FUNDS FOR THE SUPPLEMENTAL APPROPRIATIONS:

	Supplemental Revenue	Expense
General Fund – Fund Balance	$2,250,000*	
Elections and Fleet Facility – building and land*		$2,250,000
General Fund – Fund Balance	$950,000	
Elections and Fleet Facility – upfit		$950,000
General Fund – Fund Balance	$108,592	
EMS – Overrun Costs for 2 Ambulances		$108,592

County Council is appropriating $2 million in ARPA funds towards the purchase of an Elections and Fleet Facility

At the time and place fixed for said public hearing, all interested persons who appear will be given an opportunity to express their views for or against this ordinance. Persons requiring special arrangements to attend this meeting due to a physical disability should contact the Administrator's office at 803-285-1565 at least 24 hours in advance of the meeting.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on March 20th 2024.

SWORN to before me this 20th day of March, 2024

Ashley L Johnson
Notary Public for South Carolina
My Commission Expires: 01/20/2027

NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1900
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Review the updated Comprehensive Plan document (amended with the changes adopted by 1st reading), available for download here:
https://public.3.basecamp.com/p/6jTF7Bu9ei3vvUcE7H7uq7uz

Strategic Plan Focus Area Alignment:

Quality Development
Consider the adoption of the County's Comprehensive Plan and implement the approved recommendations.

Points to Consider:
Staff will be available to answer questions and assist with any additional changes or additions the Council addresses in 2nd reading.

The Planning Commission recommended approval at a special meeting held February 15, 2024. Amendments requested by the Planning Commission are outlined in the attached slide presentation.

Funding and Liability Factors:
The Comprehensive Plan was funded in last year's budget.

State law citations:

1) The General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994" (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes.

2) The Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.

3) The planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities element, a housing element, a land use element, a transportation element, a priority investment element, and, as added in 2023, a resiliency element.

4) The Planning Enabling Act requires Lancaster County to review the Comprehensive Plan or elements of the Comprehensive Plan on a five-year schedule and update the entire Comprehensive Plan at least every ten years; the last plan was adopted in 2014 and covered land use and growth until 2024.

Recommendation:
Approve second reading of the document as amended by changes approved in 1st reading.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1900	3/21/2024	Ordinance
Exhibit A to Ordinance 2024-1900	3/28/2024	Exhibit

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2024-1900**
COUNTY OF LANCASTER)

AN ORDINANCE

TO ADOPT AN UPDATED COMPREHENSIVE PLAN TITLED *LANCASTER 2040 COMPREHENSIVE PLAN*; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

1) the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994" (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes; and

2) the Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and

3) the planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities element, a housing element, a land use element, a transportation element, a priority investment element, and, as added in 2023, a resiliency element; and

4) the Comprehensive Plan is an expression of the County Council's policy directives input from more than 2,000 County stakeholders, reflecting prudent and efficient use of public funds, guidelines for future development and redevelopment within the County's jurisdiction and thoughtful consideration of the physical and fiscal impact on property owners; and

5) the Planning Enabling Act requires Lancaster County to review the Comprehensive Plan or elements of the Comprehensive Plan on a five-year schedule and update the entire Comprehensive Plan at least every ten years; and

6) as directed by the Lancaster County Council, the Planning Commission and Planning staff have undertaken the process of collecting information and public input for the updating of the *COMPREHENSIVE PLAN 2014-2024*; and

7) on February 15, 2024, in a session duly assembled and properly advertised, the Lancaster County Planning Commission recommended edits and adoption of the proposed Lancaster 2040 Comprehensive Plan; and

8) Lancaster County Council held a public hearing on March 25, 2024 on the proposed Lancaster 2040 Comprehensive Plan.

Section 2. Approval of Updated Comprehensive Plan.

A. The updated comprehensive plan for Lancaster County, titled *Lancaster 2040 Comprehensive Plan*, attached to this ordinance as Exhibit A and incorporated into this ordinance by reference as if the updated comprehensive plan was set out in this ordinance in its entirety, is adopted and approved. The updated comprehensive plan applies in the unincorporated areas of the county and in those municipalities that have adopted it.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of April, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____

Steve Harper, Chair, County Council

_____

Billy Mosteller, Secretary, County Council

ATTEST:

_____

Sherrie Simpson, Clerk to Council

First Reading: March 25, 2024
Public Hearing: March 25, 2024
Second Reading: April 8, 2024
Third Reading: April 22, 2024

Approved as to form:

_____

Virginia Merck-Dupont, County Attorney

<u>Exhibit A</u> to Ordinance No. 2024-1900

Lancaster 2040 Comprehensive Plan

See attached.

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Lancaster 2040
COMPREHENSIVE PLAN
COUNTY COUNCIL FINAL DRAFT
MARCH 2024

Lancaster 2040
COMPREHENSIVE PLAN

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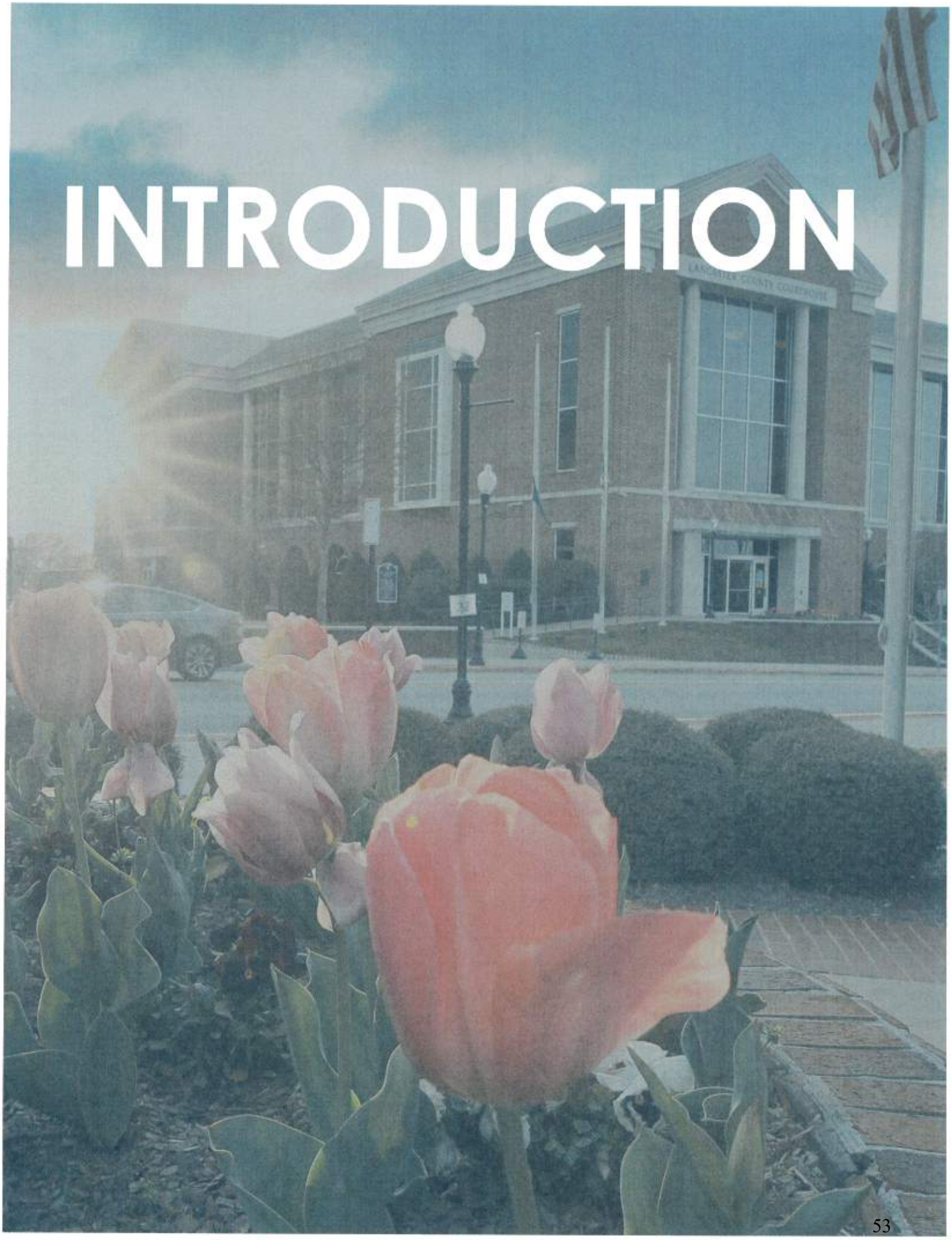
PLANS ADOPTED BY REFERENCE

The following plans are adopted by reference and will be implemented as indicated by each:

- Local Government Plans:
  - City of Lancaster Comprehensive Plan (currently pending)
  - City of Lancaster Downtown Revitalization Plan
  - Town of Van Wyck Comprehensive Plan
- Lancaster County Hazard Mitigation Plan
- Catawba COG Regional and Transit Coordination Plan
- Catawba COG Rural Transportation Improvement Program
- Catawba COG Rural Transportation Long Range Transportation Plan
- Catawba COG Green Infrastructure Plan
- RFATS 2050 Long Range Transportation Plan
- RFATS Bicycle and Pedestrian Connectivity Plan
- RFATS Collector Street Network Plan
- 2040 Statewide Multimodal Transportation Plan and Subplans
- Carolina Thread Trail Master Plan
- SC Statewide Comprehensive Outdoor Recreation Plan
- SC Strategic Corridors Plan
- South Carolina State Trails Plan


INTRODUCTION

Lancaster 2040
COMPREHENSIVE PLAN

OVERVIEW

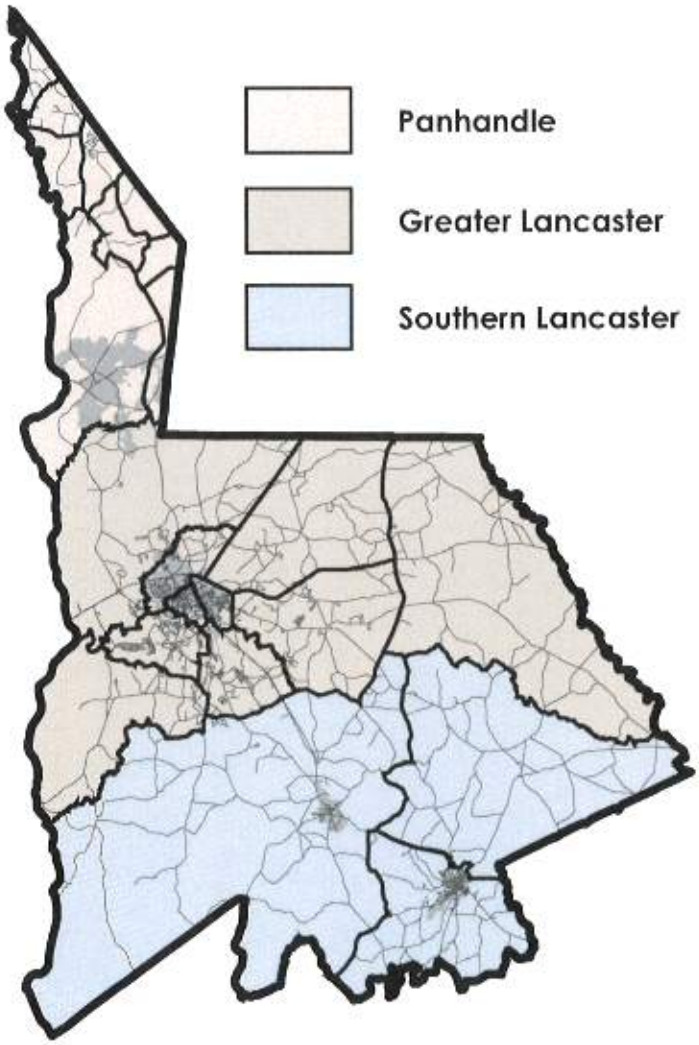
In recent years, Lancaster County has experienced significant growth in jobs, housing, and population; making it one of the fastest growing counties in the region and United States. Its proximity to Charlotte, as well as its location in the Carolinas, has caused this historically rural community to develop at exponential rates in recent years. Yet, much of the County remains rural today and the differences amongst the geographic regions of the County are stark.

As the Comprehensive Plan was developed, those geographic differences were considered as they relate to planing for future growth and development, while also protecting the County's character and resources. This Plan meets the requirements of South Carolina's Planning Enabling Act, providing data related to the required planning elements and establishing a direction for the County to pursue in the coming years.

The Plan is unique in its evaluation of the County by three sub-regions: the Panhandle, Greater Lancaster, and Southern Lancaster.

The Panhandle region is generally the northern arm of the County. It includes much of the Town of Van Wyck, as well as unincorporated areas north of the Town, including Indian Land. In the past 20 years, the majority of the County's growth has occurred here, where much of the land is subdivided into moderately dense neighborhoods, with commercial primarily concentrated along US-521.

Greater Lancaster is central Lancaster County, including the City of Lancaster and areas around the City. The eastern part of this region is rural, including the community of Buford. Greater Lancaster has seen growth, particularly around the City, but some areas have also experienced population loss, resulting in a relatively low population growth trend.



Southern Lancaster is the southern most portion of the County, including the Towns of Heath Springs and Kershaw. It is the most rural portion of the County and has had a relatively stagnant population in recent years. The primarily industries here are agriculture and mining.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan serves as the foundational planning document for a community, guiding all aspects of growth and development management. The Plan also provides guidance and long-range strategic direction to elected bodies, appointed officials and administrative staff as they develop and implement projects, programs, and policies that affect the future of Lancaster County.

In 1994, the South Carolina Legislature passed the South Carolina Government Comprehensive Planning Enabling Act, which granted authority to prepare and maintain comprehensive plans to local governments as set forth in South Carolina Code of Laws Title 6, Chapter 29. This Act consolidated formerly separate state legislative acts regarding local authority to create comprehensive plans. In order to implement zoning and development impact fees, the State requires communities to fully update their comprehensive plan every ten years, with an interim mandated review during the 5th year following adoption. The required reviews and updates help to ensure the relevancy of the information and direction that the Plan provides, ensuring its ongoing applicability to the community. However, the Comprehensive Plan may be updated as often as necessary.

In South Carolina, local governments are required to prepare and adopt a Comprehensive Plan prior to implementing land use regulation through zoning. The plan must be regularly reviewed and updated at least every 10 years.

While a comprehensive plan is not a legally binding "ordinance," it does inform land use and development ordinances and regulations, particularly as the Planning Commission and the County Council carry out their duties in guiding and facilitating growth. In fact, the State requires that zoning regulations be made in accordance with the Comprehensive Plan and that the Planning Commission review the compatibility of development proposals with the Comprehensive Plan.

HOW TO USE THIS PLAN?

As mentioned previously, this Comprehensive Plan can be used by elected and appointed officials to review proposed developments and similar projects related to the future of Lancaster County. The Plan includes a vision, guiding principles, and implementation strategies relevant to the entire County. It also includes implementation strategies for individual regions of the County. Lancaster County's leadership is primarily responsible for the implementation of the strategies in this Plan.

The County's leadership can also consider the vision and guiding principles when considering proposals outside of the scope of this plan, to ensure compatibility. This Plan also includes a Future Land Use Map, which provides a physical depiction of how the county should grow in the coming years. This tool will be particularly helpful when reviewing development proposals.

Lastly, there is a large amount of information pertinent to the County contained in the elements of this Plan. This can be used to provide insight on particular conditions, and how they might change in the coming years. As the County continues to navigate change over the next twenty years, circumstances can vary in unexpected ways. Therefore, the State-mandated updates are particularly important to consider, as elements of this Plan may need to be modified.

PLANNING PROCESS

This project was completed over the course of two-and-a-half years. The project was launched with a background research phase that included a baseline review of data, which included a detailed analysis of information pertinent to the Plan's development and meeting the requirements of the state law. The County was also particularly concerned about some regionally specific characteristics. These include growth management strategies, recreation and open space, transportation, economic development, loss of agricultural and rural lands, community beautification, and natural resource extraction. Much of the information developed during this phase, which was launched in November of 2021, is included in the Plan Elements. The baseline review also included small group interviews, or listening sessions, with more than 40 subject experts. Interviewees included local developers, County staff, and various other representatives who provided their feedback on a range of topics related to Lancaster County.

COMMUNITY SURVEY

At the end of this phase, in March of 2022, a community survey was conducted. The survey was available online for one month, as well as in print at a number of locations across the County. Information about how to participate in the survey was published in the newspaper, broadcast through the County's social media pages, and shared through County mailing lists. In total, almost 2,000 people participated in the survey, providing feedback on their hopes for the future of Lancaster County.

The community survey included 23 questions surrounding a range of topics pertinent to respondents' perceptions of the County today and their desire for its future. A few highlights from the responses received are presented below (the full community survey results can be reviewed in the Appendix.

When asked about quality of life, almost 60% of respondents indicated that they have an average quality of life in the County, while about 30% described their quality of life as "high" and 11% described their quality of life as "low." The highest rated quality of life factors were proximity to larger cities, access to full-service grocery stores, overall cost of living, and public safety. The lowest scoring attributes were recreation / entertainment and community character / appearance.

The issues which concerned survey respondents the most were growth and development, traffic congestion, schools / education, and public infrastructure. The majority of respondents

40+
ATTENDEES

Listening Sessions
February 2022

2,000+
RESPONSES

Community Survey
March - April 2022

12
MEETINGS

Regional Focus Groups
March 2022 - July 2023

9
MEETINGS

Steering Committee
December 2021-Jan 2024

90+
ATTENDEES

Public Drop-In Meetings
June - July 2022

250+
PARTICIPANTS

Virtual Public Engagement
July 2022

200+
ATTENDEES

Topic Area Forums
September - October 2022

290+
ATTENDEES

Draft Plan Public Meetings
January 2024

1,000+
SUBSCRIBERS

Email Update List
Ongoing

7,200+
REACHES

Project Website Hits
Ongoing

(63%) indicated that they feel the County is growing too fast, while 23% indicated it is growing at the right pace and 14% indicated that it is growing too slowly. Of course, this response varied greatly by region; with 82% of respondents from the Panhandle indicating that the County is growing too quickly and a much more-evenly divided perspective in the Greater and Southern Lancaster regions (just 31% and 37% thinking the County is growing too fast, respectively).

Many respondents (72%) are concerned about the loss of forests and farms lands, and the majority of respondents think the County should develop policies to conserve forest land (69%), conserve farmland (60%), and develop accessible green spaces (76%). Almost two-thirds (63%) of respondents are unsatisfied with the parks and recreation available to them, and the types of parks, recreation, and amenities they would like to see in each region are shown below.

When asked about opportunities to improve the aesthetic quality of their regions of the County, the most common responses were to clean up litter, conserve land / protect forests, improve landscaping along roads, and improve design standards. A very small portion of respondents (20%) are unsatisfied with the services offered by the County. Yet, when asked about potential new services, there was significant support for more parks, outdoor spaces, recreation, and public transportation.

Lastly, respondents were asked to share a vision for the future of Lancaster County. This was a written response and a summarized version of those comments received are shared on the following page. The column on the left summarizes the comments received and the column on the right indicates how many respondents shared a similar thought.

COMMUNITY SURVEY RESULTS - PARKS AND RECREATION NEEDS

PANHANDLE	GREATER LANCASTER	SOUTHERN LANCASTER
#1 Greenways and Trails	#1 Nature Parks	#1 Facilities for Outdoor Events
#2 Nature Parks	#2 Facilities for Outdoor Events	#2 Nature Parks
#3 River Access	#3 Playground / Active Play Areas	#3 Playground / Active Play Areas

COMMUNITY SURVEY RESULTS - VISION FOR LANCASTER COUNTY

RESPONSE	NUMBER OF RESPONSES
Control Growth / Slow Down Development	326
Build / Improve Roads	295
Parks / Green Spaces	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
Habitat and Farmland Preservation	88
Bicycle and Pedestrian Facilities	83
Ensure Adequate Infrastructure / Utilities	77
Revive Downtown	72
Entertainment	61
Public Transportation	52
Create a Plan / Improve Planning	52
Address Different Regions Separately / Equitably	48

FULL COMMUNITY SURVEY RESULTS CAN BE REVIEWED IN THE APPENDIX

INITIAL PUBLIC INPUT MEETINGS

Following the community survey, a series of public input meetings were held in various locations of the County in June and July of 2022. The meetings, which were conducted in Indian Land, the City of Lancaster, and the Town of Heath Springs, were all public drop-in meetings, where information from the baseline review and community survey were displayed, and participants were asked to share their thoughts on preliminary findings. In total, about 90 people came out to these meetings, with about 30 residents attending at each location. The interactive components of these meetings were available online for a few weeks afterward and an additional 254 people participated virtually. Respondents shared their preferences for recreation, trails, transportation improvements, economic development initiatives, neighborhood amenities, community appearance, and growth management. They also provided feedback on the draft vision and guiding principles, which were eventually incorporated into this Plan.

KEY TOPIC FORUMS

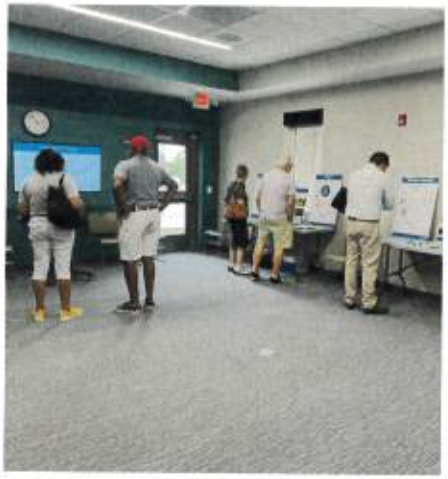
As information related to key topics was being further defined through research, a series of key topic forums were held in the fall of 2022. In the first week of September, a forum on agriculture and natural resources was held in Kershaw. This involved short presentations from panelists representing the Katawba Valley Land Trust, the Palmetto AgriBusiness Council, Oceana Gold, and agribusiness owners and consultants. Panelists outlined key trends and foresights on agriculture and natural resources in Lancaster County and attendees could ask any questions about these topics. All forums were recorded and made available for viewing online.

At the end of September, a forum on economic development was held in the County Administration Building. Panelists for this forum included an economic developer, the Interim Lancaster County Economic Development Director, the Director of Research and Marketing at the I-77 Alliance, the Senior Advisor to the SC Secretary of Commerce, and the Lancaster

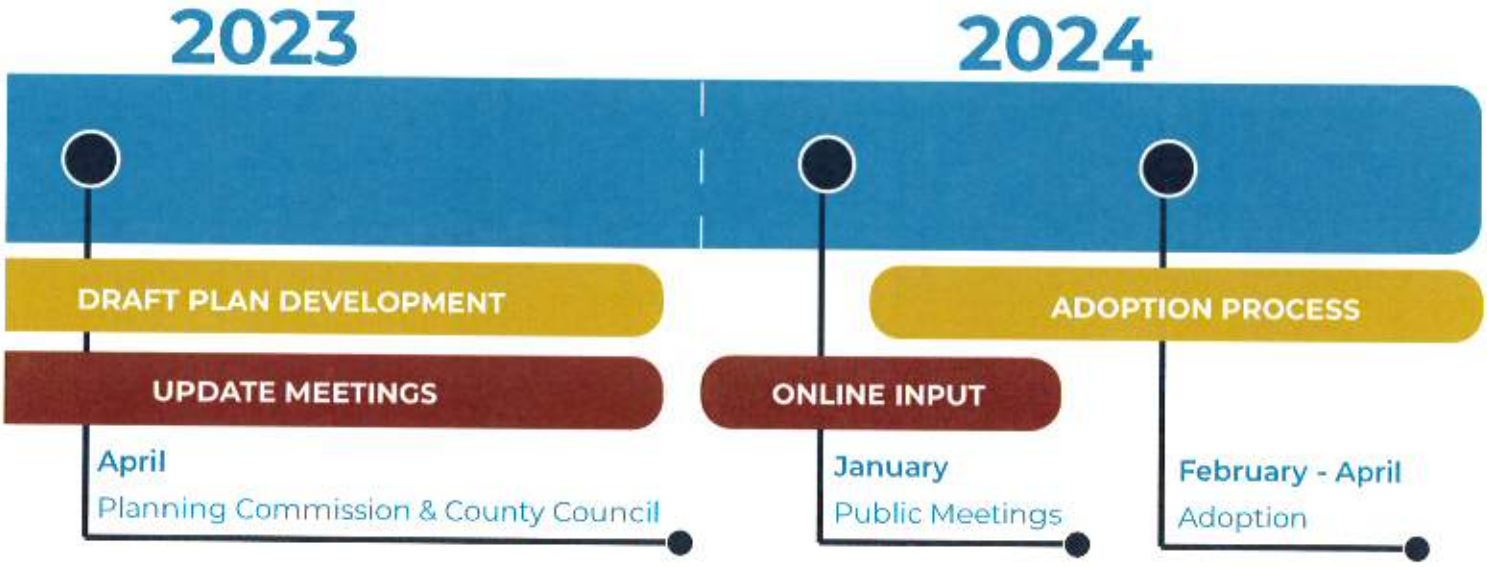
County Administrator. Panelists shared insights on economic development in the County and attendees were able to ask questions about their particular interests and concerns.

In mid-October, a forum on land use and growth management was held at USC-Lancaster. Panelists included a land use attorney working on rewriting the County's Unified Development Ordinance, a local developer, the Lancaster County Water and Sewer District, the Lancaster County School District, a Lancaster County Planning Commissioner, and the County's Planning Director. Each panelist presented a presentation on land use and growth trends and factors, and a facilitated discussion with attendees followed.

The final forum, which took place at the end of October, focused on transportation, and was held in the Panhandle at CrossRidge. Panelists included a transportation consultant, a representative from the Rock Hill - Fort Mill Area Transportation Study, and two representatives from the South Carolina Department of Transportation. This forum followed a similar pattern to the previous three, including information sharing and facilitated discussion.



Images from public drop-in meetings conducted in June and July 2022



At the conclusion of the primary public outreach phase at the end of 2022, the initial formulation of the draft Comprehensive Plan began. Throughout the entire project, a steering committee was engaged in regular meetings to review information developed by the consultants and to guide the Plan's direction. In addition to this 15-member steering committee, focus groups were created for each region of the County. After the steering committee's review of major Plan components, the focus groups (one for the Panhandle, one for Greater Lancaster, and one for Southern Lancaster), weighed in on the draft and how it impacted their region of the County. Steering committee presentations, as well as other project updates, were posted on the project website, Lancaster2040.com, and email updates were sent to the 1,000+ residents who signed up for them.

In January 2024, after releasing the draft to the public, three public input meetings were held throughout the County. Almost 300 people attended the meetings, and others were invited to participate online. The draft Plan was available on the project website, and emails were sent out inviting the public to share their feedback on the Plan. The feedback received at the conclusion of the project largely echoed feedback heard throughout the process.

Public input meetings were held for the draft plan during the month of January 2024 in Kershaw, Lancaster, and Indian Land. Nearly 300 residents attended the meetings.

ADOPTION PROCESS

In addition to the steering committee and focus groups, the Plan findings and draft recommendations were presented to the Lancaster County Planning Commission and County Council at major milestones during the project. In total, the Plan was presented to these elected and appointed boards on four separate occasions. At the end of the two year process, the adoption of the Plan was carried out as required by the Comprehensive Planning Enabling Act, with additional public meetings and hearings being conducted with the Planning Commission and County Council.

LANCASTER 2040

Lancaster 2040
COMPREHENSIVE PLAN

PLAN VISION

The combination of background research, public input, steering committee meetings, and focus group feedback, led to the development of an overarching vision for Lancaster County. This vision is a statement that aims to reflect the primary goal for the entire County to pursue in the coming years. It is further refined through a set of guiding principles, which establish objectives for the County to pursue. Implementation strategies were also developed for the County as a whole. Though they may be implemented differently in each regional planning area. Thus, there are recommendations applicable countywide, as well as recommendations applicable solely in each planning area.

The vision statement developed for the Comprehensive Plan is:

COMPREHENSIVE PLAN VISION STATEMENT

Lancaster County respects and celebrates its diverse communities as it continuously plans for the future, protects the environment, promotes healthy lifestyles, and provides exemplary services for its residents.

GUIDING PRINCIPLES

As mentioned previously, the vision for the County is directed by a set of guiding principles. The guiding principles are applicable to the entire County, and are presented on the following pages. These guiding principles were used to lead the development of implementation strategies for the County as a whole, as well as for each individual geography within the County.

GROWTH

Lancaster County welcomes responsible growth that brings opportunity and choice to our residents, and, as we continue to grow, we will ensure that our policies support the creation of a livable and sustainable built environment.

BALANCE

We will strive to ensure that our policy choices and allocation of resources create the opportunity for balanced and equitable outcomes throughout Lancaster County, without regard to geography or residents' socioeconomic status.

VIBRANCE

We will create and sustain a vibrant community through policies and investments that support the economic, cultural, and social vitality of Lancaster County, including fostering the development and renewal of the places and spaces that allow residents and visitors to gather and experience a shared civic and cultural identity.

SERVICE

The provision of high-quality public services and infrastructure is a key responsibility of Lancaster County government, and we will work, both internally and externally, in cooperation with our partners, to ensure that these are provided in an efficient and fiscally responsible manner that meets the needs of our community.

SUSTAINABILITY

We will take into account the human, environmental, and fiscal outcomes of our policy decisions and the growth that we attract to our community as we work to ensure that Lancaster County grows in a sustainable and resilient manner.

PROSPERITY

We will seek to ensure that our residents and businesses have the opportunity to prosper and thrive in an environment that supports their economic success, including access to high-quality education, local employment opportunities, healthcare, and attainable housing.

MOBILITY

Our policies and investments will support the ability to move people and goods within and through Lancaster County at all scales, from residents walking safely to their communities to industries moving their finished products efficiently to market.

PLAN STRUCTURE

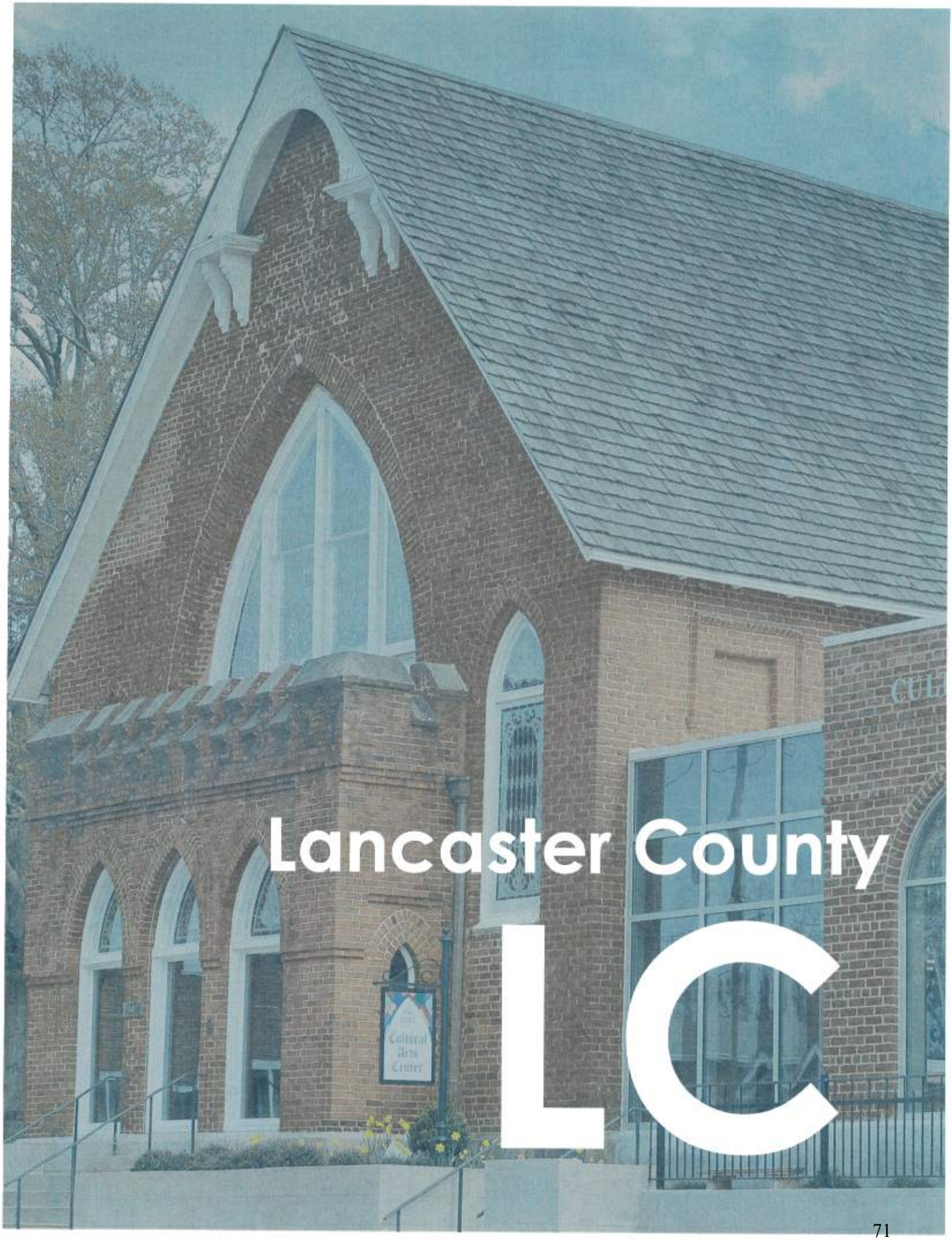
This ***Introduction*** provides information on the context and content of the Plan; the planning process conducted in order to develop Lancaster 2040, expanding on public outreach methods and feedback received from community members; the vision, which sets the foundation for this Plan; and the guiding principles, which direct the recommendations included herein.

The ***Countywide*** section provides highlights on the County's recent growth and other major trends which have primarily framed the development of the Plan. This section includes recommendations which are applicable to the entire County, including a Future Land Use Map and general implementation strategies.

The Countywide section is followed by three sections that highlight key trends associated with the geographies utilized during the planning process. This includes a section on ***The Panhandle Planning Area***, which details characteristics of the most northern region of Lancaster County; a section on ***The Greater Lancaster Planning Area*** for information subject to the center of the County; and a section on ***The Southern Lancaster Planning Area*** with data related to the most southern portion of the County. These sections include implementation strategies for each specific planning area.

Finally, the ***Plan Elements***, which are required by the State of South Carolina and provide a range of data necessary to help develop the Plan, are included at the end of this document. The Planning Elements are followed by a table which illustrates how all of the Plan's implementation strategies correspond with the Elements.

POPULATION	**ECONOMIC DEVELOPMENT**	**TRANSPORTATION**
LAND USE	**RESILIENCY**	**HOUSING**
CULTURAL RESOURCES	**NATURAL RESOURCES**	
PRIORITY INVESTMENT	**COMMUNITY FACILITIES**	


Lancaster County
LC

Lancaster 2040
COMPREHENSIVE PLAN

LANCASTER COUNTY

The story of Lancaster County over the last 20 years has been one of significant growth. That growth, however, has been disproportionately focused on the Panhandle. Prior to the beginning of the spillover of suburban development from south Charlotte, York County, and Union County (NC) in the early 2000s, the Panhandle was a generally rural and agriculturally focused part of Lancaster County - lacking much of the infrastructure that would be required to support the degree of urbanization that was on the horizon. Prior to the emergence of explosive growth in the Panhandle, the City of Lancaster and surrounding areas had been the location and primary beneficiary of previous rounds of economic and population growth.

The shift of growth and prosperity from the City of Lancaster to the Panhandle was also coupled with the loss of a significant share of the County's industrial base and employment with the closure of textile giant Springs Industries' facilities in and around the City. In contrast to the Panhandle and the Greater Lancaster areas, Southern Lancaster County and the small towns of Kershaw and Heath Springs have remained rather stable in contrast to the significant changes that have occurred elsewhere in the County, the primary exception to that being the reopening of the Haile Gold Mine, which has had a generally positive economic influence on this part of the County, but has not led to any significant changes in growth patterns. With its relatively small population and lack of growth, the rural southern end of the County has, at times, struggled to acquire and retain, jobs, businesses, infrastructure, and services necessary to support residents' quality of life.

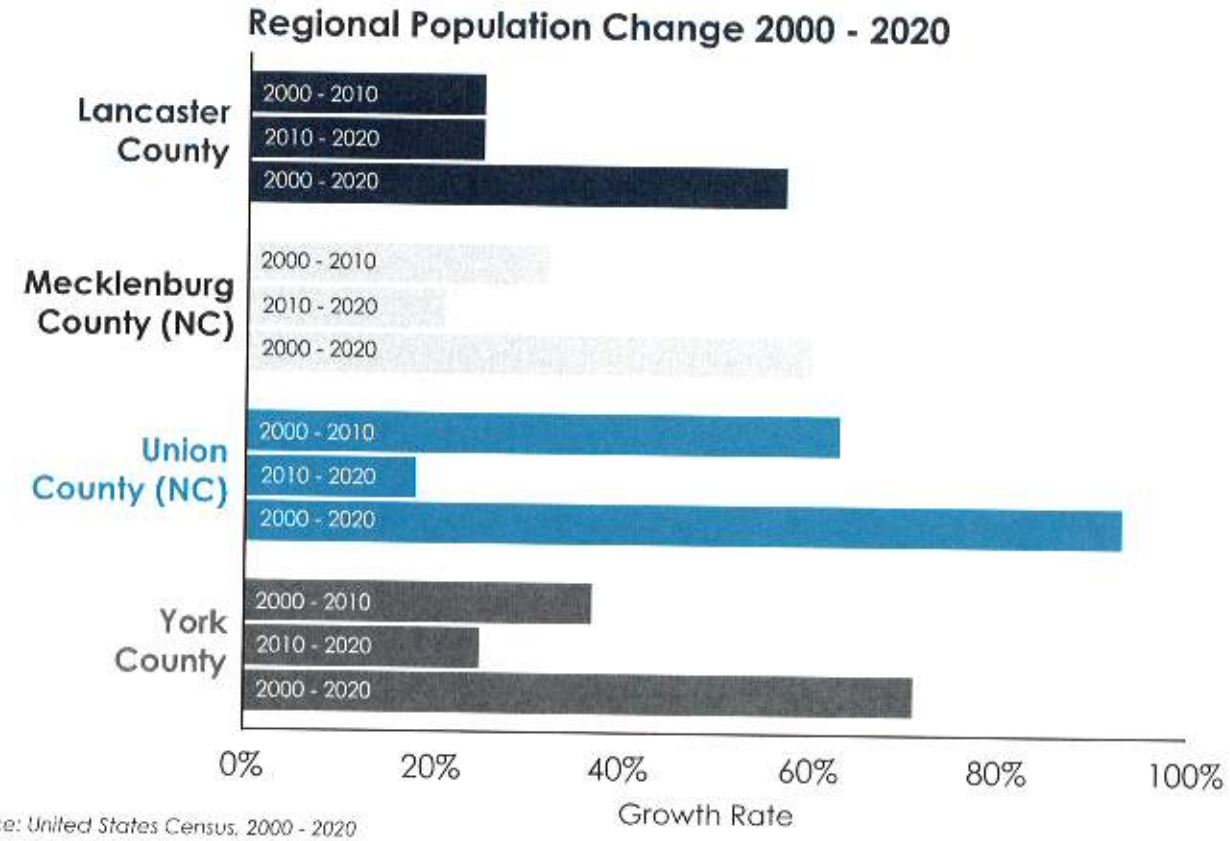
The disparities in growth and economic fortunes have led to disparate outcomes for residents and communities throughout the County. While growth and associated economic prosperity has transformed the once rural landscape of the Panhandle, this area continues to experience deficits in public services and infrastructure necessary to support its ongoing urbanization. Although a cycle of new growth is emerging in and around the City of Lancaster, there isn't a guarantee that current residents will see the benefits that are hoped to follow it through reinvestment and economic development. Although Southern Lancaster is anticipated to remain relatively stable population-wise, outside investments in jobs and community services will be required to maintain the viability of its small towns and rural communities.

Addressing these observed changes and disparities in a way that brings greater prosperity to the County as a whole is the focus of the plan. The implementation of the plan is focused on achieving the Lancaster 2040 Vision in adherence with the Guiding Principles developed to support that vision. The following pages detail the implementation strategies, including the Future Land Use Map, that have been developed to achieve the County's vision for its future.

POPULATION GROWTH

As mentioned previously, the County's recent growth is greatly influenced by its proximity to the Charlotte metropolitan region. The map on the following page shows the rate of population change in the region between 2000 and 2020 (according to the United States Census). Lancaster County is the most southern county that has experienced growth in the region, with rates meeting or exceeding those of York, Union, and Mecklenburg counties. The primary difference between the other three counties and Lancaster County is that the municipalities within the other counties (particularly in North Carolina) have grown at greater rates than the counties overall. However, if the Panhandle region of Lancaster County was a separate entity, it's growth rate would be 476%, making it one of the fastest growing entities in the region. Note that the Town of Van Wyck is not shown on this map, as it was not yet incorporated in the year 2000.

Lancaster County has consistently grown since at least 1960, though the big jumps in population started around 2000. There was a large rate of growth between 1970 and 1980, when the County's population grew by approximately 10,000 residents. The following decade witnessed minimal growth, but the County grew again by almost 8,000 residents between 1990 and 2000. Between 2000 and 2010, the County gained more than 15,000 new residents, and between 2010 and 2020, it grew by an additional almost 20,000 residents.

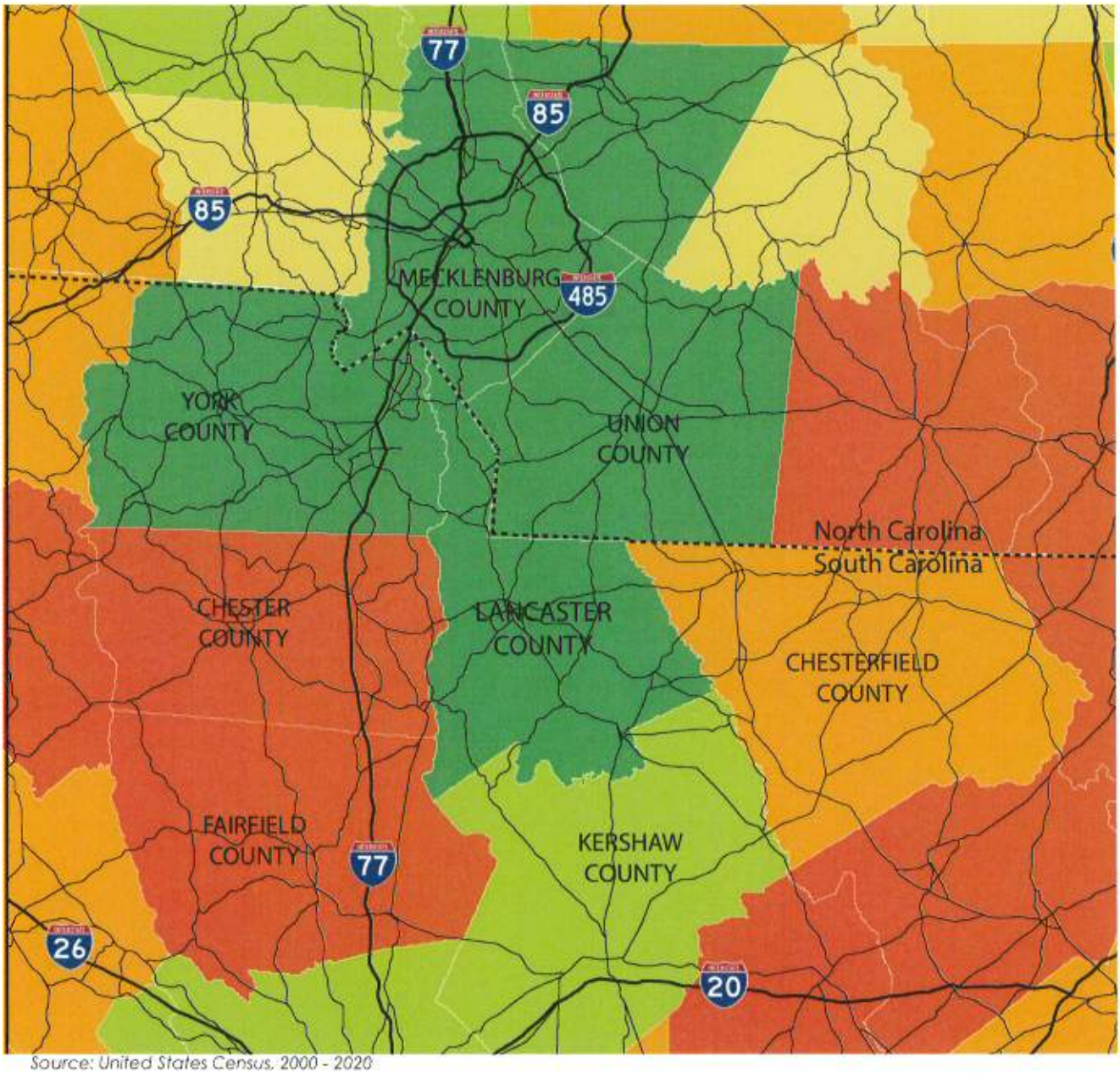


Source: United States Census, 2000 - 2020

Today, Lancaster County's population is estimated at around 100,000 residents, with thousands of additional homes already permitted for construction in the next decade. The State of South Carolina anticipates that this rate of growth will continue into the future, with the County reaching a population of almost 130,000 residents by 2035. This would mean a continuation of growth and development similar to what has been experienced over the last two decades.

Regional Population Change 2000 - 2020

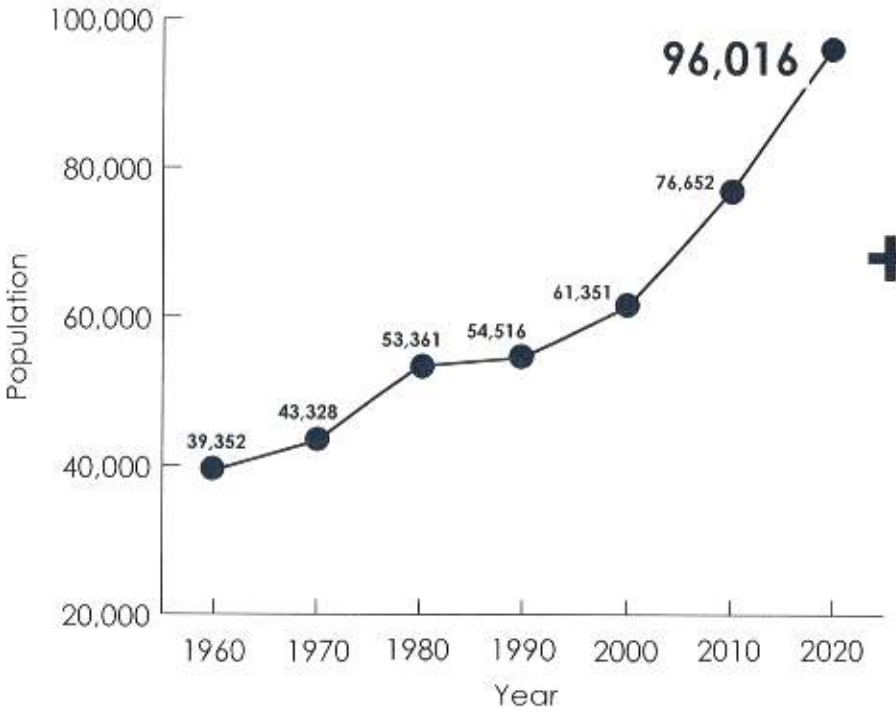
- Lost Population
- 0 - 10% Growth Rate
- 10 - 25% Growth Rate
- 25 - 60% Growth Rate
- 60% or Greater Growth



Source: United States Census, 2000 - 2020

It should be noted that the State initially projected the County to grow to almost 160,000 residents by 2035, but that initial projection was modified to a more modest 128,294. Regardless, the location and scale of new growth is important to consider, so that Lancaster County can ensure it provides for new residents without compromising the quality of life and services of existing citizens and business owners.

HISTORIC GROWTH

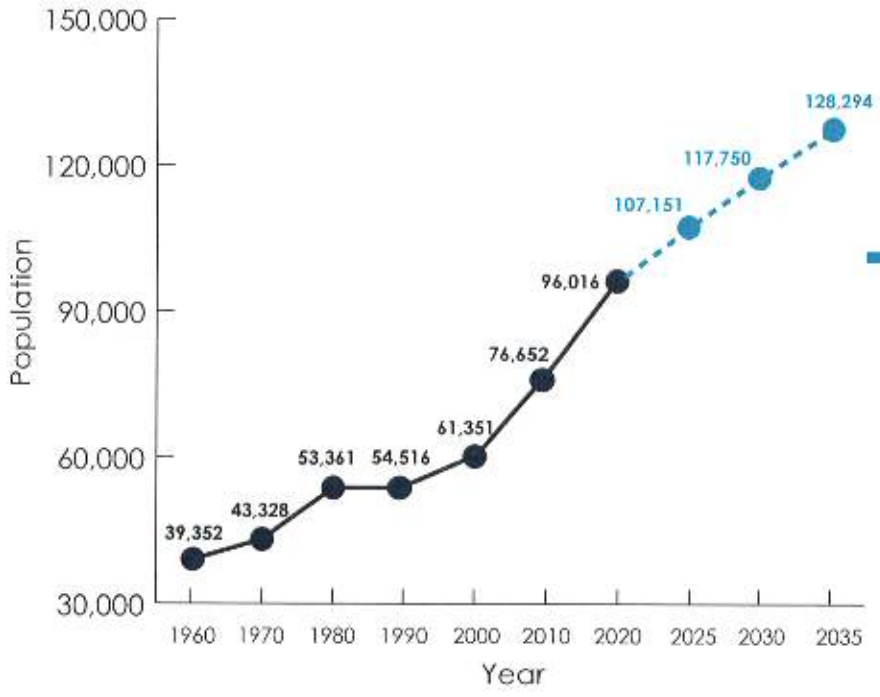


+ 34,665

RESIDENTS SINCE 2000

Source: United States Census, 2000 - 2020

PROJECTED GROWTH



+ 32,278

RESIDENTS PROJECTED BY 2035

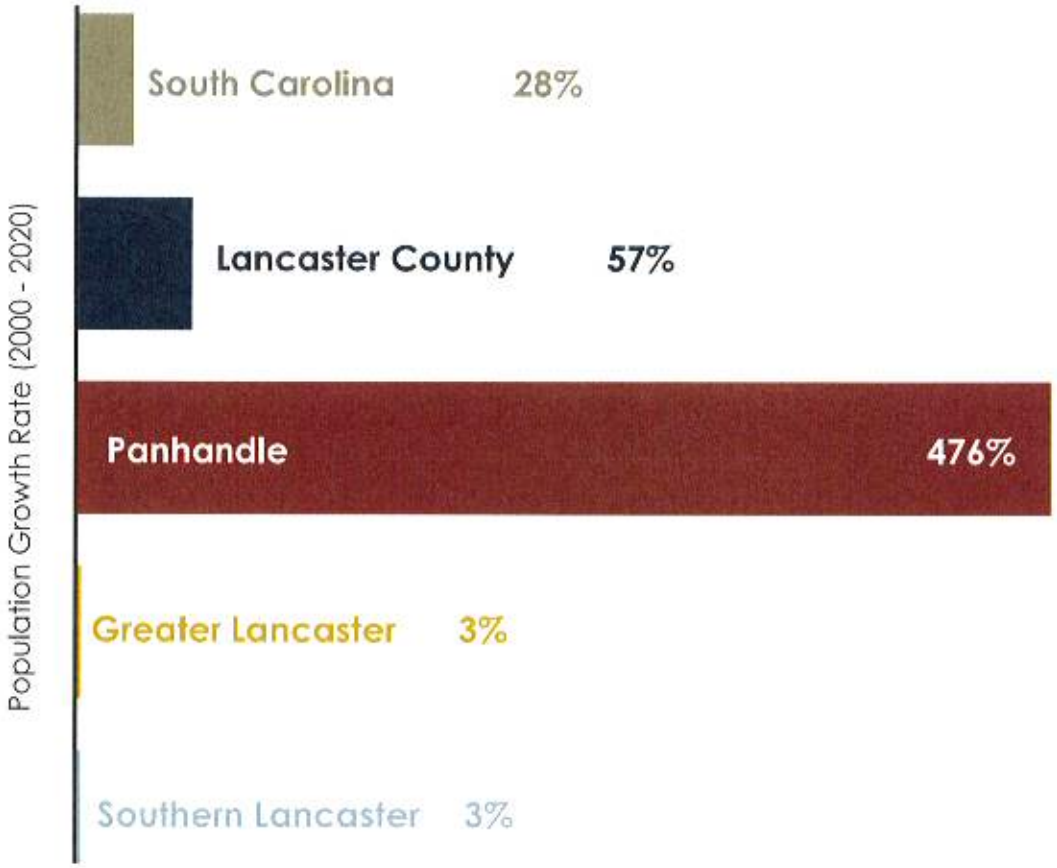
Source: South Carolina Revenue and Fiscal Affairs Office, 2021

GROWTH DISPARITIES

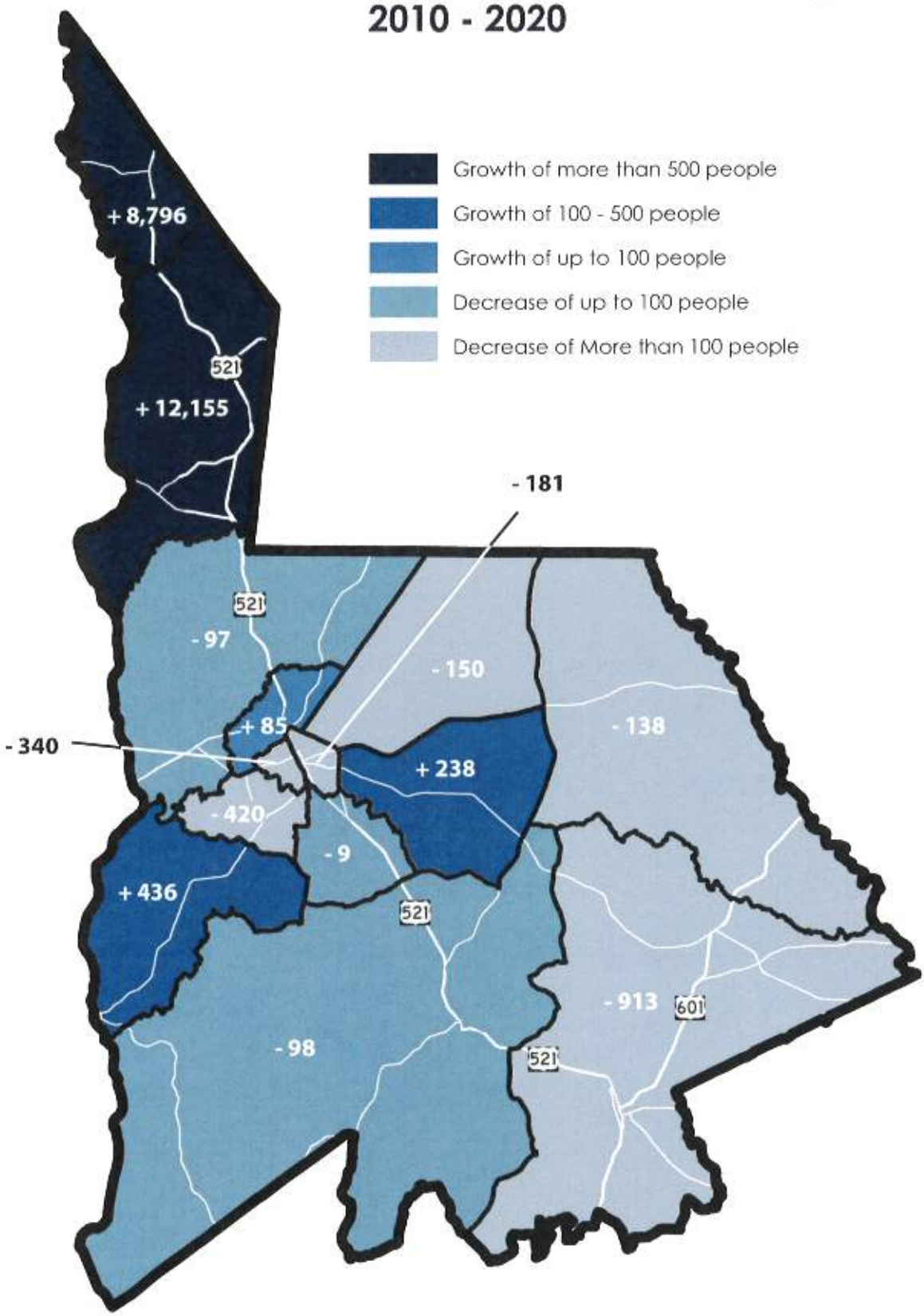
While Lancaster County as a whole has witnessed exponential growth over the last couple of decades, the growth has not been equally dispersed across its large geographic base. The vast majority of recent growth has occurred in the Panhandle, where more than 30,000 new residents have moved since 2010. Greater Lancaster has grown at a slower pace, with portions of this area actually losing a little population. Meanwhile, the most southern part of the County has not grown at all.

Much of the Panhandle growth has occurred in relation to the City of Charlotte (people who would like to commute there for work or access the City for other purposes), and the implications of this growth will be discussed more in the Panhandle section of this Plan.

Greater Lancaster is a mixture of urban, suburban, and rural growth patterns, with the City of Lancaster representing the primary focal point of population in that area. Meanwhile, Southern Lancaster remains a very rural area with two small towns and a number of agricultural operations. The linear form of Lancaster County's geography augments these disparities, as a commute from Kershaw to Indian Land (Southern Lancaster to the Panhandle) averages over an hour.



Population Change
2010 - 2020



Source: United States Census, 2010 - 2020

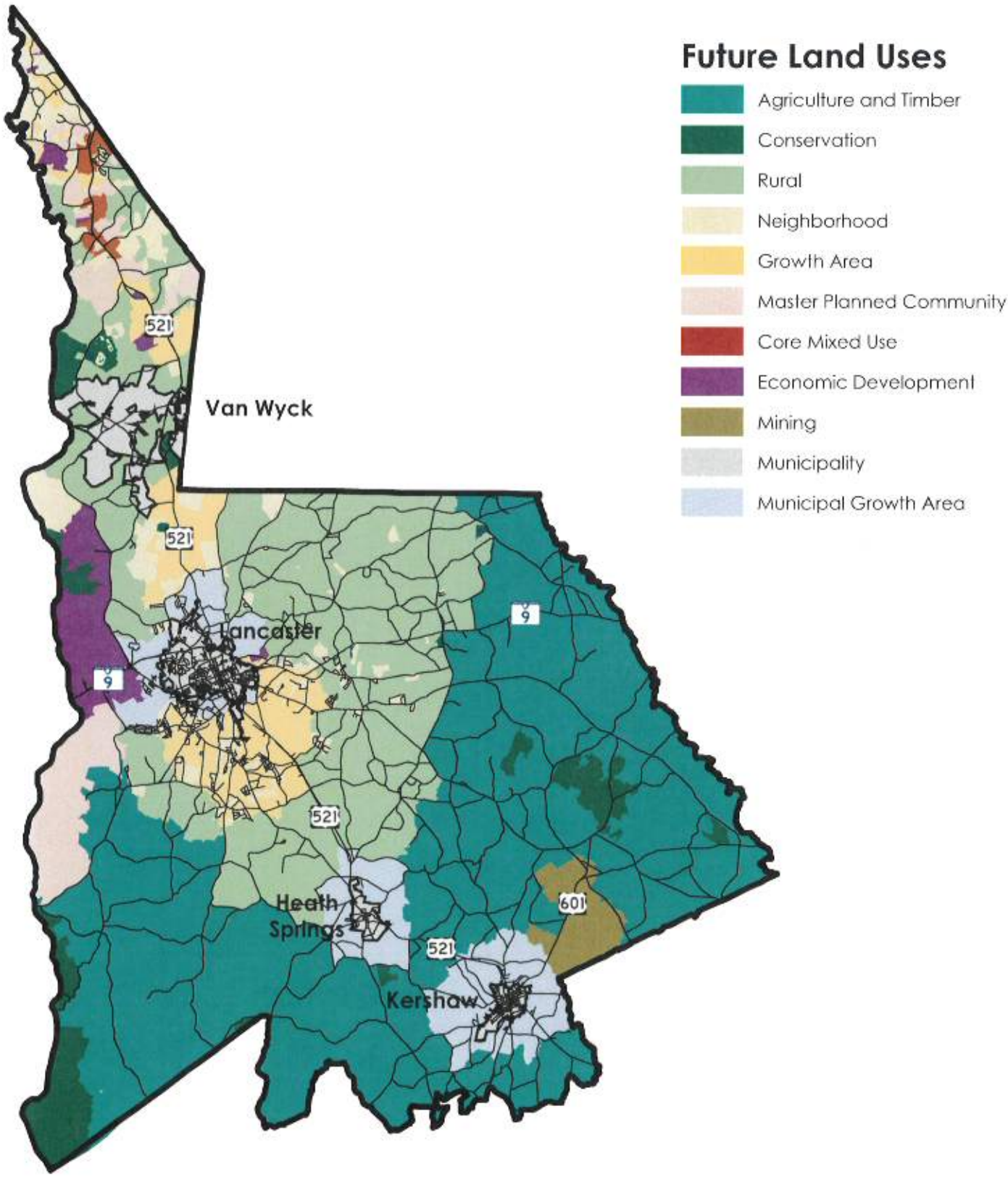
FUTURE LAND USE

The Future Land Use Map, which is shown on the following page, is one of the primary tools the County has to provide direction on future land use and development decisions. Though this map is not regulatory, like the Zoning Map, it must be used by the Planning Commission and County Council when considering rezonings and similar development decisions. The Future Land Use Map is intended to provide general direction on land uses permitted throughout the County in the future. The County may also consider proactively rezoning properties to ensure they align with the vision as established in the Future Land Use Map.

Though more general than the Zoning Map, the Future Land Use Map was developed based on the extensive planning process conducted during the development of this Plan, through the review of existing land use and development approvals, and by considering existing utilities and services. The general concept for the Future Land Use Map is to proactively plan for the anticipated growth in the County, accommodating some additional growth in the Panhandle but pushing the majority of the future growth into Greater Lancaster. Though much of the growth anticipated through 2040 will be in the form of residential growth, the Future Land Use Map also plans for the development of a core mixed use area in the Panhandle, some scattered economic development areas, and a large economic development area on the western edge of Greater Lancaster. It is intended that these economic development areas will provide needed jobs to residents while reducing commute times and increasing quality of life. Another key component of the Future Land Use Map is intentional coordination between Lancaster County and its municipalities: Van Wyck, Lancaster, Heath Springs, and Kershaw. As these municipalities provide services and utilities, it is important to rely on them to support a large portion of the anticipated population growth.

As growth continues and circumstances change, it will be imperative that the County continue to review and update the Future Land Use Map to ensure that it aligns with its vision. For instance, the Panhandle is currently at a breaking point in terms of the County's ability to provide adequate services and utilities. Additional growth is intentionally limited in this portion of the County until it can accommodate more. After this Plan's horizon, it is possible that additional services and infrastructure have been put in place to support further growth in some of the rural areas throughout the County. Though the State projects the population of Lancaster County growing by only 33,000 residents by 2040, this Future Land Use Map can support a significantly larger population.

Future Land Use Map



FUTURE LAND USE CATEGORIES

As noted previously, the Future Land Use Map should be used when considering any rezoning or development application in unincorporated Lancaster County. If a proposed change to land use or development is not consistent with the Comprehensive Plan, the Planning Commission and County Council should carefully consider whether or not the proposal should move forward, and if circumstances have changed which impact a revision to the Comprehensive Plan. There are 11 future land use categories, as described on the following pages. In areas identified as Municipal Growth Area on the map, the County should work closely with its municipalities in reviewing proposals.

AGRICULTURE AND TIMBER

The Agriculture and Timber future land use category is primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. To preserve this land, the use of the major subdivision process for residential development should not be allowed and the minimum lot size should be five acres. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses.

CONSERVATION

This future land use category is applied to land owned by public agencies, non-profits, and others and is in use for conservation purposes. This also includes large contiguous tracts of permanently protected conservation land associated with development. Major examples include Forty Acre Rock and Liberty Hill Wildlife Management Areas. The largest concentration of Conservation areas is in Southern Lancaster.

RURAL

This category is generally applied to lands that lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. This category is also assigned to areas which should provide a transition between growth areas or serve as a buffer when more dense development would present compatibility challenges. Major subdivisions should be allowed in Rural areas, with a three acre minimum lot size, and minor subdivisions should have a one acre minimum lot size. Low density residential development, agriculture, rural and crossroads commercial uses should all be permitted so long as they maintain the rural character of the area.

NEIGHBORHOOD

The Neighborhood category is applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.

GROWTH AREA

Growth Areas are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.

MASTER PLANNED COMMUNITY

Master Planned Communities identify previously approved subdivisions that were developed or entitled under a Planned Development District zoning designation. Given the nature of the approval of these developments, change in the overall development pattern within their boundaries is inherently unlikely for those that have been completed. From a compatible growth perspective, these communities tend to be primarily residential in composition, and should be protected from adjacent incompatible development, such as high intensity industrial uses. Included in this category is the Edgewater community in the Greater Lancaster planning area, which has approximately 8,000 approved dwelling units; the majority of which have yet to be constructed. The size of this planned community, encompassing nearly 2% of the County's entire land area, is equivalent to a large town or small city, and it is expected to have a significant impact on the western portions of Greater and Southern Lancaster, as well as the City of Lancaster once completed.

CORE MIXED USE

The Core Mixed Use category is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed use developments. These areas should help to support a transition to a more "urban" environment over time, with improved transportation connections, greater walkability, and more amenities for residents.

ECONOMIC DEVELOPMENT

The Economic Development areas are intended to protect major industrial development and provide economic development opportunities for the County. The largest economic development area is along the Catawba River, in Greater Lancaster, between SC-9 and SC-5, west of the City of Lancaster. This area should have less competition for housing; is located within and around existing industrial uses, including the airport; and may provide needed employment for residents of the City of Lancaster. Rural economic development can be more flexible in the type of uses that are accommodated, though all of these areas should be open to more modern uses.

MINING

The Mining future land use category describes the location of high-intensity extractive industry with the goal of limiting incompatible development in close proximity to these uses. These areas are generally applied to land designated with the Mining Zoning District and are primarily concentrated in Southern Lancaster County.

MUNICIPALITY

Municipality designates land within the corporate limits of the County's four municipalities. These areas are not subject to the zoning and land use regulations of Lancaster County and are thus excluded from the Future Land Use Map recommendations.

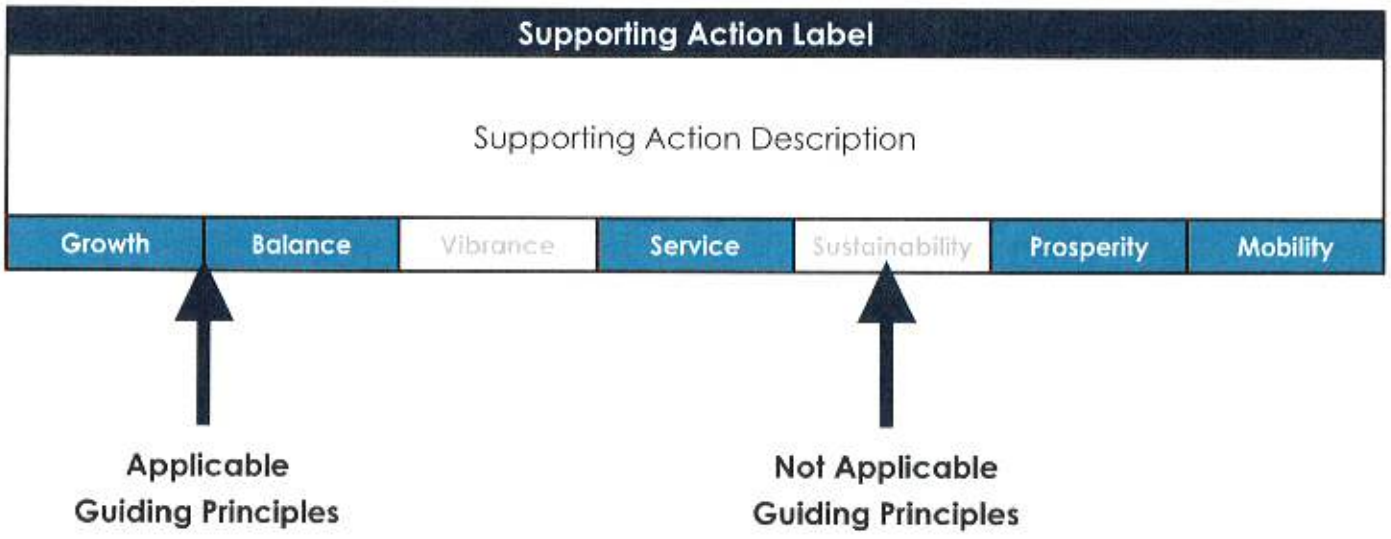
MUNICIPAL GROWTH AREA

Municipal Growth Areas designate future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Municipal Growth Areas around the Towns of Kershaw and Heath Springs are informal, designating areas in which urban growth is possible due to the availability of utilities. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities' regulations.

IMPLEMENTATION STRATEGIES

The vision and guiding principles, which were previously described, form the basis for which all implementation strategies were formed. The vision to respect and celebrate the County's diverse communities as it continuously plans for the future, protects the environment, promotes healthy lifestyles, and provides exemplary services for its residents can only be done by focusing on the guiding principles: growth, balance, vibrance, service, sustainability, prosperity, and mobility. While the descriptions provided for each of these serve as tenets with which to make decisions, the implementation strategies described on the following pages are the way in which the County will act toward meeting these tenets. Each implementation strategy includes a description of its purpose, with related supporting actions, which are also described in the Priority Investment Element of this Plan.

The implementation strategies in this section are generally applicable to the entire County. Strategies for the planning areas are listed later and are contained within their respective sections of the plan; the Panhandle, Greater Lancaster, and Southern Lancaster areas. Each of the supporting actions are contained within a box, with a label on top, a description, and the applicable guiding principles highlighted in blue boxes. Though all of the guiding principles are listed, those which do not directly apply to the supporting action are shown in gray text in a white box, as shown below.



On an annual basis, the Planning Commission and County Council should review the progress made toward the implementation strategies within this Plan, developing an implementation status report. This tool shall be used to monitor the ongoing implementation of the Plan, ensuring the County moves toward its vision for the future.

LC 1 - MANAGING GROWTH

As defined on the Future Land Use Map, a significant amount of land is designated for residential and commercial growth in the Panhandle, along the US-521 corridor in Greater Lancaster, around the City of Lancaster, surrounding the towns of Heath Springs and Kershaw, and south of the City of Lancaster in areas served by public wastewater systems. In order to ensure that Lancaster County can absorb the amount of growth that has been programmed over the horizon of this plan, while also improving current service levels and accommodating development projects that were previously approved, it will have to ensure that public infrastructure and services are in place to support it.

Currently, there are deficits in a number of areas (namely transportation, school capacity, emergency medical services, and law enforcement) that are not meeting the existing levels of demand placed on them. These impacts currently vary by geographic area of the County and between rural and urban settings. In order to manage infrastructure and service capacity, the County should establish new concurrency standards for public infrastructure and service levels as an objective means of managing the impact of additional growth.

Supporting Actions:

LC 1.1						
Analyze the current and future infrastructure and services needs on a County-wide basis to serve as a framework for developing concurrency standards. Prepare and adopt development concurrency standards and related policies for the identified public infrastructure and service needs to manage growth County-wide.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

LC 1.2						
Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County's vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	Prosperity	Mobility

LC 1.3						
Formalize the involvement of the Lancaster County Water and Sewer District, SCDOT, the Lancaster County School District, and other utility and service providers in the plan review process to ensure that concurrency requirements are being met in accordance with recommendation LC 1.1.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

LC 1.4						
Create a housing committee to study and better define affordable housing, help promote housing options, and help increase housing options in the county. Coordinate with Communications and Marketing to improve public opinion of housing options.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	**Prosperity**	Mobility

LC 1.5						
Develop a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas outside of the Panhandle.						
Growth	**Balance**	**Vibrance**	**Service**	**Sustainability**	Prosperity	Mobility

LC 2 - ECONOMIC GROWTH

As demand for residential development continues, the need to protect land for the purposes of employment, industry, and retail become increasingly important. Ensuring that residents can work in Lancaster County, contributing to improved quality of life metrics while also improving economic conditions for the County is very important. Ensuring that these employment generators can be located in the County while not negatively impacting surrounding residential communities or the environment is equally important. Moving forward, the County will support economic development initiatives which generate employment opportunities for residents.

Supporting Actions:

LC 2.1						
Preserve and protect lands designated for economic development and employment generating activities, such as commerce / light industrial parks, from encroachment by incompatible land uses.						
Growth	Balance	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

LC 2.2						
Utilize the Future Land Use Map to rezone and protect lands which are identified for economic development to be reserved for that purpose.						
Growth	**Balance**	Vibrance	Service	Sustainability	**Prosperity**	Mobility

LC 2.3						
Work with the private and public sectors to pursue the provision of universal broadband access throughout Lancaster County.						
Growth	**Balance**	**Vibrance**	**Service**	Sustainability	Prosperity	Mobility

LC 2.4						
Coordinate with the City of Lancaster, the Lancaster County Water and Sewer District, the Catawba COG, and the South Carolina Department of Transportation to ensure that areas designated for economic growth have the necessary infrastructure to be competitive with regional / national peer sites.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

LC 2.5						
Coordinate with the I-77 Alliance, the South Carolina Department of Commerce, the Catawba COG, the City of Lancaster, and other partners to establish site-ready economic development property and speculative buildings.						
Growth	Balance	Vibrance	Service	**Sustainability**	**Prosperity**	Mobility

LC 2.6						
Identify opportunities to increase and strengthen job training opportunities and improve the connections between local educational opportunities and employment sectors. Utilize these resources to strengthen the quality and competitiveness of the County's labor force.						
Growth	Balance	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

LC 3 - SUSTAINABLE TRANSPORTATION

Lancaster County has a limited transportation network, with US-521, SC-9, SC-5, and SC-160 serving as the major routes which connect the County to surrounding communities. As growth and development continue to occur, traffic on these corridors poses a number of issues related to public safety, general service delivery, and access to consumer goods and services. Improving transportation connectivity and mobility options across the County will help to ensure its roadways and transportation system function more efficiently. Additionally, the provision of improved and new transportation facilities, such as sidewalks, trails, and public transportation, will provide opportunities for other modes of travel throughout the County.

Supporting Actions:

LC 3.1						
Create a County Transportation Planner position to pursue more proactive policies related to development review for traffic impacts, helping to assist state and regional transportation partners in the review process for existing projects and planning for future initiatives.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

LC 3.2

Require the dedication of right-of-way or easements to facilitate the development of the Carolina Thread Trail in accordance with the Thread Trail Master Plan.

Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

LC 3.3

Identify opportunities throughout the County to improve alternative transportation options, such as bicycling and pedestrian facilities in areas where meaningful connections can be established within and between existing and planned residential developments and key destinations such as shopping areas, schools, parks, and similar places.

Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

LC 3.4

Work with the Rock Hill - Fort Mill Area Transportation Study (RFATS) and the South Carolina Department of Transportation to implement the recommendations of the Collector Streets Plan in the development review process.

Growth	**Balance**	Vibrance	Service	**Sustainability**	Prosperity	**Mobility**

LC 3.5

Work with existing employers, RFATS, CATS, COGs, CRTPO, MUSC, the City of Lancaster, USC-Lancaster, and other partners to examine opportunities to provide public transportation.

Growth	**Balance**	**Vibrance**	Service	**Sustainability**	**Prosperity**	**Mobility**

LC 3.6

Complete an inventory of existing County maintain roads and their overall condition to ensure an adequate annual maintenance fund is in place, helping to address deferred maintenance.

Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

LC 3.7

Identify opportunities to create new east - west connections to Interstate 77, while continuing to improve existing routes.

Growth	Balance	Vibrance	Service	Sustainability	**Prosperity**	**Mobility**

LC 3.8

Utilize the additional 1% transportation sales tax option in conjunction with requirements for development concurrency and similar tools (like grants) to fund and construct priority transportation improvements.

Growth	**Balance**	Vibrance	Service	**Sustainability**	Prosperity	**Mobility**

LC 3.9						
Ensure that the Unified Development Ordinance includes the reservation of right-of-way for collector roads, adequate standards for new facilities based on traffic volumes and project types, and similar strategies that may arise for improving transportation facilities and connections as part of the development approval process.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	Prosperity	**Mobility**

LC 4 - RESILIENT SERVICES

The geographic scale and range in environments that exist throughout the County pose some challenges to effective service delivery and coordination. For example, limited transportation routes can affect emergency response times and tremendous growth in unincorporated areas can challenge the ability to meet public safety demands. Further, disparate growth patterns, can challenge the ability for the County to equitably locate public facilities, such as parks and recreation amenities. As the County continues to grow, it will need to be proactive in ensuring service provision is improved in an equitable and efficient manner. It must continue to adapt and improve service delivery so that the availability of services and facilities remain efficient and equitable County-wide.

Supporting Actions:

LC 4.1						
As staffing continues to be a major challenge for service delivery, prepare a compensation study to determine the ability of the County to compete for human resources in the regional marketplace and explore whether flexible work options will help to attract and retain employees.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

LC 4.2						
Coordinate with all County departments and agencies to ensure resources are in place to meet the demands of the rapidly growing population.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

LC 4.3						
Continue to evaluate plans for solid waste disposal to ensure that sufficient capacity is available to meet the needs of the growing population.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

LC 4.4						
Work with the Lancaster County School District to ensure that high quality educational facilities have adequate capacity to support the number of students projected to live across the County in the coming years.						
Growth	**Balance**	**Vibrance**	**Service**	**Sustainability**	**Prosperity**	Mobility

LC 4.5						
Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents.						
Growth	**Balance**	**Vibrance**	**Service**	**Sustainability**	**Prosperity**	Mobility

LC 4.6						
Explore opportunities with community partners to develop greater resources within the County to address homelessness, substance abuse, and mental health challenges.						
Growth	Balance	**Vibrance**	**Service**	Sustainability	**Prosperity**	Mobility

LC 4.7						
Develop a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County.						
Growth	**Balance**	Vibrance	Service	Sustainability	**Prosperity**	Mobility

LC 4.8						
Support the goals and objectives found in the 2023 Lancaster County Hazard Mitigation Plan.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	**Prosperity**	Mobility

LC 5 - NATURAL ENVIRONMENT

As the County continues to grow, natural and environmental resources will continue to be impacted. These resources should be protected to ensure future generations are able to enjoy the irreplaceable and naturally occurring physical assets of the County. In addition to the enjoyment of these natural resources, the further degradation of certain resources, such as water quality along the Catawba River, will determine the ability of the wastewater treatment providers to meet the demands for new growth. The County can help protect and preserve its natural environment through a variety of environmental policies, regulations, and context sensitive design standards.

Supporting Actions:

LC 5.1						
Work with the Katawba Valley Land Trust, the South Carolina Department of Forestry, and other environmental agencies to ensure that important natural and agricultural lands are adequately protected.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 5.2						
Partner with the Katawba Valley Land Trust to ensure that the County's Unified Development Ordinance has ample environmental protection standards and provisions to protect and enhance water quality.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 5.3						
Adopt enhanced stream buffering standards to improve the condition of the County's waterways, with a particular focus on improving the water quality of the Catawba River and its tributaries.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 5.4						
Adopt regulations within the Unified Development Ordinance to promote the preservation of the existing tree canopy, and ensure that legacy trees which are outside of forestry management areas are protected from clear cutting practices.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 6 - PARKS & RECREATION

During the planning process, residents expressed a desire for more parks and recreation opportunities and amenities throughout the County. As with other services, the County will need to proactively work to expand opportunities while also providing continued maintenance of existing facilities in an efficient manner to meet the demands of a growing population.

Supporting Actions:

LC 6.1						
Identify opportunities to provide access to, and recreation on and along, the Catawba River, while protecting the health of the river and its tributaries, as discussed in other areas of the Comprehensive Plan.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 6.2						
Continue to expand, connect, fund, and maintain the completion of the Carolina Thread Trail throughout the County.						
Growth	Balance	**Vibrance**	**Service**	**Sustainability**	Prosperity	**Mobility**

LC 6.3						
Develop and implement a Master Trails and Greenways Plan, which establishes a development and maintenance program that is well-funded to ensure the long-term success and viability of a well-connected greenway system throughout the County.						
Growth	Balance	**Vibrance**	**Service**	**Sustainability**	Prosperity	**Mobility**

LC 6.4						
As the development of the new Regional Park continues, begin identifying potential sites for additional County parks and recreational facilities.						
Growth	Balance	**Vibrance**	**Service**	Sustainability	Prosperity	Mobility

LC 6.5						
Maintain and expand partnerships with municipalities throughout the County to improve parks and recreation opportunities for all residents.						
Growth	**Balance**	**Vibrance**	**Service**	Sustainability	Prosperity	Mobility

LC 6.6						
Plan and budget for increased staff capacity to provide more programing and support of additional park facilities.						
Growth	Balance	**Vibrance**	**Service**	**Sustainability**	Prosperity	Mobility

LC 7 - COMMUNITY BUILDING

As the County has grown, many of its historic places and cultural resources have been forgotten or have disappeared altogether. The opportunity exists for the County to take a more active role in partnering with its municipalities and the private sector in growing and developing cultural and entertainment facilities and opportunities and places for residents to enjoy. This in turn will help create reasons for the younger populations to stay in the County long-term. One of the greatest opportunities is to partner with the City of Lancaster to develop downtown as a destination for all County residents to enjoy. The County should facilitate and coordinate with

public and private sector partners to develop cultural resources, related amenities, uses, and activities to help build a strong sense of place and identity for the County.

Supporting Actions:

LC 7.1						
Coordinate with the Historic Preservation Trust of Lancaster County, the Lancaster County Society for Historical Preservation, and the Lancaster County Historical Commission to support and market the historic assets within the County.						
Growth	Balance	**Vibrance**	**Service**	Sustainability	Prosperity	Mobility

LC 7.2						
Identify ways to collaborate with municipalities to identify and develop facilities, events, festivals, and similar activities to help build a greater sense of community.						
Growth	**Balance**	**Vibrance**	**Service**	Sustainability	Prosperity	Mobility

LC 7.3						
Work with residential developers to guide the creation of usable open space and parks within residential and mixed-use neighborhoods and include provisions for such in the UDO update.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	**Prosperity**	Mobility

LC 7.4						
Work with the City of Lancaster on implementing the City's Downtown Revitalization Plan to help strengthen its position as the cultural center of Lancaster County.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	**Prosperity**	Mobility

LC 8 - COMMUNITY BEAUTIFICATION

The quality of the County's appearance is impacted in different ways from the more urban areas to the rural areas. In urban areas, the overall landscape of the primary roadways exhibits a concentration of litter and debris with a significant amount of paved or concrete surfaced area and minimal landscaping. In the more rural areas of the County, there are areas with similar litter and debris control issues, particularly at major intersections and along major roadways. Many of the main roads through rural areas also have unsafe and deteriorating structures that are in need of significant repair or removal. All of this can provide a blighting influence in some areas, leading to other community concerns.

Supporting Actions:

LC 8.1
Coordinate with community groups to encourage litter pick-up and removal along major roadways and waterways.

Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 8.2
Continue the County's emphasis on proactive enforcement of nuisance codes and unfit dwelling / unsafe building regulations.

Growth	Balance	**Vibrance**	**Service**	Sustainability	**Prosperity**	Mobility

LC 8.3
Develop a holistic plan to identify opportunities for community beautification projects, with a focus on gateway and streetscape enhancements such as welcome signage, wayfinding, landscaping, and public art. Engage community groups to help support beautification efforts and consider sponsorships to help fund major initiatives.

Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

LC 8.4
Develop enhanced commercial landscaping and appearance standards for non-residential uses which front on major highway corridors in the County; emphasizing the use of native plants and trees.

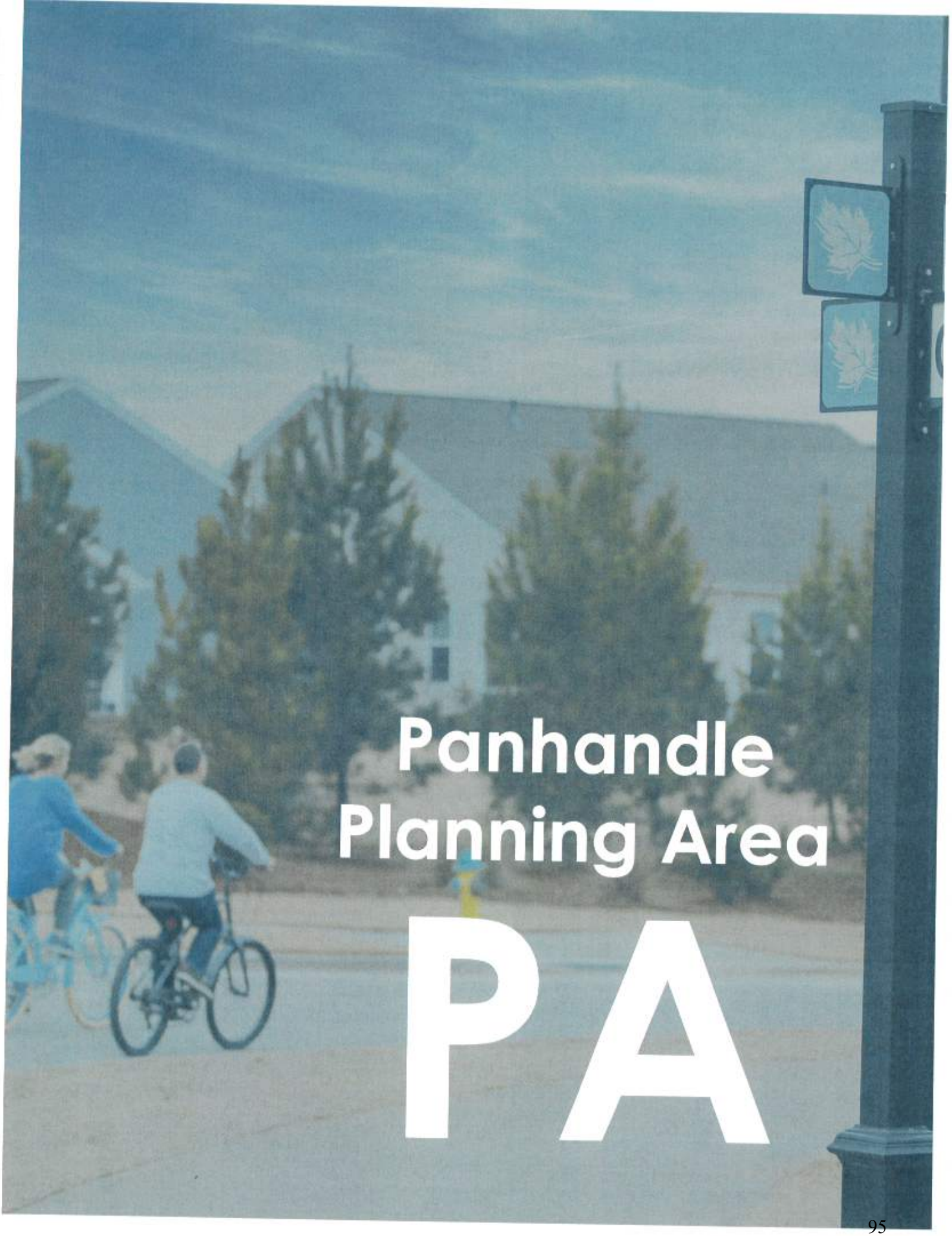
Growth	Balance	Vibrance	**Service**	Sustainability	Prosperity	Mobility

LC 8.5
Investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects.

Growth	Balance	**Vibrance**	Service	Sustainability	Prosperity	Mobility

LC 8.6
Develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install neighborhood gardens.

Growth	Balance	Vibrance	**Service**	**Sustainability**	**Prosperity**	Mobility

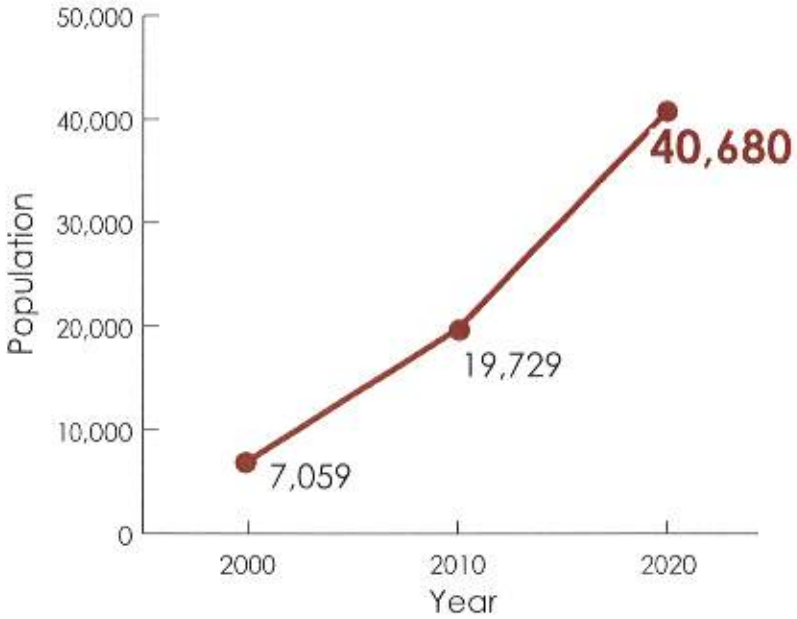

Panhandle
Planning Area
PA

Lancaster 2040
COMPREHENSIVE PLAN

PANHANDLE PLANNING AREA

The implementation strategies developed for the Panhandle Planning Area are focused primarily on addressing the significant growth that the area has experienced over the past two decades. As noted previously, this part of Lancaster County was largely rural with an agricultural centered economy until residential housing development began to spill over from south Charlotte, York County and Union County.

The infrastructure and public services necessary to provide a high quality of life the 40,000 residents of this newly urbanized region have lagged growth in the absence of concurrency requirements for new development. To address this, the implementation strategies specific to the Panhandle focus on growth management, improving mobility and connectivity, addressing service deficiencies, and adding urban amenities. While generally applicable throughout the Planning Area, the majority of the most intensive growth that these strategies is focusing on addressing is located north of Highway 75, as the Future Land Use Map envisions maintaining a more rural landscape in the southern Panhandle as the north urbanizes further.



Source: United States Census, 2000 - 2020

HOUSING BOOM

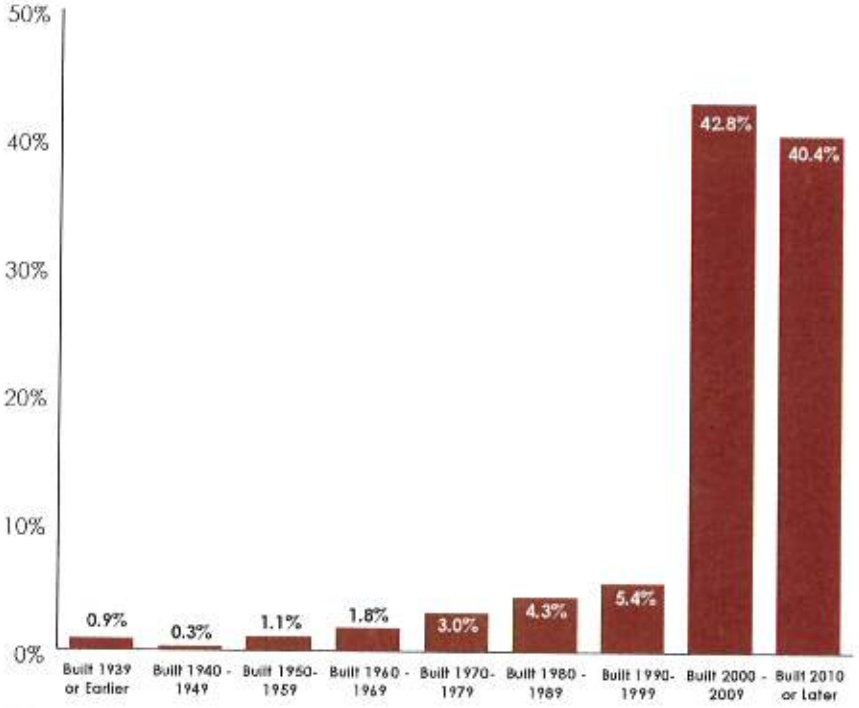
During the period between 2000 and 2022, approximately 14,400 new homes were constructed in the Panhandle, accommodating 30,000 new residents. At the present time (November 2023), there are over 3,200 single-family subdivision lots and 2,160 multi-family dwelling units that have been approved which are pending development. Alone, these previously approved homes are expected to bring another 13,000+ new residents to the Panhandle in the coming years.

YEAR HOUSING UNITS WERE OCCUPIED

Source: United States Census, American Community Survey

As the chart below demonstrates, the growth in housing units in the Panhandle was historically unprecedented, with 85% of the current dwellings in the planning area constructed over this two-decade period. The popularity of the housing market in the Panhandle is further evidenced by the relatively short time that most housing units have been occupied by their current residents, with nearly 70% of the dwellings being occupied by their current residents since 2010. With the deep reserve of approved dwelling in the development pipeline, it can reasonably be anticipated that this housing boom will continue, especially in the face of ongoing utility challenges in other suburban markets in the Charlotte region.

HOUSING UNIT YEAR OF CONSTRUCTION



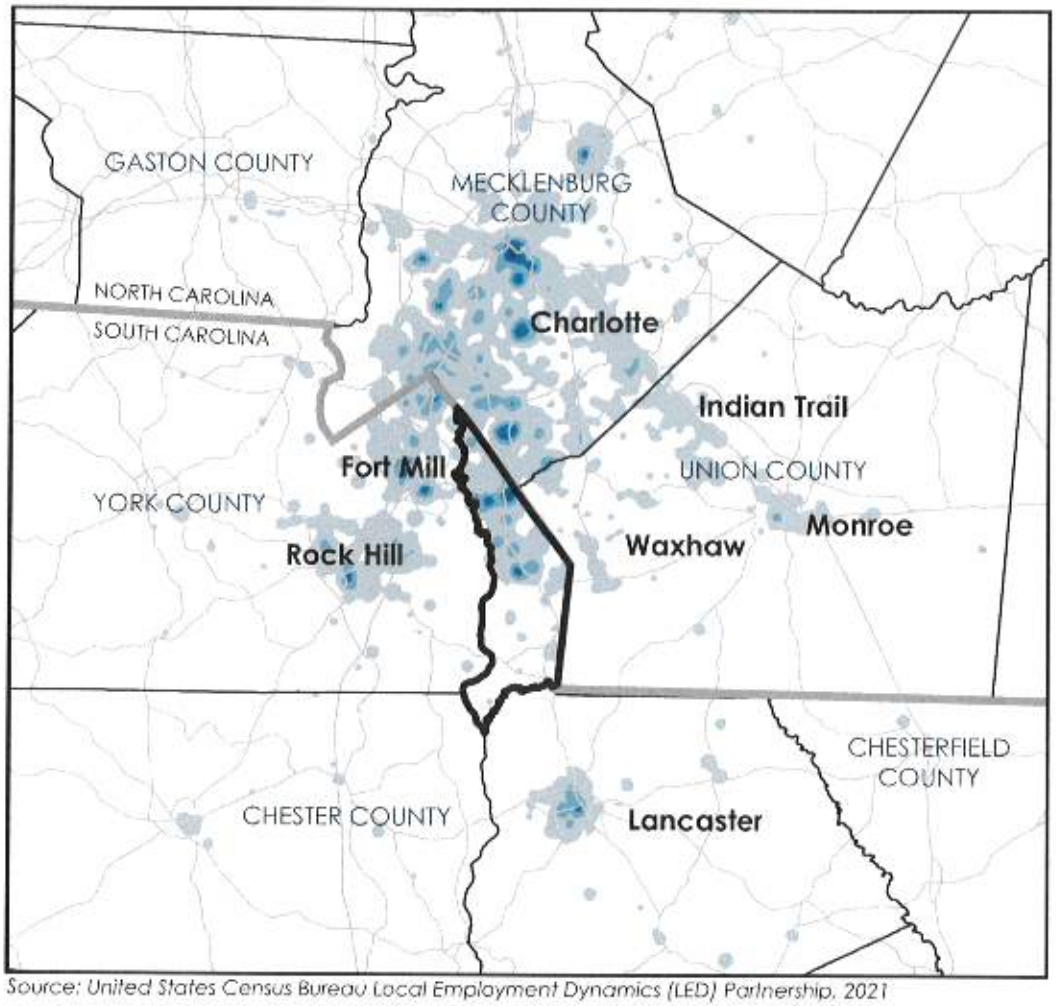
Source: United States Census, American Community Survey

CHANGING DEMOGRAPHICS

The new residents moving to the Panhandle are a bit different than the residents in Greater and Southern Lancaster. Many of the people who live here commute into Mecklenburg County, the City of Charlotte, Fort Mill, and Rock Hill for work (as shown on the map below). On this map, the darker areas indicate where large numbers of Panhandle residents work. The average commute type is around 30 minutes and the jobs they commute to tend to be higher-earning careers, particularly in finance, health care, and other professional fields. In the Panhandle, median incomes are almost $113,000 (as compared to $72,186 in the County and $63,623 in the State).

The median age of Panhandle residents is 46.9, almost seven years older than the average Lancaster County resident. This is largely influenced by Sun City. Almost 20% of the Panhandle's residents are children under the age of 14 and a similar portion are middle-aged adults, between the ages of 40 and 55.

Where Panhandle Residents Commute to Work



46.9

Median Age

5 years older than Lancaster County

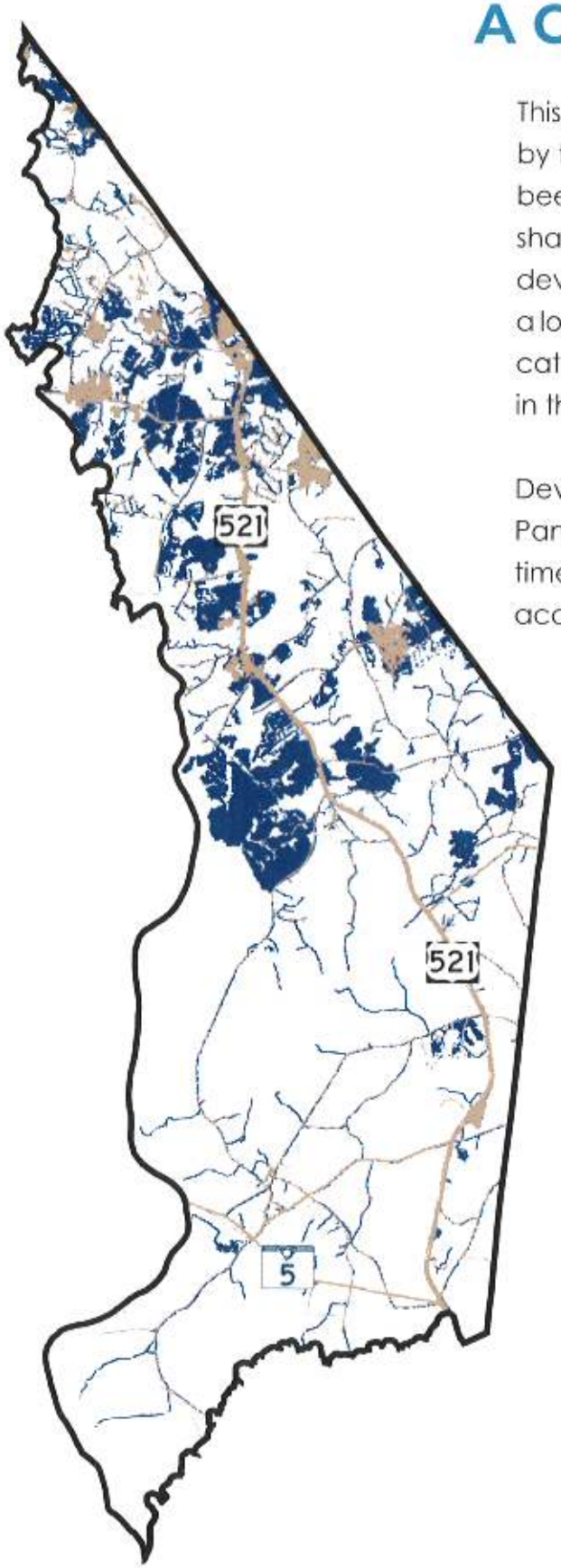
NUMBER OF JOBS

Fewer Jobs

More Jobs

Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2021

A CHANGING LANDSCAPE



This map combines the land cover data collected by the USDA in 2010 and 2020 to determine what has been developed in the past decade. Here, the areas shaded in dark blue are properties which have been developed between 2010 and 2020. You can see that a lot of the area in the northern Panhandle falls into this category, with some additional small developments in the southern portion of the Panhandle.

Developed land increased by almost 12% in the Panhandle during the last decade. At the same time, forested land and pasture land decreased to accommodate this growth.

CHANGE IN LAND COVER

- Developed Land (2010)
- Land Developed Since 2010

Source: United States Department of Agriculture, 2010 - 2020

GROWING SERVICE NEEDS

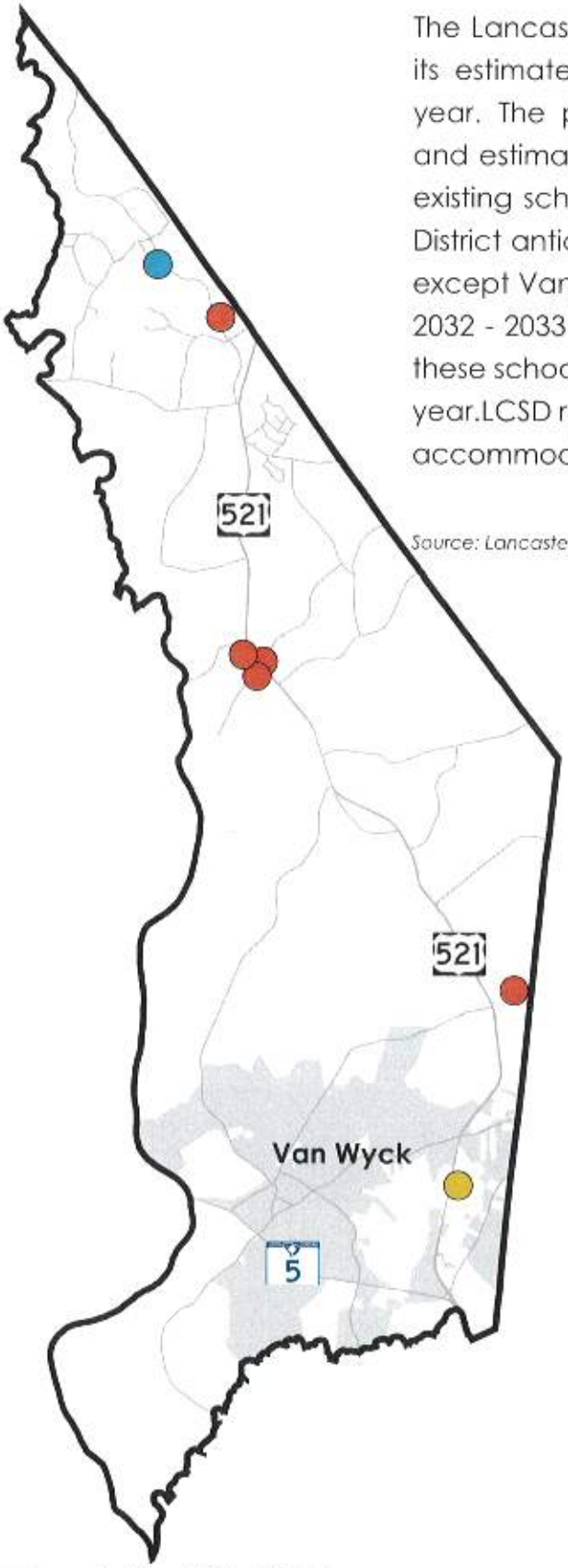
With all of this growth comes an increased demand for services. To better accommodate new residents, the County has developed impact fees for schools, required transportation impact assessments, and increased bonds for schools. Yet, based on the most recent projected school capacity developed by the Lancaster County School District, almost all of the schools in the Panhandle will be over capacity by 2030.

Similar concerns have been voiced about public safety, as the County relies on volunteer fire districts, and as the County's Sheriff's Department attempts to pivot toward more urban types of service needs. These increased service demands have largely arisen from significant growth occurring in an unincorporated area. If Indian Land were incorporated, municipal taxes and services could help to alleviate some of these service needs. However, a ballot attempt to incorporate the area failed years ago. As additional development has been approved, these services will continue to be strained in the coming years, leaving many gaps in terms of public safety, education, and infrastructure.

Indian Land Fire Department - Six Mile Creek Road

The Lancaster County School District (LCSD) has projected its estimated enrollment through the 2032 - 2033 school year. The projections are based on historic attendance and estimated population growth throughout the District's existing schools. According to their most recent study, the District anticipates that all of the schools in the Panhandle, except Van Wyck Elementary, will be over capacity by the 2032 - 2033 school year. In fact, the study shows that all of these schools are either at or over-capacity as of this school year.LCSD recently purchased property in the Panhandle to accommodate capacity issues.

Source: Lancaster County School District



PROJECTED SCHOOL CAPACITY

- At Capacity
- Over Capacity
- Recently Acquired Property

Source: Lancaster County School District

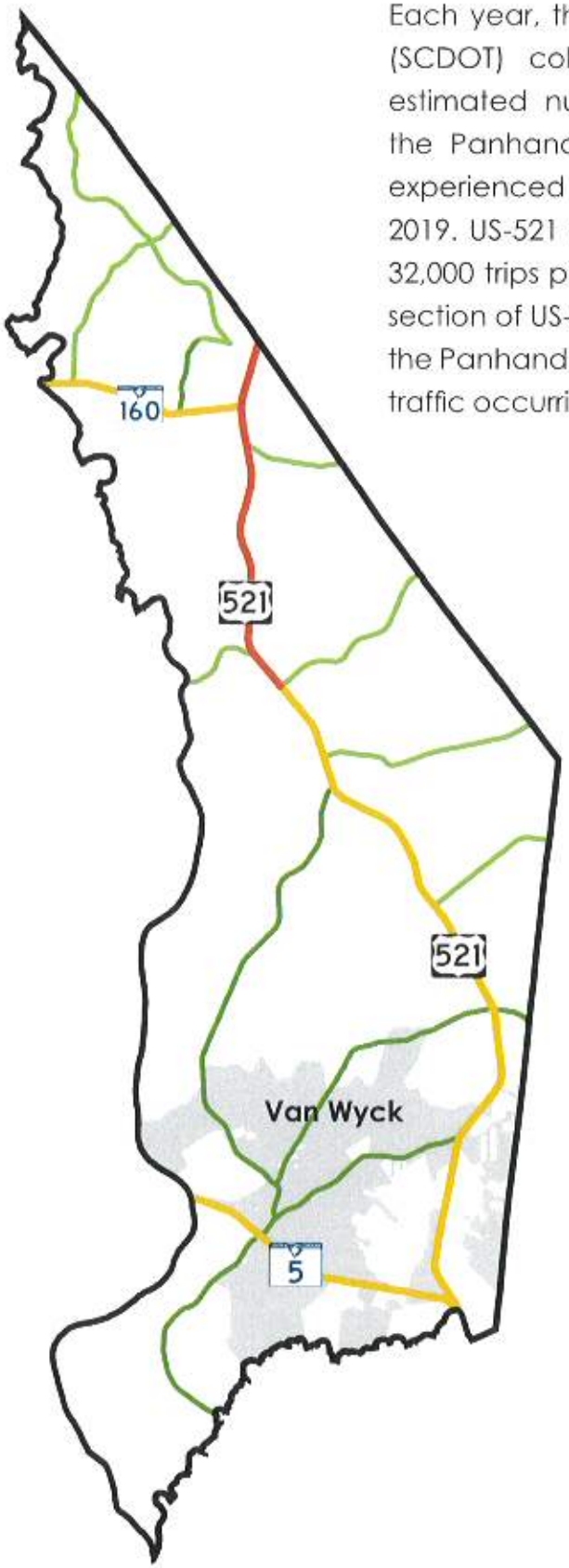
TRANSPORTATION INFRASTRUCTURE

The Panhandle largely received its name based on its geography, shaped like a panhandle above the skillet of Lancaster County. This arm of the County reaches upward into North Carolina, bounded by the state line on the north and east, and by the Catawba River to the west. While this location makes it beneficial for getting into North Carolina, and across the river to York County; it has some limitations when it comes to the road infrastructure.

US-521 is the primary arterial route that travels north - south across the Panhandle, it connects North Carolina to the City of Lancaster just south of Van Wyck. The primary roads, which are shown on the traffic map to the right, limit cross movements beyond this corridor. There is not a single route that connects directly east - west across the Panhandle, and there is also no parallel route to US-521.

As development has continued to occur in this part of the County, traffic on this limited transportation network have posed problems for residents and employees. However, because of its geography, the future provision of new routes is limited. The County will need to implement recommendations from the Collector Road Study, which can be found in the Transportation Element of this Plan.

Each year, the South Carolina Department of Transportation (SCDOT) collects traffic counts on state roadways. The estimated number of car trips per day on state roads in the Panhandle are shown here. US-521, SC-160 and SC-5 experienced an average of more than 10,000 trips per day in 2019. US-521 received the most traffic in the Panhandle, with 32,000 trips per day. A majority of these trips occurred on the section of US-521 north of Marvin Road. All of the state roads in the Panhandle carried at least 1,000 trips per day, with heavier traffic occurring in the most northern portion of the Panhandle.



AVERAGE DAILY TRAFFIC

- Up to 1,000 Trips Per Day
- 1,001 - 5,000 Trips Per Day
- 5,001 - 10,000 Trips Per Day
- 10,001 - 30,000 Trips Per Day
- More Than 30,000 Trips Per Day

Source: South Carolina Department of Transportation, 2019

IMPLEMENTATION STRATEGIES

The implementation strategies in this section are specific to the Panhandle. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in the Panhandle is different than how they might be implemented in other parts of the County.

PANHANDLE AREA IMPLEMENTATION STRATEGIES

PA 1 - GROWTH MANAGEMENT

Thousands of residential lots and multi-family dwelling units have been approved and are pending development in the Panhandle area of the County. Unprecedented growth occurring prior to these approvals has caused a number of service and infrastructure related issues in the Panhandle. In order to better manage this continued growth, the County should take a number of proactive steps toward directing and limiting development. The availability of infrastructure and service capacity should be at the forefront of all development decisions throughout the County, and particularly in the Panhandle.

Supporting Actions:

PA 1.1
Direct new development into growth areas identified on the Future Land Use Map and enforce concurrency standards to ensure that sufficient infrastructure and service capacity exists prior to development approval. This will include transportation infrastructure, utilities, emergency services, and schools.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

PA 1.2
Limit growth in the rural areas of the Panhandle where public infrastructure and services are not in place to support urban development. Create a standing committee to monitor the effectiveness of growth management implementation efforts and study additional implementation options.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

PA 1.3
Develop a dedicated funding stream to implement transportation improvements that enhance safety and connectivity in the Panhandle. Work with the SCDOT, RFATS, and other regional transportation groups to pursue these efforts. Particular emphasis should be placed on developing connections identified in the RFATS Collector Street Plan.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

PA 1.4						
Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings.						
Growth	Balance	Vibrance	**Service**	Sustainability	Prosperity	Mobility

PA 2 - CONNECTING DEVELOPMENT

As development and urbanization has occurred in the Panhandle, there is a need to better connect people to commercial and recreational places that they frequent. In particular, efforts to reduce traffic on roadways by providing opportunities for residents to walk and bike to shops, restaurants, and parks would serve to improve the quality of life in the Panhandle significantly. As future development is proposed, the County should work to require improvements to alternative modes of transportation which enhance walkability in the Panhandle.

Supporting Actions:

PA 2.1						
Prioritize the development of the Carolina Thread Trail in accordance with the adopted Master Plan.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

PA 2.2						
Require the dedication of recreational land and/or amenities (such as greenways) in all new major subdivisions.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	Mobility

PA 2.3						
Work to improve coordination between the County and the South Carolina Department of Transportation on the planning and implementation of transportation improvements and projects.						
Growth	Balance	Vibrance	**Service**	Sustainability	Prosperity	**Mobility**

PA 2.4						
Ensure that the Unified Development Ordinance includes provisions for the requirement of bicycle and pedestrian connections between new development and existing commercial and recreational uses, as applicable.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	**Prosperity**	**Mobility**

PA 2.5
Study the feasibility of extending CATS express bus service to the Panhandle to connect the growing population with Ballantyne and the Lynx Blue Line I-485 station.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	Balance	Vibrance	**Service**	**Sustainability**	**Prosperity**	**Mobility**

PA 2.6
Explore opportunities to provide recreational access / park land on the Catawba River to connect the community to the river, while maintaining protections discussed in other sections of this plan.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

PA 3 - SERVICE NEEDS

The continued urban growth pattern of the Panhandle places significant demand on infrastructure, public safety, educational institutions, and other services provided by the County. As development continues to occur in the Panhandle, the County will need to be very proactive in its efforts to provide adequate services within the Panhandle region.

Supporting Actions:

PA 3.1
As part of the evaluation and implementation of concurrency standards and land use policies in the County as a whole, ensure that the urban service needs of the Panhandle are given an appropriate level of consideration.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

PA 3.2
Coordinate closely with the Lancaster County School District to identify opportunities to reduce overcrowding and improve school capacity levels in the Panhandle.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	**Prosperity**	Mobility

PA 3.3
Commit to improving the staffing, training, and availability of emergency response service agencies (Sheriff's Office, fire departments, EMS) in the Panhandle to a level that is commensurate with the needs of a growing urban area.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

PA 4 - URBAN AMENITIES

While the Panhandle has witnessed significant urbanization in recent years, it is still suburban in terms of the physical development patterns. The primary transportation mode throughout the Panhandle is private automobile, and while some people may technically be able to walk to commercial and recreational amenities, the ability to do so is limited by the design of the area. As new development is proposed, the County should ensure that it includes elements which help enhance the sense of place and identity of the Panhandle, including public gathering spaces, entertainment venues, and opportunities to walk or bike to key destinations.

Supporting Actions:

PA 4.1						
Improve the design standards applicable to the US-521 corridor in the Panhandle to require future commercial development to be pedestrian-oriented and include a range of amenities to enhance the urban fabric.						
Growth	Balance	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

PA 4.2						
Work with public and private entities and partners to examine the feasibility of developing a community focused central civic gathering space in the heart of Indian Land.						
Growth	Balance	**Vibrance**	Service	Sustainability	Prosperity	Mobility

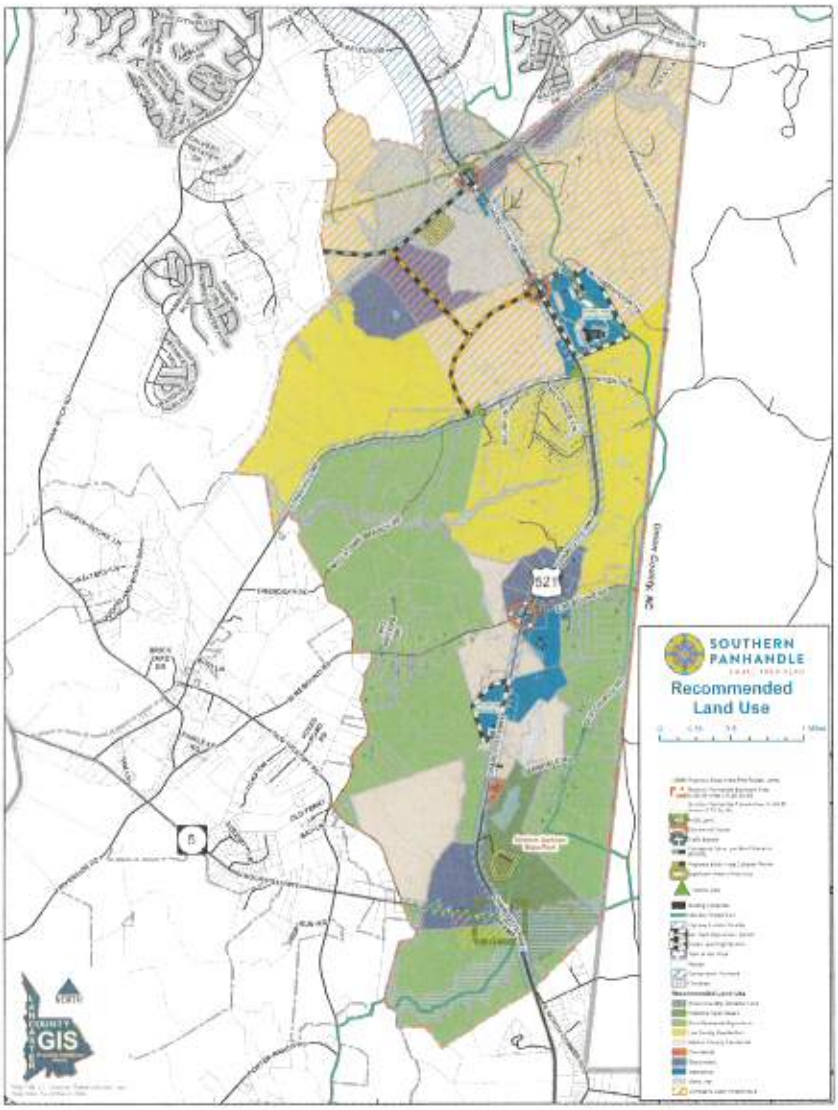
PA 4.3						
Ensure that the Unified Development Ordinance includes provisions for the requirement of bicycle and pedestrian connections between new development and existing commercial and recreational uses, as applicable.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	Prosperity	**Mobility**

PA 4.4						
Coordinate with civic organizations in the Panhandle to develop a campaign centered around branding and identity for the Panhandle.						
Growth	Balance	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

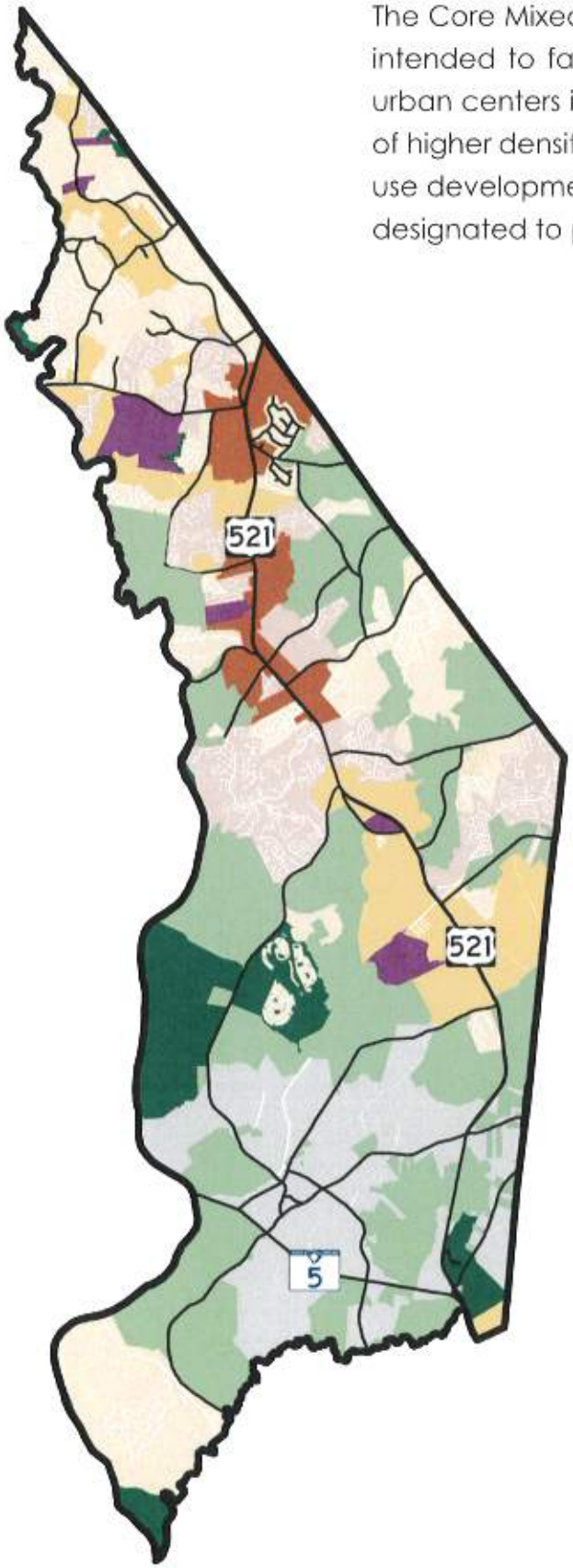
PANHANDLE FUTURE LAND USE

As a result of the significant growth occurring in the Panhandle, the County recognized a need for a consistent vision for land use and transportation. Thus, in 2021, prior to the development of this Comprehensive Plan, Lancaster County adopted a Small Area Plan for the Southern Panhandle area. This plan provided an assessment of infrastructure needs and a guide for future growth in a study area which includes approximately 8,500 acres of rural land south of Indian and north of Van Wyck. The area includes Van Wyck Elementary School, Indian Land High School, Andrew Jackson State Park, the Millstone Creek Neighborhood, sections of the Carolina Thread Trail, significant undeveloped assets, and abundant natural and cultural resources. Almost one-quarter of the study area is within the Town of Van Wyck. The recommended land uses which came out of this plan are shown below.

Since the development of this map, significant changes have occurred in terms of approved development and the interest in future development gauged during this planning process. Thus, while it was used as a point of reference during the development of the Future Land Use Map, it did not directly dictate the final Future Land Use Map.



The entire northern portion of the Panhandle is designated as Neighborhoods, Growth Areas, or Master Planned Communities. Neighborhoods are existing residential communities, while Master Planned Communities are those which have already been entitled under a Planned Development District zoning designation and Growth Areas will allow the development of future (largely) residential neighborhoods. Additional Neighborhoods, Master Planned Communities, and Growth Areas exist throughout the Panhandle.

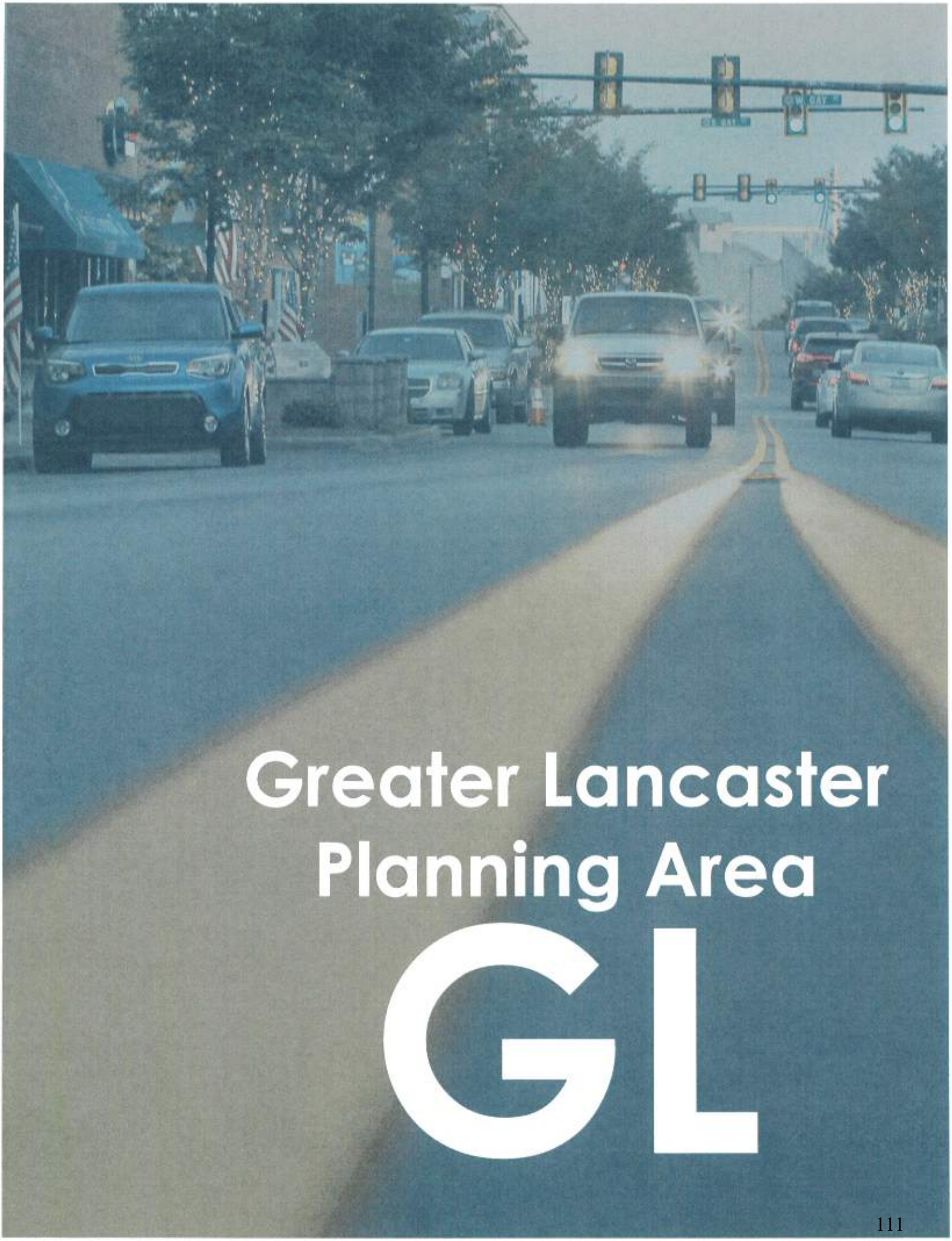


The Core Mixed Use area, which is concentrated along US-521, is intended to facilitate the ongoing development of the primary urban centers in the Panhandle, accommodating a wider range of higher density housing, as well as major commercial and mixed use developments. A few Economic Development areas are also designated to protect development which already exists.

Much of the southern portion of the Panhandle is designated as Conservation or Rural. The Conservation areas include large contiguous tracts which are protected from development. The Rural areas should permit low density residential development, agriculture, and crossroads commercial use so long as they maintain the rural character of the area. In the Panhandle, a number of these rural areas also serve as a transition between growth areas and places with compatibility issues, or areas which do not have the proper infrastructure to support growth. The Town of Van Wyck is designated as a Municipality, as it is not subject to the County's zoning and land development regulations.

Future Land Uses

- Conservation
- Rural
- Neighborhood
- Growth Area
- Master Planned Community
- Core Mixed Use
- Economic Development
- Municipality



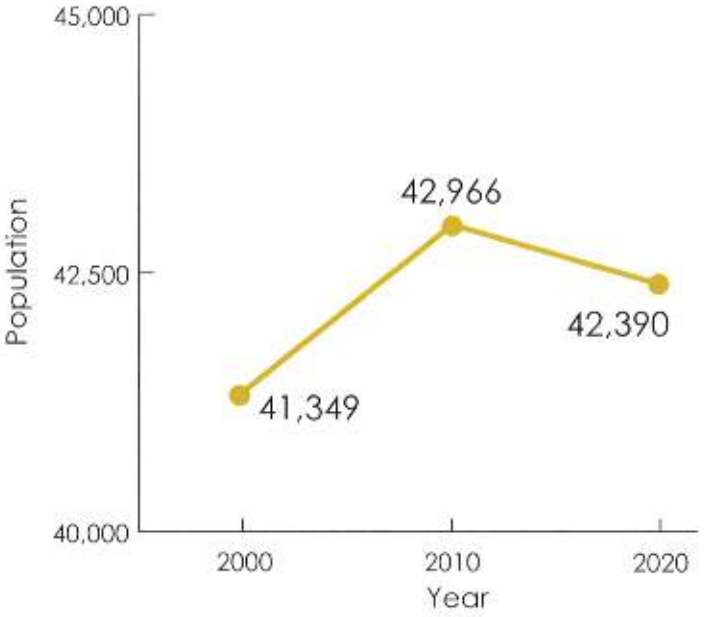
Greater Lancaster Planning Area

GL

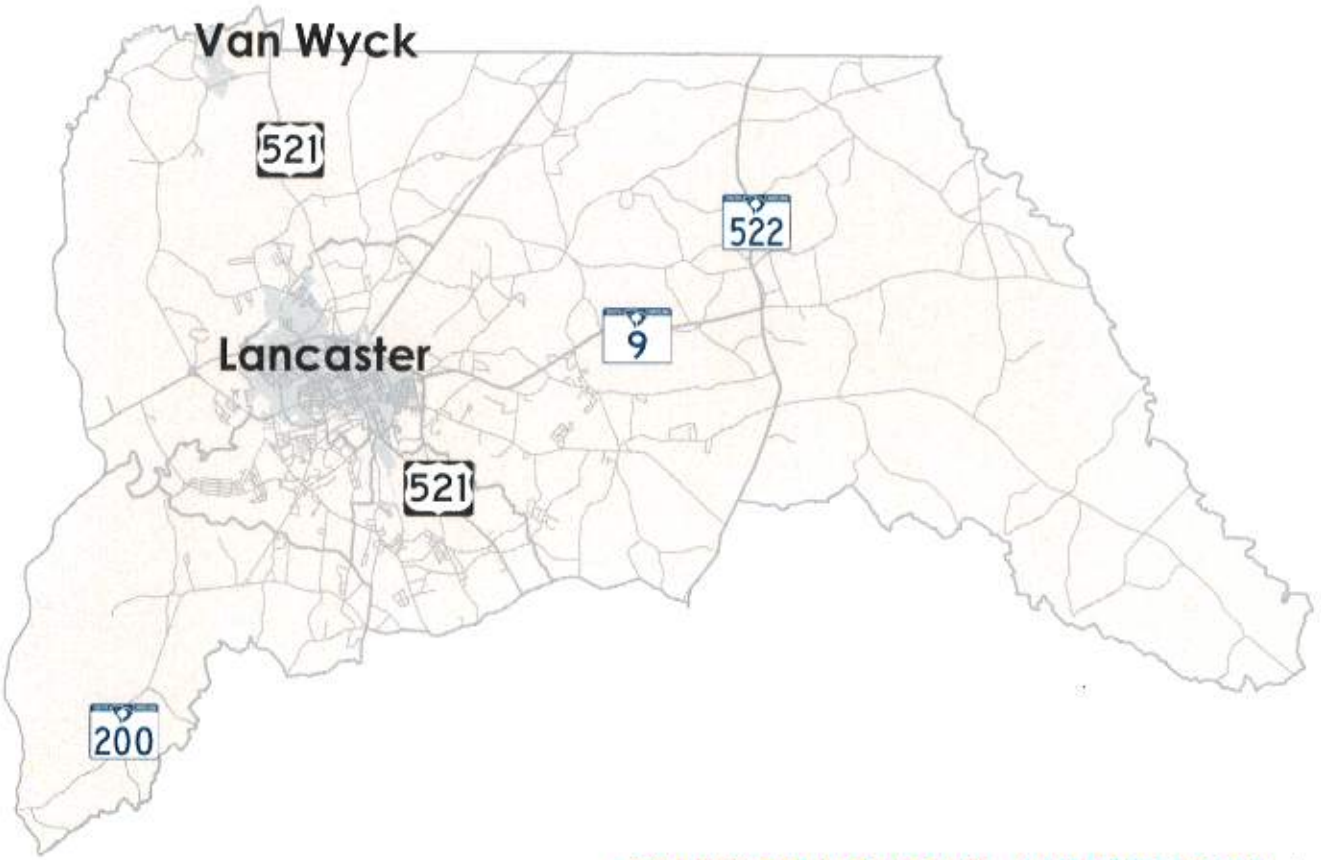
Lancaster 2040
COMPREHENSIVE PLAN

GREATER LANCASTER PLANNING AREA

With the City of Lancaster anchoring the Greater Lancaster Planning Area, there is a significant opportunity to take advantage of the urban infrastructure investments that were developed to support the City and its industries during times of greater prosperity. The presence of the seat of Lancaster County Government, the MUSC Lancaster hospital, numerous cultural institutions, the USC Lancaster campus, major commercial developments and a diverse employment base make the City and surrounding area attractive for new investment and revitalization. Although the area has seen only a small population increase since 2000, major development is now occurring north of the City at Roselyn while the Edgewater planned community, located southwest of the City, has the potential to bring thousands of new homes to the region in the coming years. The implementation strategies outlined for the planning area are intended to prepare the region to take advantage of shifting growth patterns as development returns to the area.



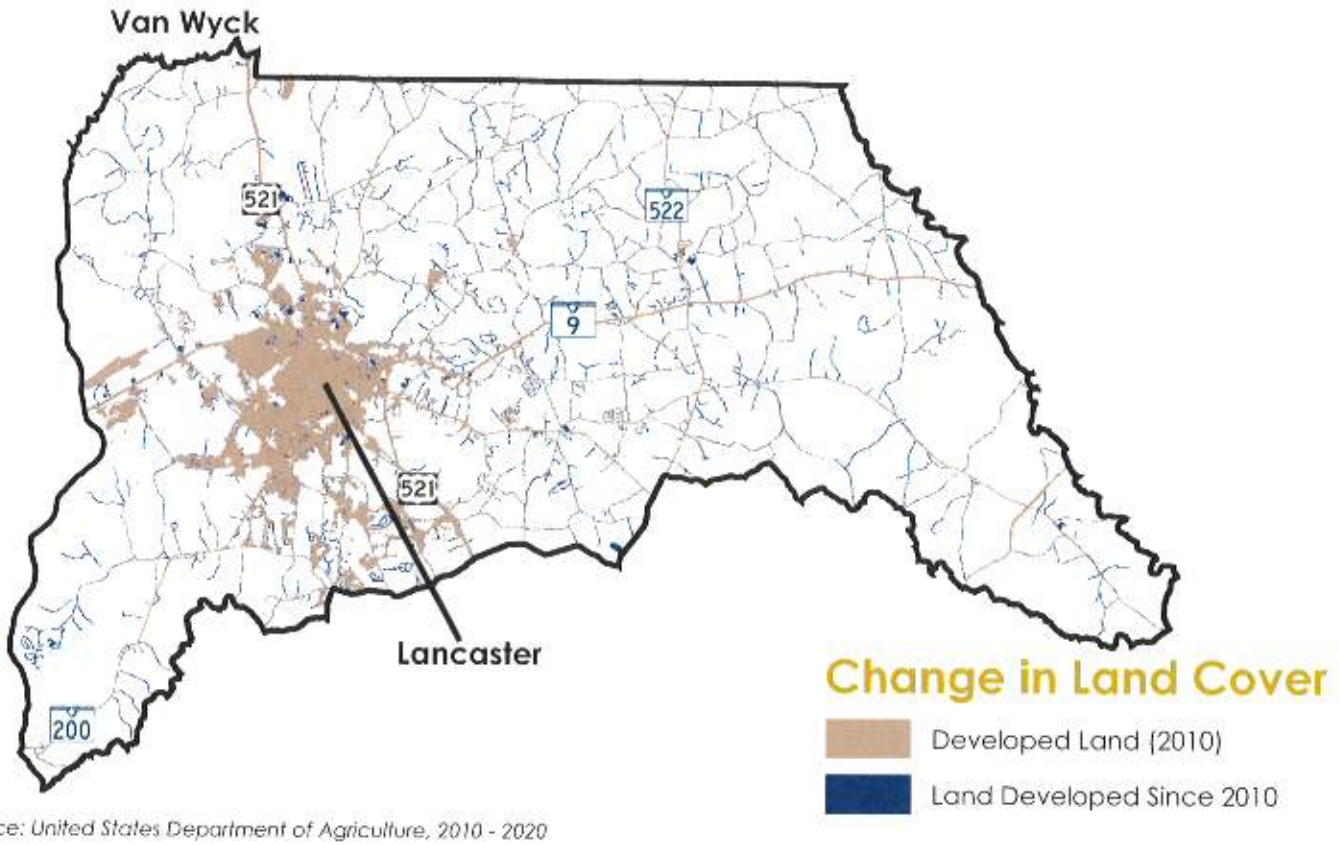
Source: United States Census, 2000 - 2020



GROWTH OPPORTUNITY

Though the Greater Lancaster region of the County has not experienced the amount of growth seen within the Panhandle, there has been an observed southward shift in growth pressure southward from the Panhandle toward Greater Lancaster. The City of Lancaster, which is also the County seat, has witnessed a notable increase in development interest in recent years, while unincorporated areas north of the City along the US 521 corridor have seen growing interest as well, as evidenced by the Roselyn planned development.

The Future Land Use Map for the Greater Lancaster Planning Area advocates for growth in the City's utility service area and surrounding areas as a deliberate strategy to help relieve pressure on the Panhandle while simultaneously bringing greater economic opportunity to the planning area as a whole via reinvestment in the City. The proposed economic development area along the Catawba River between Highway 9 and Highway 5 is also intended to provide additional employment opportunities close to home for residents of the City and surrounding area.



Source: United States Department of Agriculture, 2010 - 2020

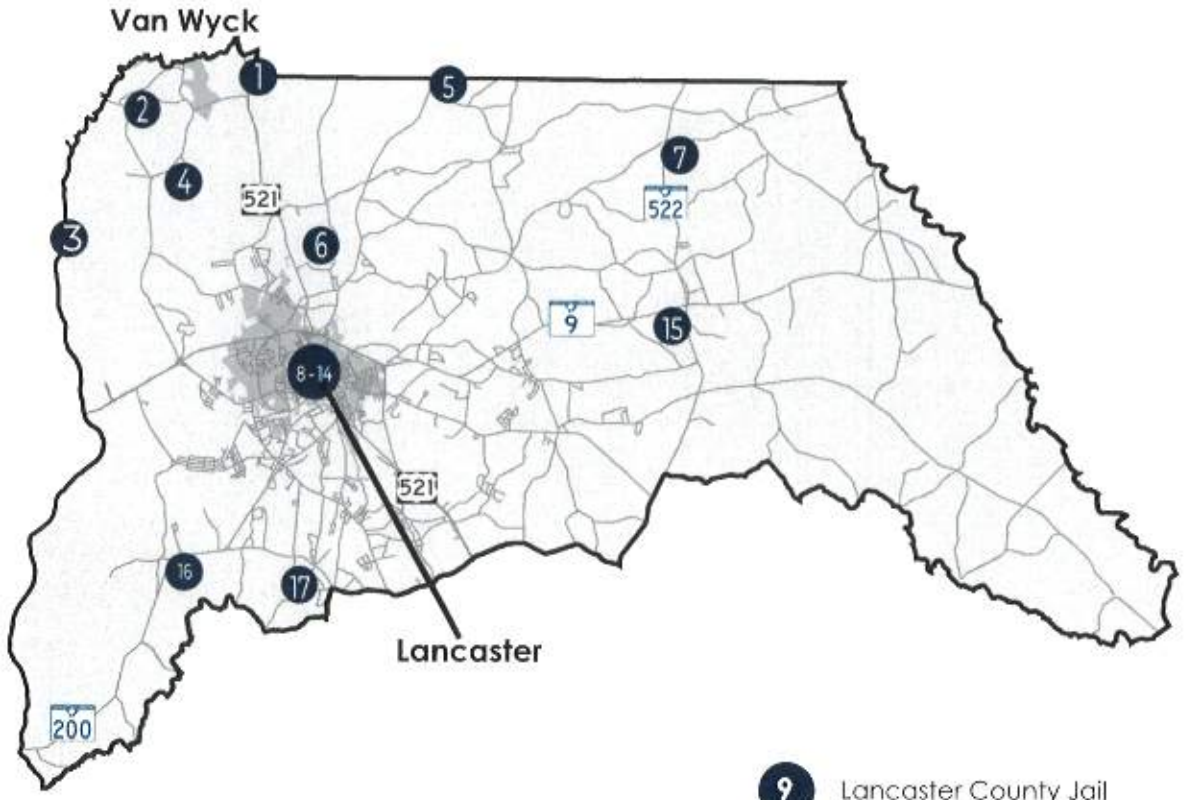
DOWNTOWN LANCASTER

Though outside of the County's jurisdiction, Downtown Lancaster is at the heart of the Greater Lancaster region. The City recently adopted a Downtown Revitalization Plan, which outlined steps to renew the historic downtown at the center of Lancaster County. While this is outside of the County's direct purview, the success of Downtown Lancaster, and the City as a whole, is beneficial to the County.

As a municipality and the County seat, the City of Lancaster is home to a historic downtown, a number of cultural and historic resources, and numerous parks and recreational amenities. The greenway system in this part of the County is well developed, with plans to eventually connect to the Panhandle and Southern Lancaster, and then to the greater region.

CULTURAL HERITAGE

There are seventeen historic sites and districts that are on the National Register of Historic Places in Greater Lancaster. Seven of these historic places are within the City of Lancaster, but the remainder are scattered throughout Greater Lancaster. These are labeled on the map below, and a detailed list is provided.



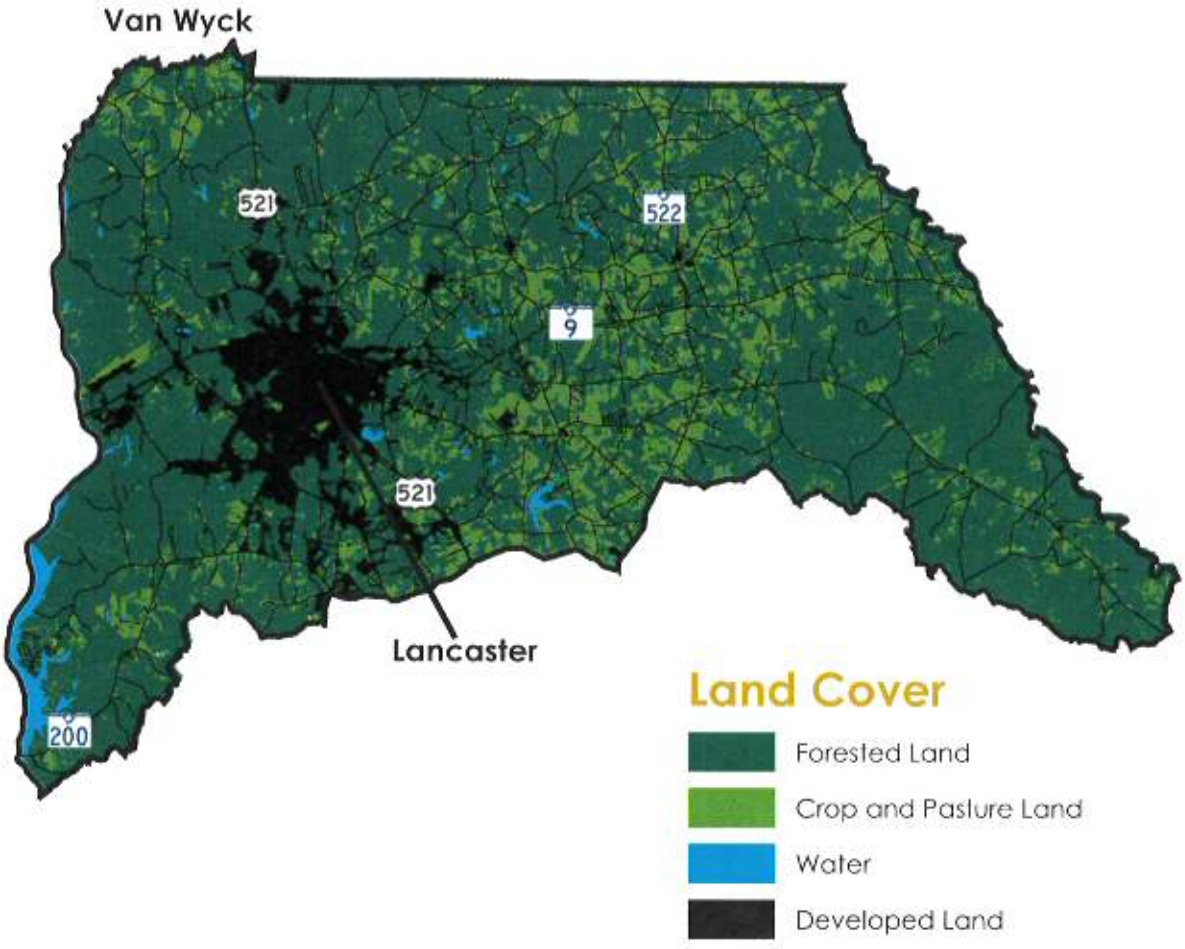
1. North Carolina - South Carolina Cornerstone
2. Cureton House
3. Landsford Canal
4. Waxhaw Presbyterian Church Cemetery
5. Thomas Walker Huey House
6. Craig House
7. William Harrison Sapp House
8. Lancaster County Courthouse
9. Lancaster County Jail
10. Leroy Springs House
11. Lancaster Presbyterian Church
12. Lancaster Downtown Historic District
13. Robert Barnwell Allison House
14. Lancaster Cotton Oil Company
15. Buford's Massacre Site
16. Wade-Beckham House
17. Perry-McIlwain-McDow House

Source: South Carolina Department of Archives and History, 2022

A DIVERSE LANDSCAPE

While the Panhandle is largely urbanizing, Greater Lancaster offers a very diverse set of communities. This area includes the City of Lancaster, with its historic downtown and urban amenities as mentioned on the previous page; a large rural area, including rural communities such as Buford; and significant forested land and other natural lands.

The map below displays a generalized version of the land cover data collected by the United States Department of Agriculture (USDA) in 2020. It aims to show the difference in major uses of land; notably forested land, crop and pasture land, water, and developed land. Here you can see that much of Greater Lancaster is either forested or agricultural land. The City of Lancaster and the immediately surrounding area is largely developed. There is also a noticeable amount of water in Greater Lancaster.



IMPLEMENTATION STRATEGIES

The implementation strategies in this section are specific to Greater Lancaster. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in Greater Lancaster is different than how they might be implemented in the Panhandle and Southern Lancaster.

GREATER LANCASTER AREA IMPLEMENTATION STRATEGIES

GL 1 - BALANCING GROWTH

The City of Lancaster and Lancaster County Water and Sewer District have agreed upon a utility service area where the City of Lancaster is expected to grow its boundary through the annexation of new development that can be served by the City's public infrastructure and urban services. These areas are identified as Municipal Growth Areas on the Future Land Use Map. Outside of the City and its potential growth areas, in the more rural areas of Greater Lancaster, develop should continue in a low density manner that preserves the rural heritage of these less developed areas.

Supporting Actions:

GL 1.1						
Coordinate with the City of Lancaster to help direct development to areas that are suitable for growth, meeting the County's vision for development occurring concurrently with public infrastructure and services.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

GL 1.2						
Maintain low density development patterns in the Rural areas identified on the Future Land Use Map in order to preserve the agricultural enterprises and maintain the rural lifestyle.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

GL 1.3						
Ensure that areas identified as Economic Development on the Future Land Use Map are appropriately zoned and have sufficient infrastructure in place to support industry.						
Growth	**Balance**	**Vibrance**	**Service**	Sustainability	**Prosperity**	**Mobility**

GL 1.4						
Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grant opportunities to help implement this goal.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	**Prosperity**	Mobility

GL 1.5						
Add a grant writing position to Development Services or Admin staff and direct them to research, seek, and secure grants to improve housing conditions.						
Growth	Balance	Vibrance	**Service**	Sustainability	**Prosperity**	Mobility

GL 1.6						
Investigate how to attract non-traditional housing developers to improve the stock of housing options in the Greater Lancaster area.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	**Prosperity**	Mobility

GL 1.7						
Create small area plans (SAPs) for areas between Lancaster and Highway 5 to capture the resident's vision for their growth areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	**Mobility**

GL2 - TRADITIONAL CENTER

The City of Lancaster is the heart of Lancaster County. While much of the development attention has shifted to the Panhandle, the core of the City remains the economic, social, cultural, and governmental center of Lancaster County. As the traditional center of the County, strategies to strengthen and revitalize the County's traditional center will help the overall economic outlook and future of the County.

Supporting Actions:

GL 2.1						
Participate in public private partnerships with the City and private entities in the development of cultural and entertainment venues and events that will support the needs of all County residents.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

GL 2.2						
Identify opportunities for the County Historical Commission to partner with the City of Lancaster to promote historic property renovation and market historic properties in downtown.						
Growth	**Balance**	**Vibrance**	**Service**	**Sustainability**	Prosperity	Mobility

GL 2.3						
Coordinate with the City of Lancaster on the implementation of Downtown Revitalization Plan. Identify and pursue County projects that can help boost ongoing revitalization efforts.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

GL 3 - ECONOMIC RENEWAL

While the County has had some success with industrial parks, the closing of the Springs Mill and the reduced productivity of agricultural production has had some negative impacts on the economic prosperity of residents in Greater Lancaster. Moving forward, the County should coordinate with the City of Lancaster and other communities in unincorporated portions of the County to ensure that residents have adequate access to education and employment within Lancaster County. The presence of the airport, existing industry, dense residential development, and the vacant Springs properties provide ample opportunity for the County to coordinate economic redevelopment in Greater Lancaster.

Supporting Actions:

GL 3.1						
Coordinate with the City of Lancaster to ensure that the area along the Catawba River identified for Economic Development is adequately prepared and marketed for economic development growth.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

GL 3.2						
Purchase land and develop speculative buildings to ensure that the industries which have expressed interest in locating in Lancaster County are able to do so easily. Coordinate with the I-77 Alliance, the Economic Development Commission, and others to ensure that prime development sites and buildings are adequately marketed.						
Growth	Balance	Vibrance	**Service**	**Sustainability**	**Prosperity**	Mobility

GL 3.3						
Coordinate with the City of Lancaster to ensure both the City and County Zoning Maps direct commercial development and employment generators toward the growth areas around the City.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	Prosperity	Mobility

GL 4 - CONNECTING DESTINATIONS

The City of Lancaster has the greatest density, combined with an urban fabric, which can more adequately support alternative transportation modes such as public transportation and pedestrian and bicycle facilities. Many of the downtown streets contain sidewalks and the completion of the Lindsay Pettus Greenway and the Carolina Thread Trail provide opportunities to connect numerous residential neighborhoods to the commercial, civic, recreational, and cultural facilities in Greater Lancaster. The 521 Bypass and Hwy-9 provide important connections to employment and the region through Interstate-77. The County should continue to promote the development of various transportation modes to connect across and beyond Greater Lancaster.

Supporting Actions:

GL 4.1

Prioritize the development of the Carolina Thread Trail (including the Lindsay Pettus Greenway). Coordinate with the City to codify requirements that right-of-way for these trails be donated with new development in the City and the County.

Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

GL 4.2

Coordinate with the City, the South Carolina Department of Transportation, USC Lancaster, and other entities to facilitate pedestrian connections between key destinations such as USC Lancaster's campus, downtown, the hospital, and major retail shopping areas.

Growth	Balance	**Vibrance**	**Service**	**Sustainability**	**Prosperity**	**Mobility**

GL 4.3

Partner with the City of Lancaster on key transportation projects to facilitate the advancement of more improvements by reducing the cost to both entities. Consider leveraging this partnership to increase the chances of receiving state and federal transportation funds.

Growth	Balance	Vibrance	**Service**	**Sustainability**	Prosperity	**Mobility**

GL 4.4

Develop corridor plan for SC Highway 5 and SC Highway 9.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	**Mobility**

GREATER LANCASTER FUTURE LAND USE MAP

The intention of the Future Land Use Map in Greater Lancaster is to facilitate significant growth in and around the City of Lancaster while continuing to promote the protection of rural and agricultural lands on the eastern side of Greater Lancaster. Development has already begun spreading south from the Panhandle into Greater Lancaster, and the intention is to ensure this continues in locations where it can be supported by adequate services and infrastructure.

Everything east of Rocky River Road is designated for Agriculture and Timber uses. This future land use category is intended to preserve land for farming and forestry, restricting major subdivisions, and requiring lots to remain at least five acres in size. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses should be permitted supporting uses. A few scattered Conservation areas designate land which is owned by public agencies, non-profits, and others that is in use for conservation purposes. Large contiguous tracts of permanently protected conservation land, such as the 40 Acre Rock Heritage Preserve on the southeastern edge of Greater Lancaster, is also identified as Conservation.

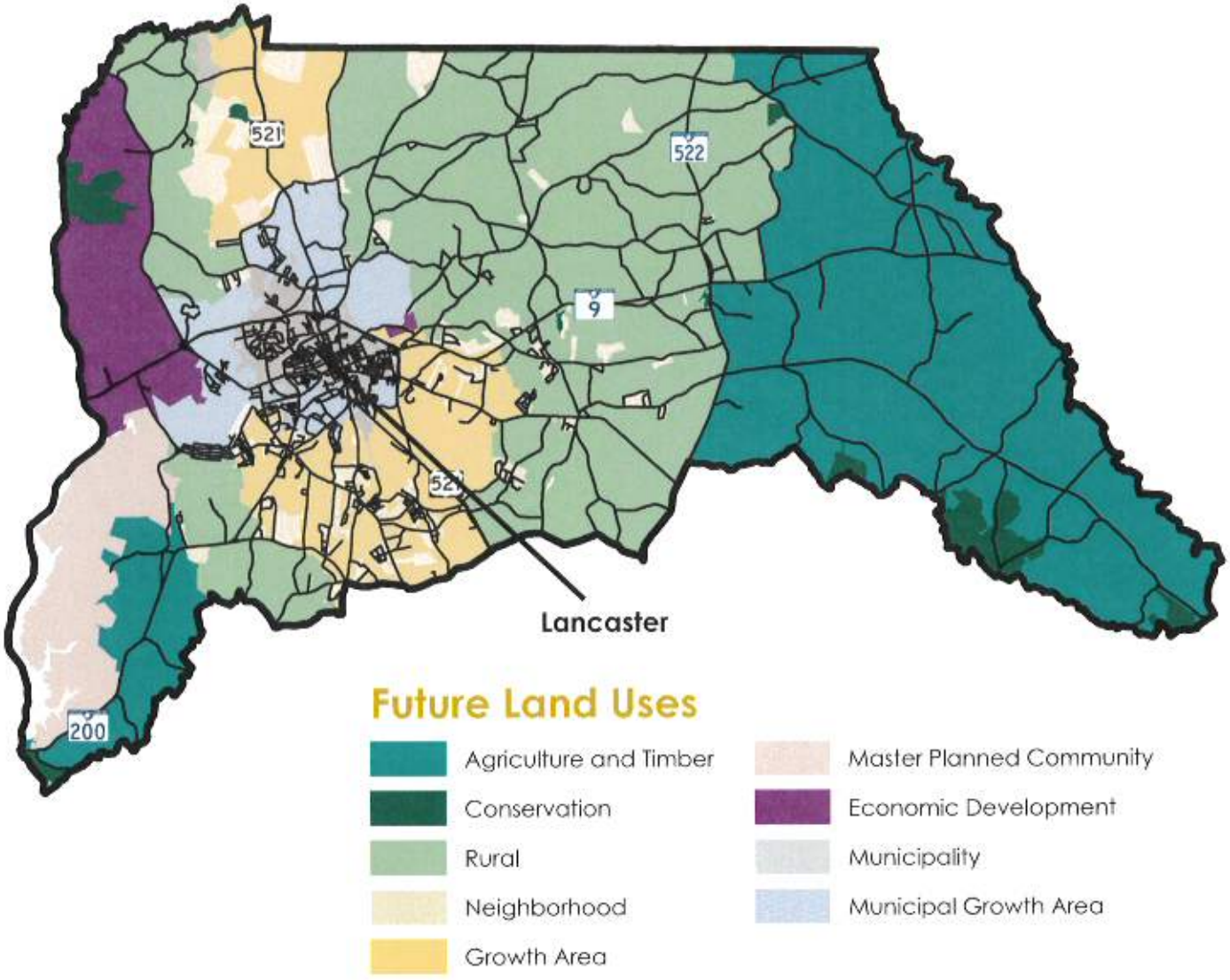
Much of the land between the City of Lancaster, future growth areas, and agricultural areas are designated as Rural on the Future Land Use Map. These areas generally lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. Low density residential development, agriculture, and crossroads commercial uses should all be permitted in Rural areas as long as they maintain the rural character of the area.

Existing and in-progress residential development is shown as Neighborhoods on the Future Land Use Map. In rural areas, this designation is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve their character by directing incompatible uses away from formal neighborhoods. Growth Areas are assigned to areas along US-521 between the Panhandle and the City of Lancaster, as well as to a large area south of the City. This is where suburban scale residential growth should occur based on the availability of supportive infrastructure and land. Supportive commercial development should also occur at major crossroads and along arterial streets and thoroughfares.

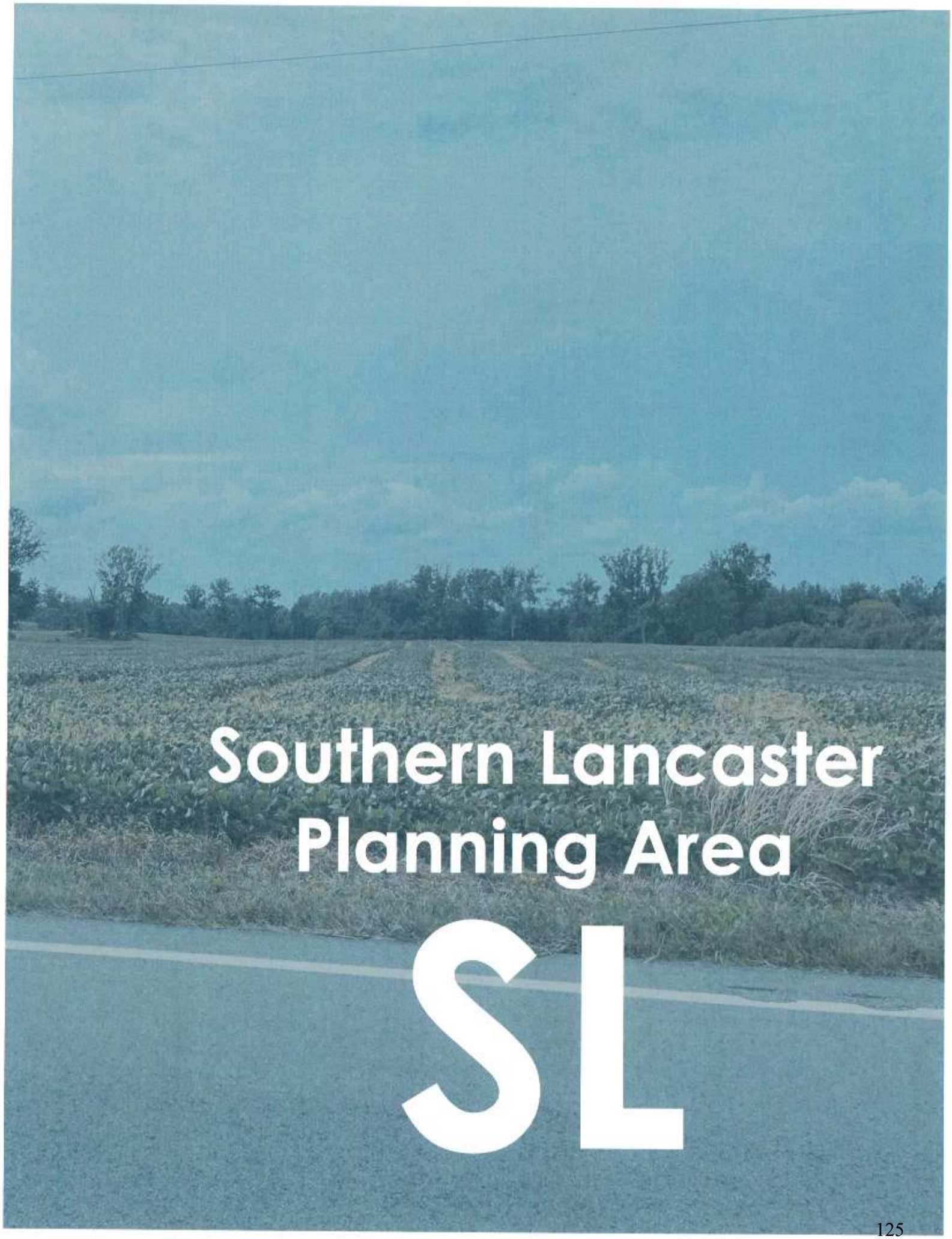
Edgewater is the only Master Planned Community in Greater Lancaster. This area has approximately 8,000 approved dwelling units which were entitled under a Planned Development District zoning designation. The size of this planned community, encompassing nearly 2% of the County's entire land area, is equivalent to a large town or small city, and it is expected to have a significant impact on the western portions of Greater Lancaster, as well as the City of Lancaster once completed.

The Economic Development areas are intended to protect major industrial development and provide economic development opportunities. The largest economic development area is along the Catawba River, between SC-9 and SC-5, west of the City. This area should have less competition for housing; is located within and around existing industrial uses, including the airport and an air an rail served business park; and may provide needed employment for residents of the City of Lancaster.

The City of Lancaster is designated as a Municipality on the Future Land Use Map as it is not subject to the County's zoning and land use regulations, or the Future Land Use Map. The Municipal Influence Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Future Land Use Map intends to direct growth to the Municipality and the Municipal Growth Area through annexation requirements and other coordination.



Lancaster 2040
COMPREHENSIVE PLAN

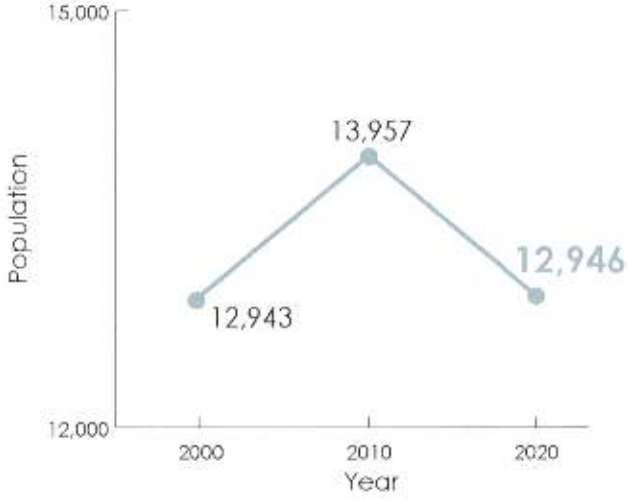

Southern Lancaster
Planning Area
SL

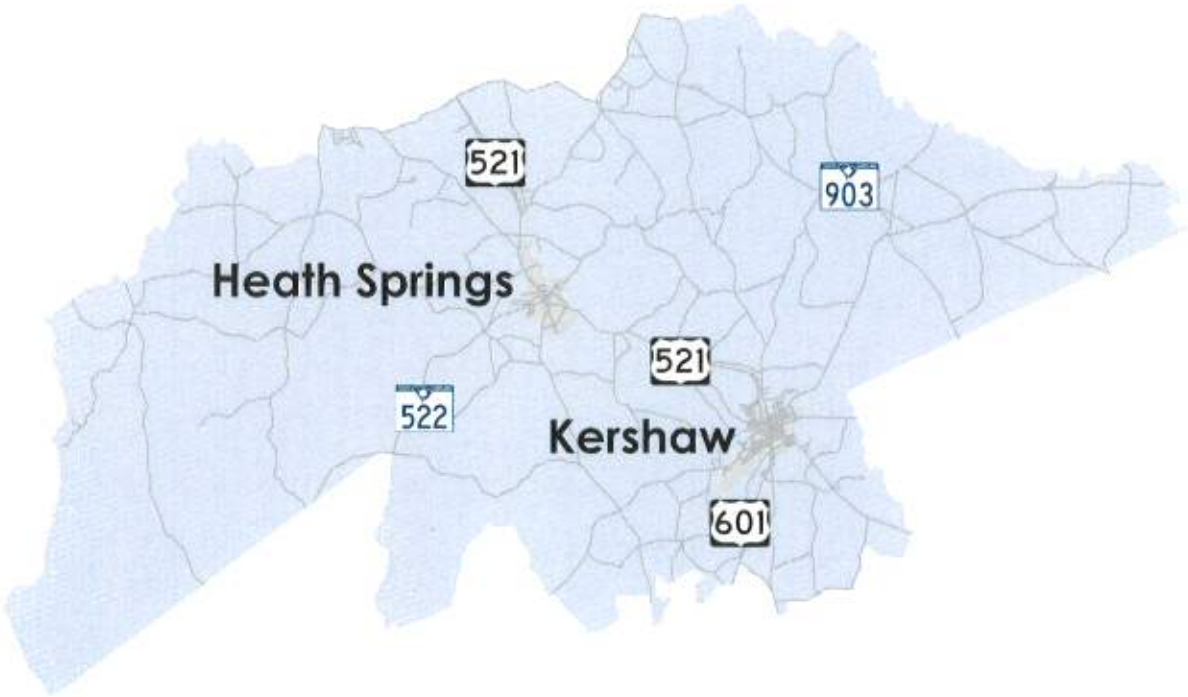
Lancaster 2040
COMPREHENSIVE PLAN

SOUTHERN LANCASTER PLANNING AREA

The Southern Lancaster Planning Area is the most rural of the three geographic regions of the County. Its relative distance from Charlotte and the I-77 corridor has isolated it from the growth pressures that have been observed, or are emerging, in the northern parts of the County, Outside of the towns of Kershaw and Heath Springs, the Southern Planning Area is characterized primarily by large tracts of forestland and scattered rural residences. The most notable exception to this is the recently redeveloped and expanded Haile Gold Mine, which has provided a boost to the local economy through increased employment opportunities in the region.

In pursuing the implementation of the County's vision for the future, those strategies aligned with the Southern Planning Area are focused on renewing interest in growth, particularly in Kershaw and Heath Springs, supporting economic opportunities for rural residents, and ensuring that the region receives equitable and proportional investment in infrastructure and services in the face of growth in the more urbanized regions of the County.

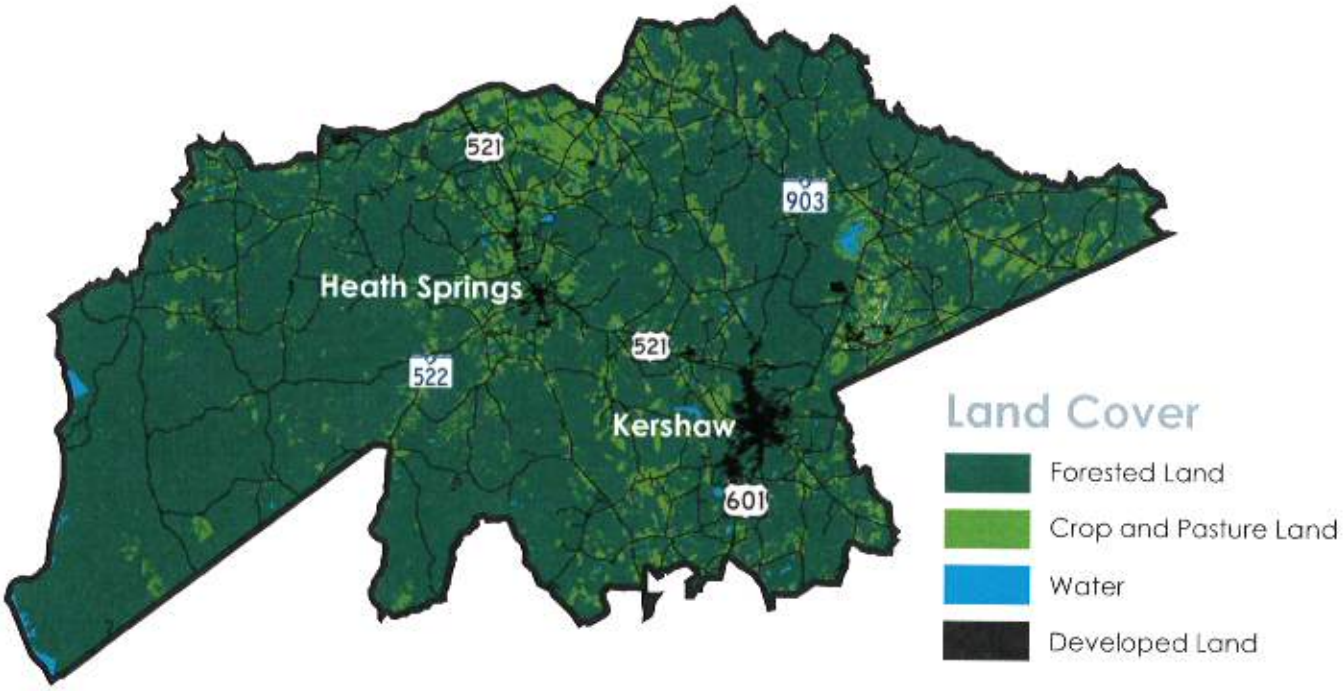




FORESTS AND FARMS

According to the United States Department of Agriculture's National Agricultural Statistics Service (NASS), Lancaster County lost approximately 20% of its farmland in the five years between 2002 and 2007. While much of this has occurred in the Panhandle, it has had an impact on the remaining rural lands in Southern Lancaster as well. The 2017 NASS remains the best source of agricultural data and trends available, as the 2022 survey is currently underway. While farmland acreage seems to be relatively stable, the actual number of farms is decreasing. Lancaster County's overall farming operations center on livestock and poultry production, ranking the County 15th overall in the State in this category. Thirty-six farms were in poultry and egg production in 2017, with sales valued in excess of $50 million annually. However, local information indicates that several producers have stopped operations since the 2017 census.

COUNTYWIDE - NATIONAL AGRICULTURAL STATISTICS SERVICE DATA					
TOTAL	ACRES IN FARMLAND	TOTAL # OF FARMS	# OF FULL TIME FARMERS	AVERAGE FARM SIZE (AC)	AVERAGE ANNUAL CROP SALES
2002	81,468	637	307	128	$44,050,000
2007	65,210	573	219	114	$65,692,000
2012	65,079	577	272	113	$74,514,000
2017	63,084	534	279	118	$53,597,000

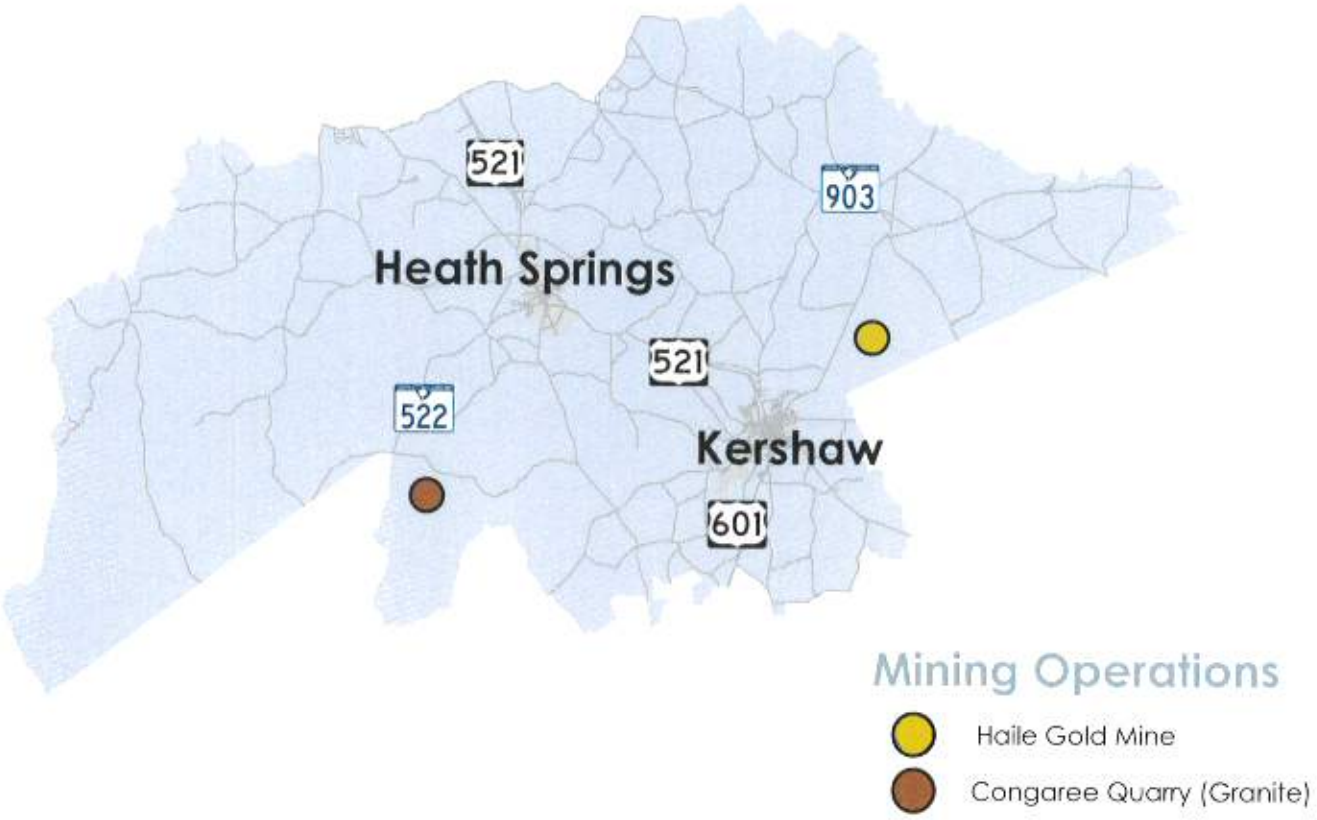


MINERAL WEALTH

As described in the Natural Resources Element, Lancaster County falls within the Carolina Slate Belt, and historically, Lancaster and Chesterfield counties have been the most productive counties in terms of gold mining. The County is also home to other minerals and valuable materials, including sand and granite.

The South Carolina Department of Health and Environmental Control (SCDHEC) monitors the state of active mines throughout South Carolina. According to SCDHEC, there are currently three mines within the County; two of which are in Southern Lancaster, as shown below. Congaree Quarry, which is located just off Sate Road S-29-763 on the southwestern edge of Southern Lancaster is a granite mine operated by Georgia Stone Industries.

The more well-known mine, on the southeastern edge of Southern Lancaster, is Haile Gold Mine. Based on a study conducted by the University of South Carolina Darla Moore School of Business, Haile Gold Mine has an $87 million impact on Lancaster County, with $3.7 billion in anticipated impacts to South Carolina through 2032. In 2021, Haile Gold Mine produced about 190,000 ounces of gold.



The Haile Gold Mine is currently anticipated to remain open until 2035. It is possible that this date could change, as new opportunities to extend the life of the mine arise regularly. However, as part of the eventual mine closure, the site would be reclaimed and a transition period would occur in which the mine operators, OceanaGold Corporation, determine the future use of the site. Though this decision has not yet been determined, potential future uses of the mine include wildlife, recreation, or alternative energy production (solar, wind, etc.).

When the mine is eventually closed (potentially at or beyond the horizon of this Plan), it will adhere to the reclamation standards outlined in the South Carolina Mining Act, which was passed to ensure all mined lands would be returned to some useful purpose and for the protection of people and the environment. These standards must be met by all mines in the State of South Carolina.

SMALL TOWN LIVING

Southern Lancaster is home to two small Towns: Heath Springs and Kershaw. According to the most recent American Community Survey, the Town of Heath Springs has less than 800 residents and Kershaw is home to more than 2,000 residents.

Heath Springs was incorporated in 1890, named after the natural springs in the area. The Town has witnessed almost no population growth in its 1.6 mile jurisdiction since 2010, though the population has ebbed and flowed, reaching as high as 873 residents in 2014. The incorporated Town has a Council form of government and day-to-day operations are managed by the Town Clerk and supervised by the Town Administrator. Given its small size, the Town contracts a number of services through Lancaster County, including law enforcement, development review, and recreation.

Kershaw was incorporated in 1888 and is largely influenced by its proximity to the Haile Gold Mine. The Town has grown by more than 400 residents since 2010, though it too has witnessed an ebb and flow of population, growing to 2,375 residents in 2017 and then losing population shortly after. Similar to Heath Springs, Kershaw has a government separate from the County but does rely on the County for a number of services.

DOWNTOWN HEATH SPRINGS - HISTORIC GAS STATION

Both Heath Springs and Kershaw provide their own water and sewer utilities, separate from Lancaster County Water and Sewer District. This has helped to spur some annexation and development around the Towns in recent year. Given the presence of the mines and other large agricultural industries, such as the SMC Global Industrial Services Division, there does appear to be a need for additional, new housing development at an affordable price. There is a limited amount of retail in this portion of the County and residents of these communities tend to access commercial needs from either of two larger cities within a half hour drive - Lancaster or Camden. This portion of the County also benefits from its close proximity (about one hour drive) to the City of Columbia.

HISTORIC KERSHAW TRAIN DEPOT - CURRENTLY OCEANA GOLD OFFICES

IMPLEMENTATION STRATEGIES

The implementation strategies in this section are specific to Southern Lancaster. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in Southern Lancaster is different than how they might be implemented in other parts of the County.

SOUTHERN LANCASTER AREA IMPLEMENTATION STRATEGIES

SL 1 - FACILITATING GROWTH

The most rural, agricultural, and wide-open spaces of the County are located in Southern Lancaster. A significant concentration of large parcels are located in this region and many agricultural industries require separation. The rural heritage of Southern Lancaster means that many people live far apart from each other, on large lots. Utility provision is also most limited in Southern Lancaster. Thus, development in this portion of the County should be focused around the municipalities of Heath Springs and Kershaw, where public infrastructure and services are more readily available.

Supporting Actions:

SL 1.1						
Coordinate with the municipalities to direct development, particularly in the form of residential subdivisions, towards the designated Municipal Growth Areas around Heath Springs and Kershaw.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

SL 1.2						
Educate owners of agricultural properties and timberland on the opportunities and benefits of land conservation, agritourism, outdoor recreation, and other options that will help to preserve the rural landscape.						
Growth	**Balance**	Vibrance	Service	**Sustainability**	**Prosperity**	Mobility

SL 1.3						
Review the County's Zoning Map to ensure that properties adjacent to the Haile Gold Mine and the Congaree Quarry restrict uses which are not compatible with such noxious uses.						
Growth	**Balance**	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 1.4						
Coordinate with Heath Springs and Kershaw to ensure that water and wastewater systems can adequately support development in the Municipal Growth Areas and work to determine a strategy for the future development of these areas.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

SL2 - SUPPORTING RURAL COMMUNITIES

In Southern Lancaster, the primary form of economic development is agricultural production and other extractive industries. There are also commercial enterprises within the Towns of Kershaw and Heath Springs, and the County owns the Heath Springs Industrial Park, which is located just off US-521. While preserving the rural character of Southern Lancaster, the County should support opportunities to enhance economic, cultural, and recreational opportunities in this portion of the County, particularly in the municipalities.

Supporting Actions:

SL 2.1						
Coordinate with the South Carolina Department of Transportation and Catawba COG to prioritize funding for improvements to infrastructure which supports existing industry in Southern Lancaster, such as the bridge which serves SMC Global Industrial Services Division just north of Kershaw, as well as subdivision access roads.						
Growth	**Balance**	Vibrance	**Service**	Sustainability	**Prosperity**	Mobility

SL 2.2						
Examine opportunities to strengthen partnerships between the towns of Kershaw and Heath Springs, particularly as it relates to economic development recruitment and the provision of recreational facilities.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	**Prosperity**	Mobility

SL 2.3						
Require the dedication of right-of-way for the Carolina Thread Trail when new development is proposed in Southern Lancaster. Ensure similar requirements are adopted by the towns of Kershaw and Heath Springs.						
Growth	**Balance**	**Vibrance**	Service	**Sustainability**	Prosperity	**Mobility**

SL 2.4						
Dedicate resources from the Lancaster County EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster.						
Growth	**Balance**	**Vibrance**	Service	Sustainability	**Prosperity**	Mobility

SL 3 - EQUITABLE SERVICES

Rural communities such as Southern Lancaster have different kinds of service provision struggles, many of which revolve around a population which is spaced out across a great area and limited resources to move across the region. In Southern Lancaster, the schools generally have ample capacity and there are limited traffic concerns. However, the distance to necessary services like health care, employment, and commercial goods is much further than in other

portions of the County. In homes with limited access to private vehicles, getting to and from these places can be increasingly difficult. As growth continues to put strains on the more urban portions of the region, the County should ensure that the service needs of its rural communities are also being met.

Supporting Actions:

SL 3.1						
Examine health care and social service needs which may not be met. Coordinate with the municipalities to ensure that adequate access to these services is available to residents.						
Growth	Balance	**Vibrance**	**Service**	Sustainability	**Prosperity**	Mobility

SL 3.2						
Coordinate with Heath Springs and Kershaw to ensure that water and wastewater systems can adequately support development in the Municipal Growth Areas and work to determine a strategy for the future development of these areas.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

SL 3.3						
Initiate regular check-in meetings with the municipalities to ensure that the County is providing adequate services in this region of the County.						
Growth	**Balance**	Vibrance	**Service**	**Sustainability**	Prosperity	Mobility

SOUTHERN LANCASTER FUTURE LAND USE MAP

In Southern Lancaster, the Future Land Use Map directs much of the area to remain similar to as it is today. As this includes the most rural and lowest populated areas of the County, it is important to maintain these rural qualities, continue to support the agricultural activity which is active here, and protect the small towns which are the major centers of Southern Lancaster.

The largest portion of Southern Lancaster is designated for agricultural and timber uses in the coming years. To preserve this land, the use of the major subdivision process for residential development should not be allowed and the minimum lot size should be five acres. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses.

Conservation areas include land owned by public agencies, non-profits, and others that is used for conservation purposes. A few large continuous tracts of permanently protected conservation land (like the 40 Acre Rock Heritage Preserve on the northeastern edge of the area) are also designated as Conservation on the Future Land Use Map.

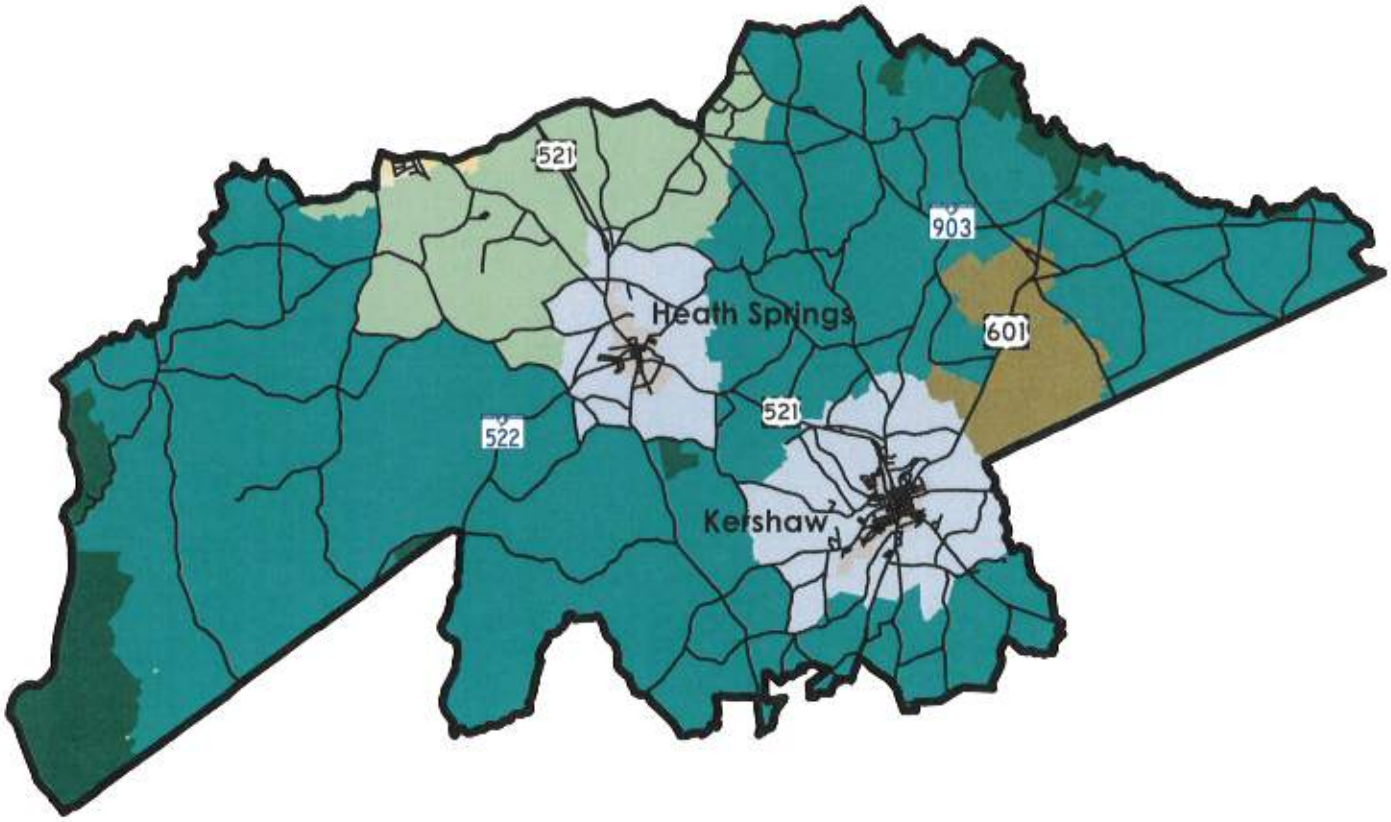
The areas between Greater Lancaster and Heath Springs are designated for Rural uses, which should permit a mixture of low density residential uses, agricultural activities, and supporting commercial and civic enterprises. Major subdivisions should be allowed in Rural areas, so long as minimum lot sizes are three acres. Minor subdivisions should have a one acre minimum lot size and all development in these areas should maintain its rural character.

A small Neighborhood and Growth Area that is primarily in Greater Lancaster does appear on the northern edge of the Southern Lancaster Future Land Use Map.

The area encompassed by Haile Gold Mine is designated for Mining purposes in the coming years. As mentioned earlier, it is likely that this property will eventually change uses, but not until the end of this Plan's horizon. The other mine in Southern Lancaster is not designated as Mining on the Future Land Use Map, as it is not as intensive in scale or extraction as the gold mine. The County should limit incompatible development in close proximity to Mining areas.

The municipalities of Heath Springs and Kershaw are designated as Municipality on the Future Land Use Map. These areas are not subject to the zoning and land use regulations of Lancaster County and are further thus excluded from the Future Land Use Map recommendations. The towns of Heath Springs and Kershaw have separate zoning ordinances which are each administered by Lancaster County.

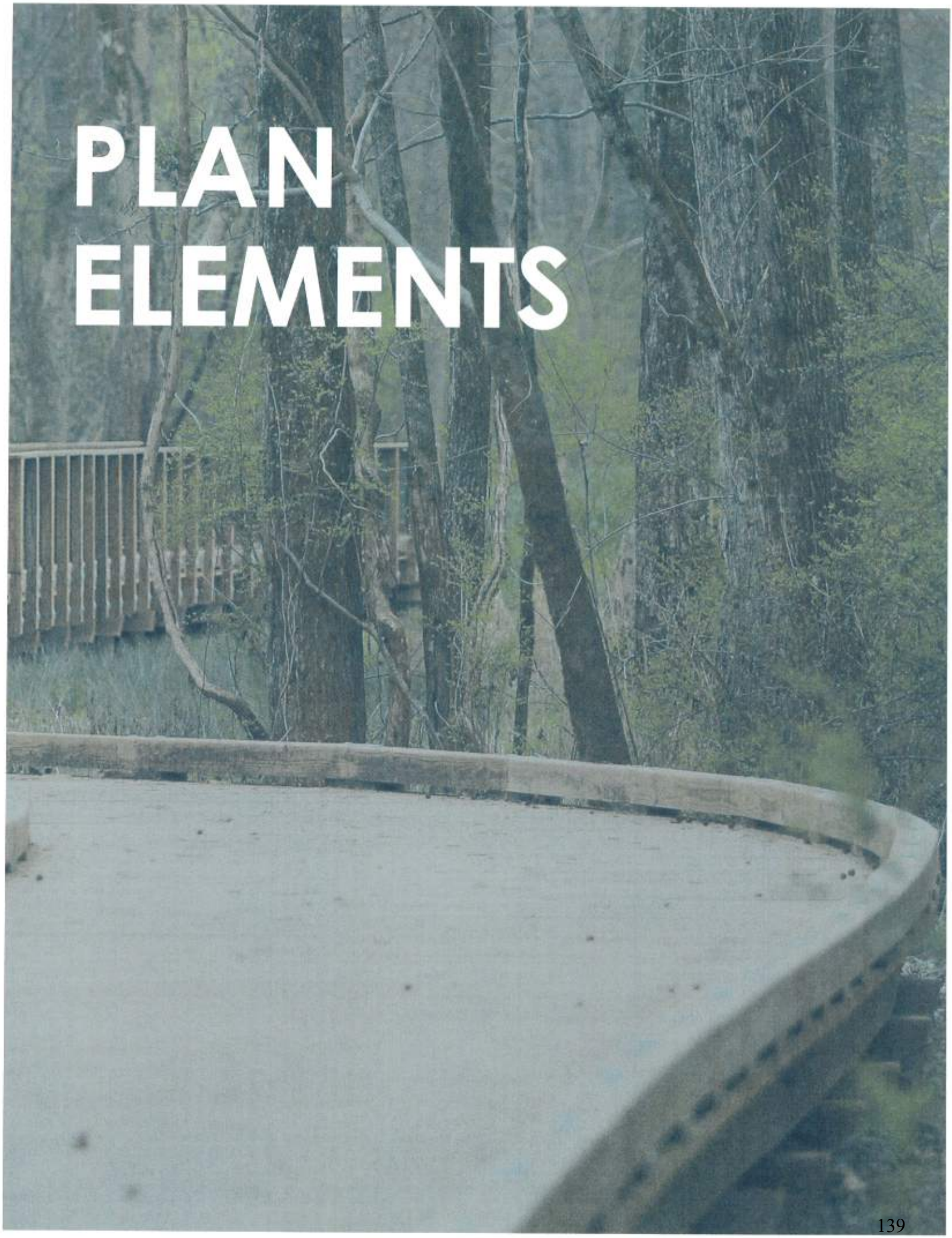
Significant areas around both of the towns in Southern Lancaster are identified as Municipal Growth Areas on the Future Land Use Maps. As both towns have wastewater collection systems, they utilize this utility to pursue annexation. The areas designated as Municipal Growth Area are informal, designating areas in which urban growth is possible due to the presence of utilities. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate, and to work with the municipalities to review development proposals in these areas in the future. The County should ensure that any development that may end up in municipalities in the future is compatible with those municipalities' regulations.



Future Land Uses

- Agriculture and Timber
- Conservation
- Rural
- Neighborhood
- Growth Area
- Mining
- Municipality
- Municipal Growth Area

Lancaster 2040
COMPREHENSIVE PLAN


PLAN
ELEMENTS

Lancaster 2040
COMPREHENSIVE PLAN

INTRODUCTION

The Lancaster County 2040 Comprehensive Plan is unique in its evaluation of the County by three sub-regions: The Panhandle, Greater Lancaster, and Southern Lancaster. The Plan includes sections on the introduction, the planning process, implementation of the plan, and key trends associated with these three geographies, as well as the County as a whole (plan elements). To develop this Plan, extensive background research and analysis was conducted for each individual region, as well as for the County as a whole. A separate document, titled "Baseline Review" provides extensive knowledge on each sub-region of the County.

The State of South Carolina, through its Planning Enabling Act, requires that local governments prepare and update "...those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction." While the Plan present highlights from this extensive analysis, this appendix provides the full planning elements, as required by the State of South Carolina. The ten required elements include:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- Resiliency

Generally, the demographic and economic data presented here is from the United States Census Bureau. 2020 housing and population counts are sourced from the 2020 United States Census, while much of the remaining demographic and economic data is pulled from the 2019 American Community Survey. Additional sources used throughout the document include Lancaster County, the North Carolina Department of Transportation (NCDOT), the United States Geological Survey (USGS), the Federal Emergency Management Agency (FEMA), and other state and federal resources.

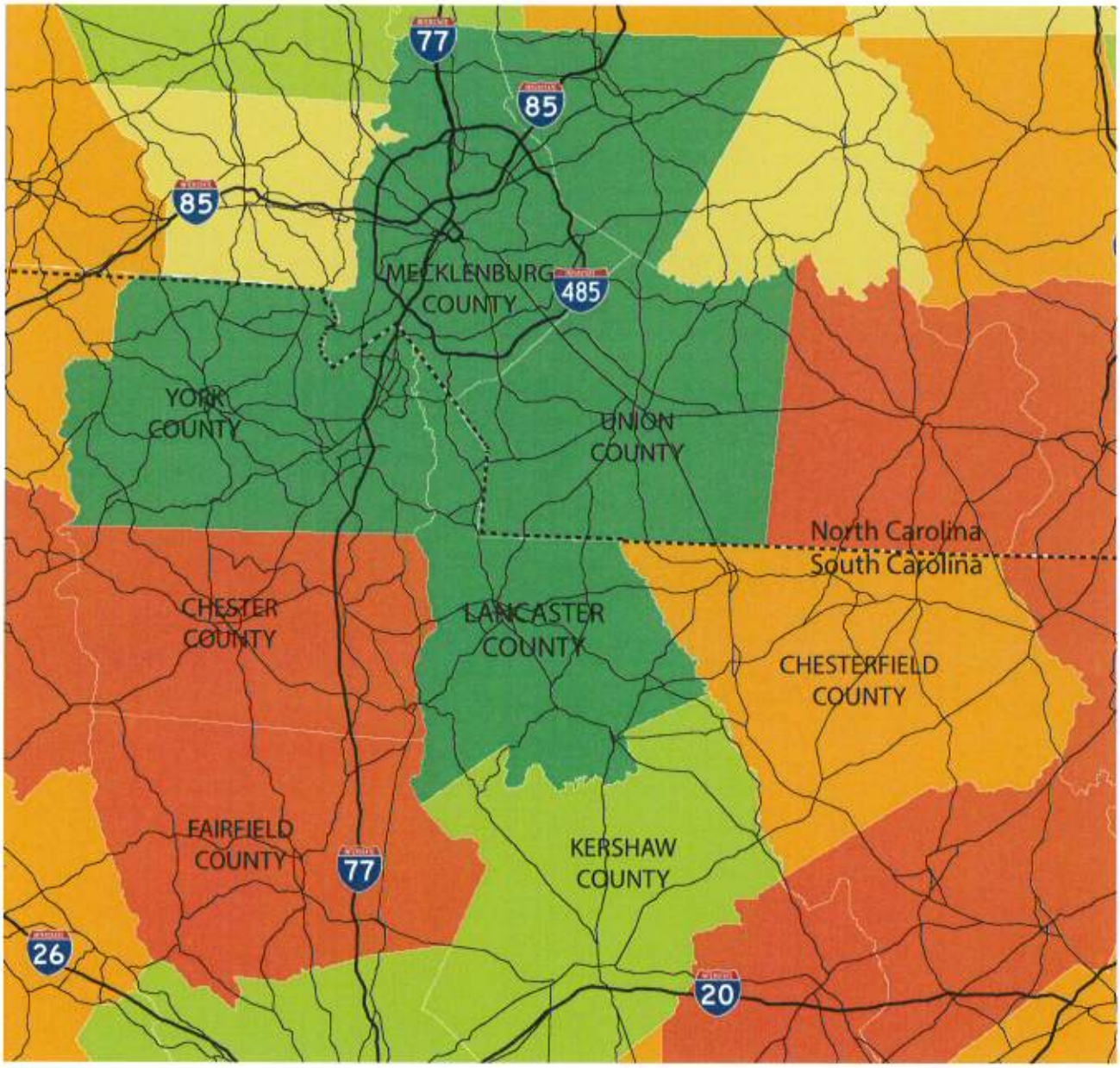
All data presented here is reflective of the most recent data attainable at the time of writing. Certain impacts of the COVID-19 pandemic, such as changes in transportation, location of employment, and similar statistics have been considered. For instance, the South Carolina Department of Transportation (SCDOT) did produce traffic count data in 2020. However, as these numbers were slightly lower than the 2019 traffic counts (reduced by the work-from-home impacts of the pandemic), the 2019 traffic counts were used in an effort to examine the more likely future traffic trends in the County. Note that this data is specific to the entirety of Lancaster County, including all of the municipalities within it.

POPULATION

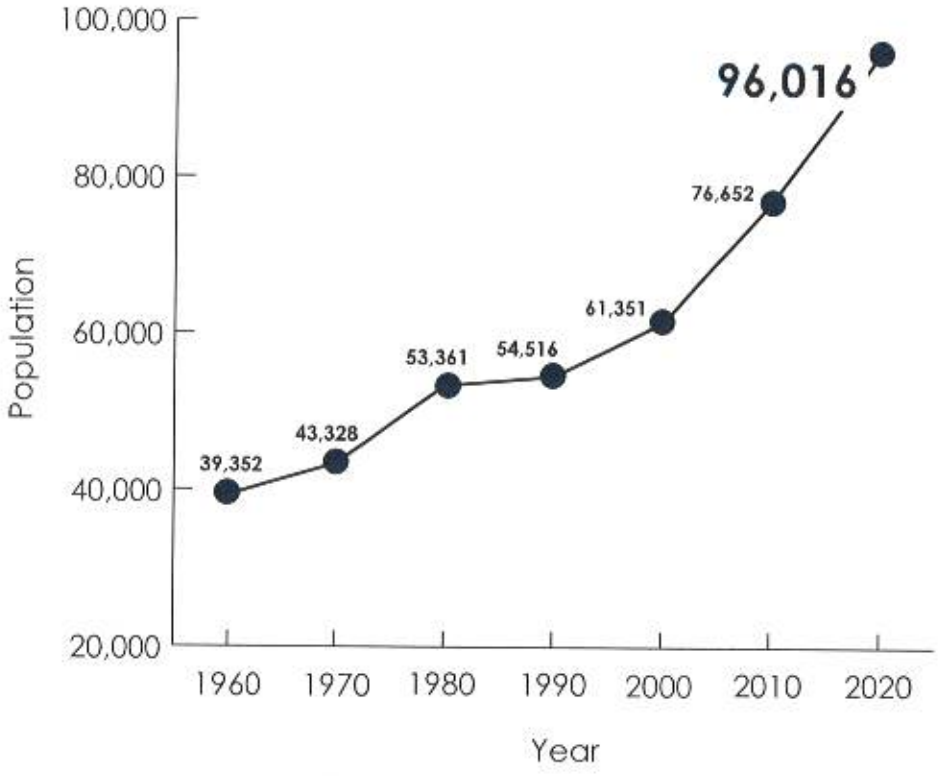
The Population Element considers historic trends and population projections, household numbers and sizes, educational levels, and other factors which describe the population of Lancaster County. Lancaster is on the southern edge of Mecklenburg County and is the last in a line of counties which experience growth pressures related to the City of Charlotte's metro region. As shown below, the County has experienced significant growth over the last twenty years but is the only county where the majority of the growth is occurring in unincorporated areas.

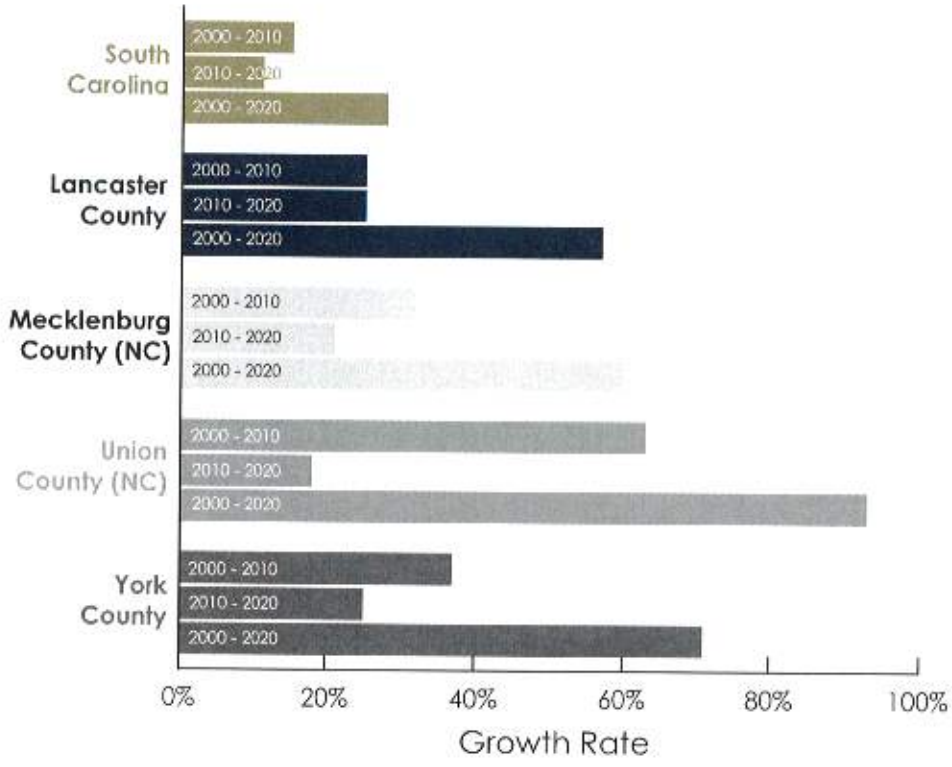
County Growth Rate 2000-20

- Lost Population
- 0 - 10% Growth Rate
- 10 - 25% Growth Rate
- 25 - 60% Growth Rate
- 60% or Greater Growth



Historic Population



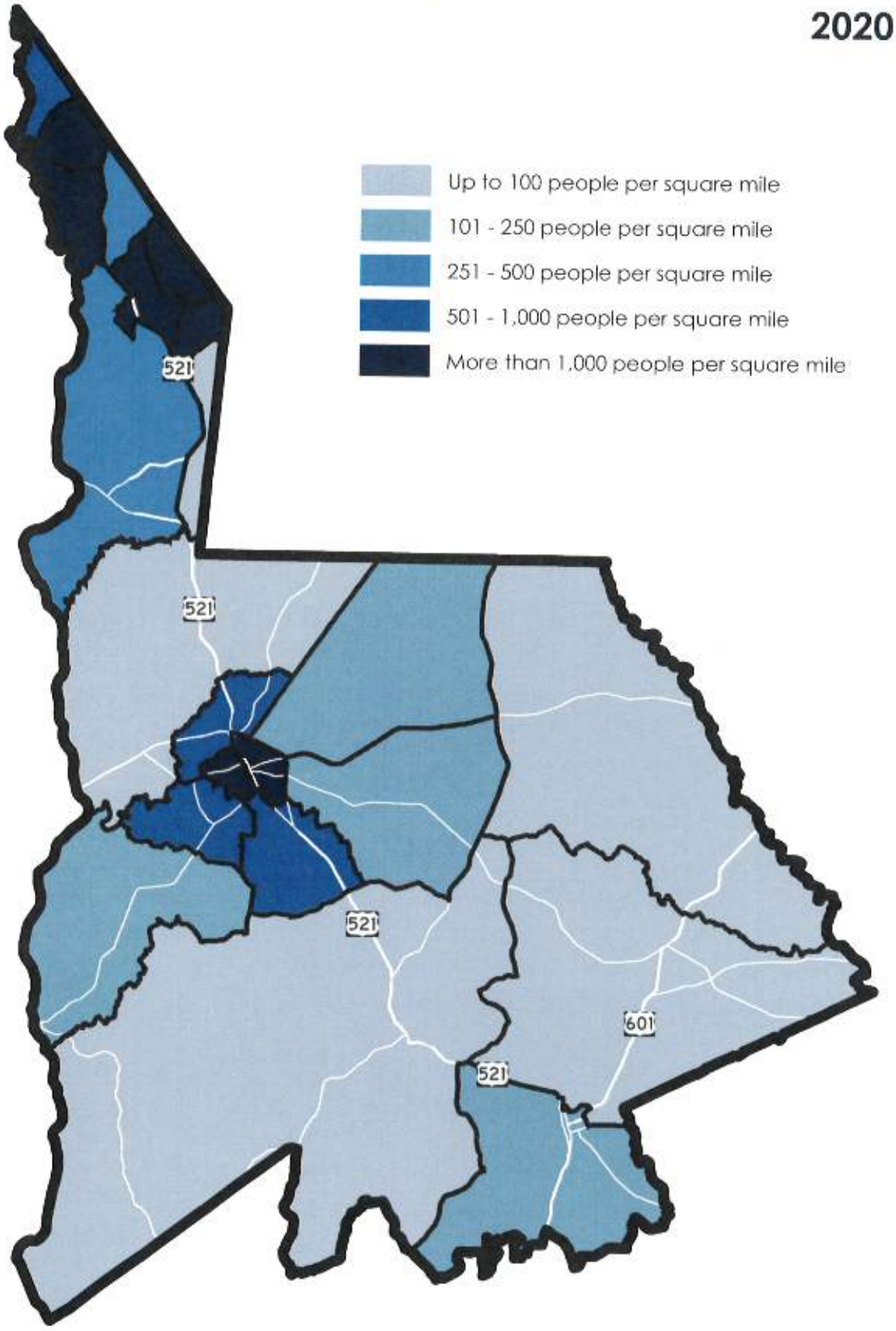


Lancaster County has grown substantially over the past decades, almost tripling its population between 1960 and 2020. The greatest rate of growth has occurred in the past decade, when the number of people in the County grew by almost 20,000. This rate of growth is much higher than the State's, though it is comparable to much of the region. Between 2000 and 2020, Lancaster County grew by 57%. During this same time period, Mecklenburg County grew by 60%, Union County grew by 93%, and York County increased their population at a rate of 71%. While Lancaster County saw a relatively even rate of growth between 2000 and 2010 as it did between 2010 and 2020, the remaining counties in the region saw greater growth between 2000 and 2010 than they did in the previous decade. Lancaster County's 2020 population is likely higher, as the census under counted.

Source: United States Census, 2000 - 2020

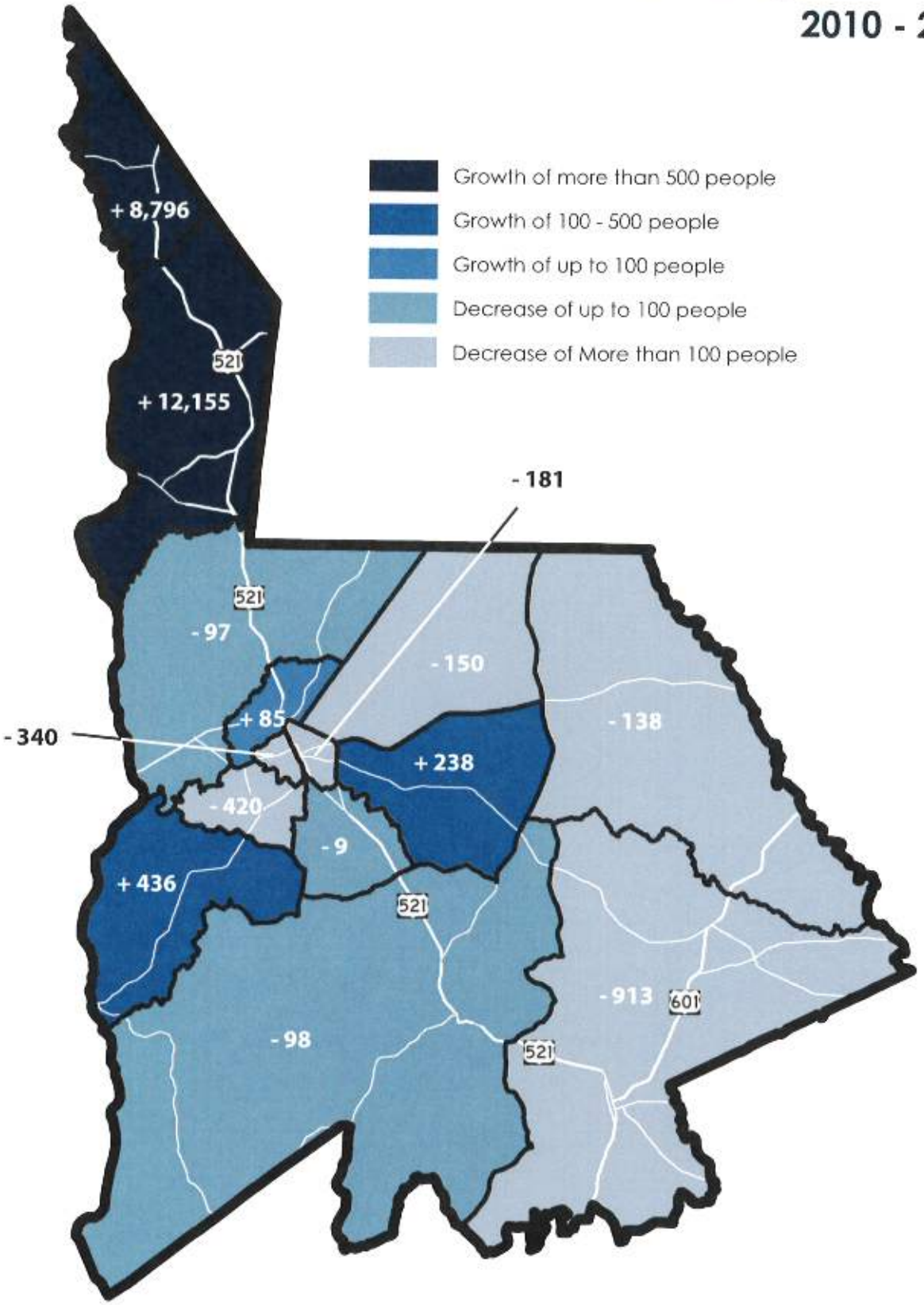
Population Density

2020

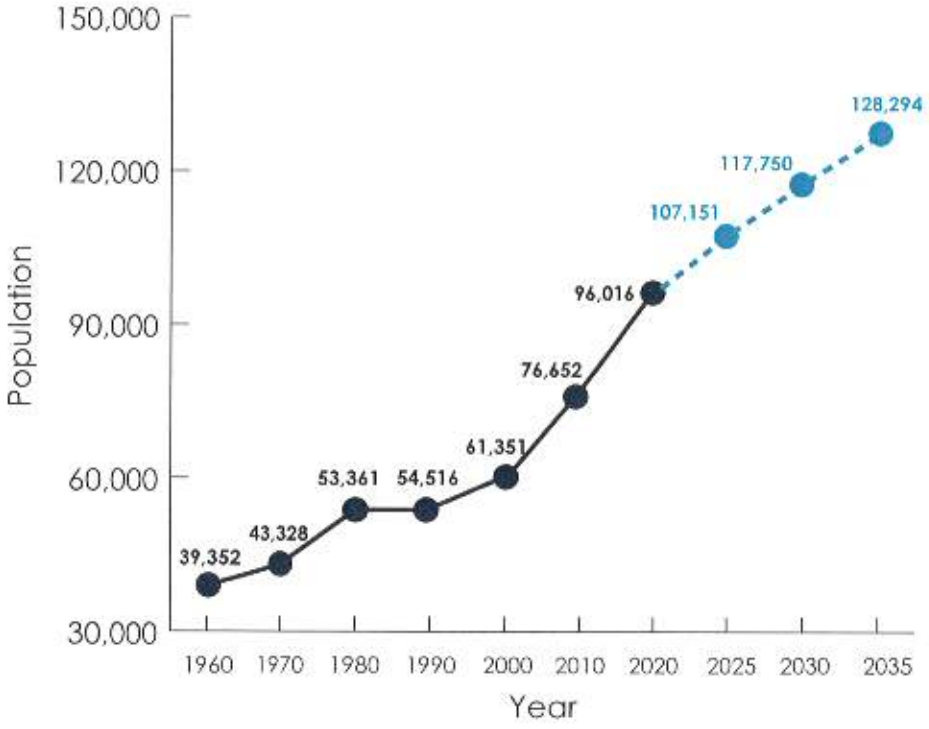


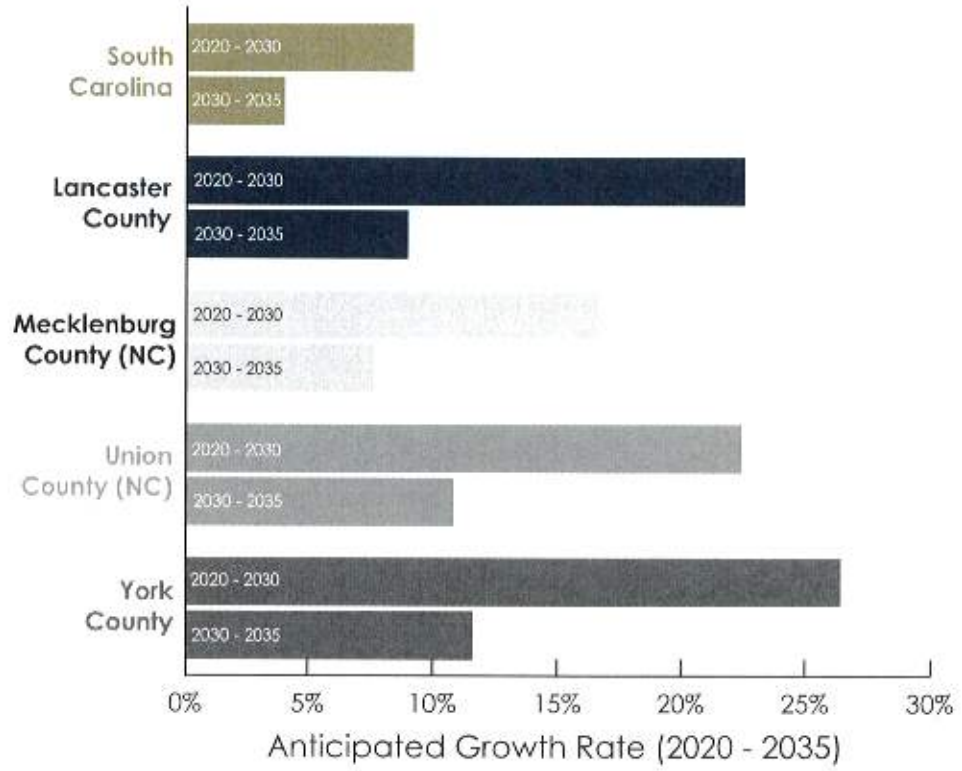
Population Change

2010 - 2020



Population Projection





The South Carolina Revenue and Fiscal Affairs Office maintains updated population projections for all of the counties in the State. To date, the State has projected Lancaster County's growth through 2035, and anticipates the County growing to almost 130,000 in the next fifteen years. The State's projections were recently modified (September 2021) to reduce the initial projection of more than 160,000 residents in the County in 2035. Based on both the Plan analysis and State data analytics, the updated estimate is more likely to occur. There are a number of factors which can alter expected growth, including (but not limited to) strategic planning, growth policies, environmental regulations, and market factors.

Source: South Carolina Revenue and Fiscal Affairs Office, 2021; North Carolina State Demographer, 2022

Households and Families

In 2022, 70% of all households in Lancaster County were families. Just under one-third of the households had children under the age of eighteen and the average family size was 3.01. The vast majority of the remaining households (26%) were people living alone. Almost half of all Lancaster County households included a person over the age of 60. While about one third of households were those living alone, only about 13% of households are residents over the age of 65 that lived alone. This means that the portion of the County's population which depends on others (in terms of age-related needs) is relatively small.

In 2022, the average household size in Lancaster County was a little larger than the State's, with about 2.53 people per household in the County and an average of 2.47 people per household in the State.

Source: American Community Survey, 2022

Family Households

Households Comprised of One Person

Average Household Size

Average Family Size

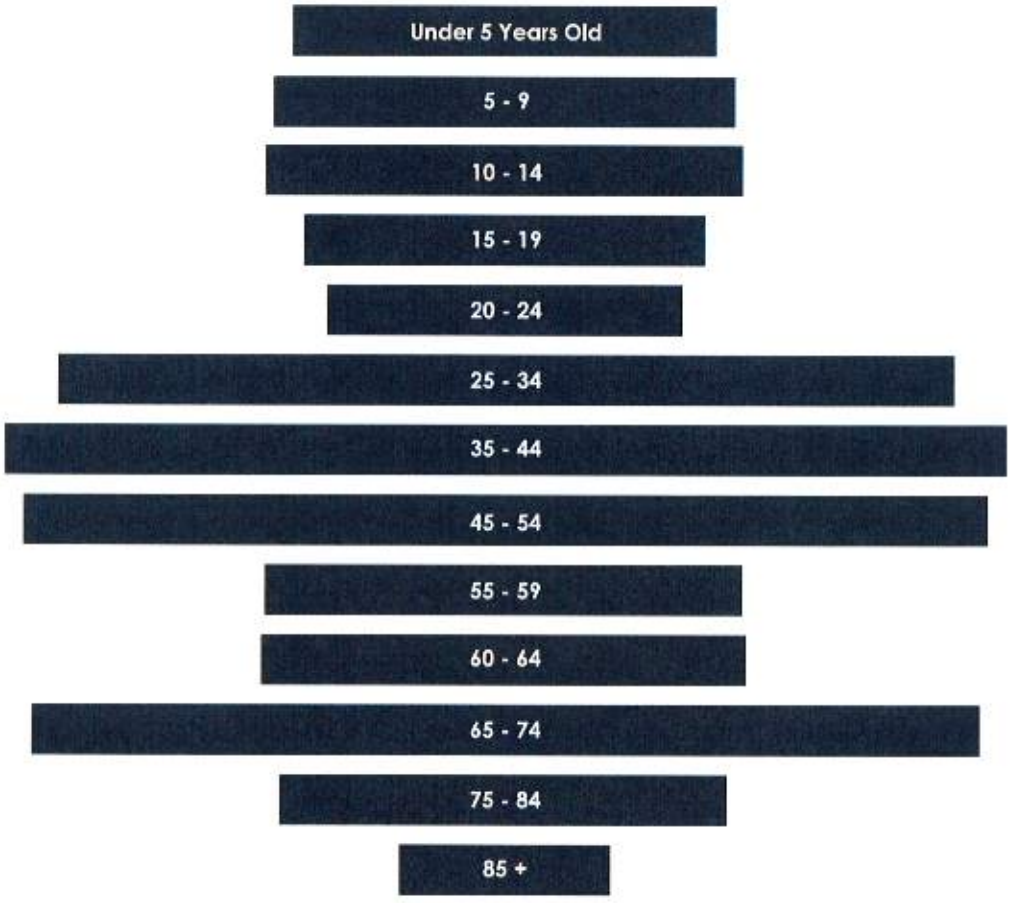
Age

The graphic below is a population pyramid, which shows various age cohorts in Lancaster County. The larger the bar, the larger that age group. The largest segments of the population in the County were between the ages of 25 and 54, as well as between 65 and 74. Each of these groups contained between 11.9% and 13.3% of the total population, making the population between ages 25 and 54 comprise about 38% of the total residents. The smallest age cohort was those over the age of 85, which made up only 2.8% of the total population. The median age was 41.2, which is higher than the State's median age by just over one year.

Source: American Community Survey, 2022

LANCASTER COUNTY	SOUTH CAROLINA	UNITED STATES
41.2	**40**	**39**
Median Age	**Median Age**	**Median Age**

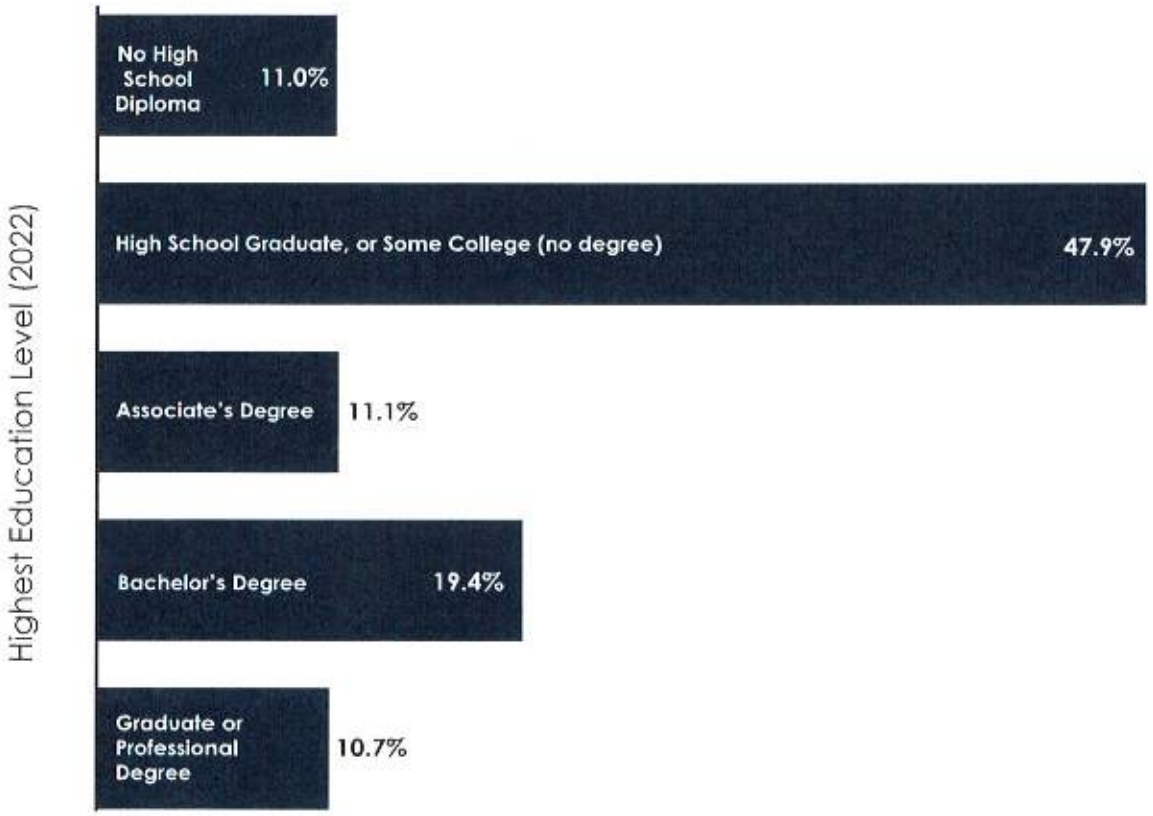
Lancaster County Distribution of Population by Age Group



Educational Attainment

The educational attainment of Lancaster County's population has seen a major shift since 2010, with the share of the population holding at least an Associates degree growing by 72% over this time period (going from 24% to over 41% of the population over the age of 25. At the same time, the share of the population over the age of 25 who did not complete high school has decreased by roughly 50%, going from around 22% in 2010 to 11% in 2022.

Source: American Community Survey, 2010 - 2022 (5 Year Estimate)



CHANGE IN EDUCATIONAL ATTAINMENT 2010 - 2022 (AGE 25+)

50%
Decrease in age 25+ population with no High School Diploma

11%
Decrease in age 25+ population of High School graduates who did not complete a college degree

72%
Increase in age 25+ population with a college degree

Population - Key Observations

- The population has grown by around 20,000 people in the last decade (25% growth).
- The State projects the County will grow to almost 130,000 by 2035.
- Families comprise 70% of households are families and almost 30% are people living alone.
- The County's average household size is slightly above average.
- The County has large middle-aged and early retirement population segments.
- The median age of County residents is slightly older than the State.
- The County's educational attainment levels are average, but trending in a positive direction.
- Higher educational attainment has been increasing in the County over the last decade. This is largely related to in-migration in the Panhandle.
- The share of the County's adult population who did not graduate from high school has decreased by 50% since 2010.
- Overall, those who participated in the community survey feel that the County is growing too quickly. However, most of those who participated in the survey from the Panhandle identified the growth as occurring too quickly, while respondents from Greater and Southern Lancaster had greatly mixed views about the recent pace of growth in their areas of the County.

ECONOMIC DEVELOPMENT

The Economic Development Element considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base. Data included in this element is essential to establish goals and recommendations for future economic development goals throughout the County. While the factors contributing to economic development vary significantly throughout the different sub-regions of Lancaster County, this element includes data pertaining to the economic aspects of the County as a whole. Pressing information related to each sub-region is highlighted in the regions' sub-sections of the Plan.

Employment

In 2022, 58% of the County's residents were in the labor force, which is slightly lower than the State. The unemployment rate dropped just below the State's, which is an improvement, as it has historically been lower. The graph on the following page shows unemployment rates in the United States, the State of South Carolina, and Lancaster County between 2000 and 2022. It can be seen that while the County's unemployment rate has followed the national and statewide trends over the past two decades, it has consistently been higher than both of the other geographies, until around 2018. The County's unemployment rate has generally been at or below the national average the last five years.

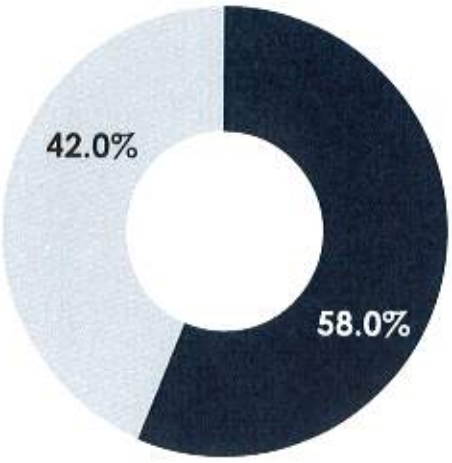
Those who were employed primarily worked in management, business, science, arts, sales, and office occupations. The most common industries are education, health care, social services, manufacturing, and retail trade.

RED VENTURES CORPORATE CAMPUS - PANHANDLE

Labor Force

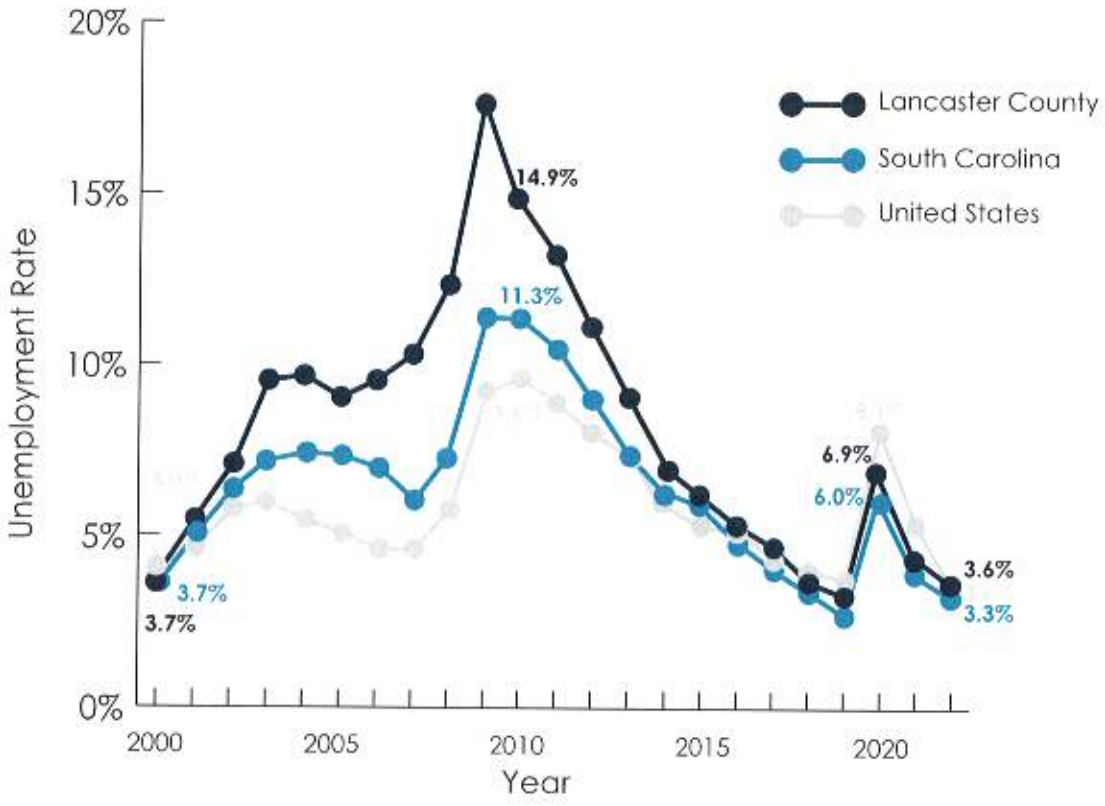
5.0%

Unemployment Rate



Source: American Community Survey, 2022

HISTORIC UNEMPLOYMENT RATE COMPARISONS



Source: Federal Reserve Bank of St. Louis Economic Data, 2000 - 2022 Annual Average Unemployment Rates

The tables below denote the total percent of the work force employed in specific occupational groups and industry sectors. Many healthy economies are evenly divided amongst occupational groups and industry sectors, though they may have a higher concentration in specific fields which they specify in. Lancaster County has a relatively broad range of employment, though it has a limited number of residents working in wholesale trade, information, and agriculture. Information on the County's economic specialization is provided on the following pages.

OCCUPATION	PERCENT OF WORK FORCE
Management, Business, Science, Arts	39.0%
Service Occupations	13.0%
Sales and Office Occupations	21.7%
Natural Resources, Construction, Maintenance	9.0%
Production, Transportation, Material Moving	17.4%

INDUSTRY SECTORS	PERCENT OF WORK FORCE
Agriculture, Forestry, Fishing, Hunting, Mining	0.9%
Construction	6.1%
Manufacturing	16.8%
Wholesale Trade	2.2%
Retail Trade	11.1%
Transportation, Warehousing, Utilities	5.9%
Information	1.9%
Finance, Insurance, Real Estate, Rental	9.5%
Professional, Scientific, Management, Administration	10.8%
Educational Services, Health Care, Social Services	19.5%
Arts, Entertainment, Recreation, Accommodations	7.6%
Public Administration	2.9%
Other Services	4.9%

Source: American Community Survey, 2022

Employment Specialization

The tables below and on the following page provide detailed information on employment and wages in Lancaster County. Location quotients explain how specialized an industry is. Generally, when location quotients are above 1.0, that indicates an industry in which Lancaster County employs a larger ratio of the population than the national average (employment location quotient), or pays greater wages than the national average (wage location quotient). These two indicators are typically correlated but the higher the location quotient, the greater number of employees and wages in the County. The most specialized private industries in Lancaster County are natural resources and mining, goods-producing, and professional business services. There are also a number of local and state government employees in Lancaster County.

PRIVATE, HIGH-LEVEL INDUSTRIES, 2022 ANNUAL AVERAGE LOCATION QUOTIENTS

HIGH - LEVEL INDUSTRY	EMPLOYMENT LOCATION QUOTIENT (2022)	WAGE LOCATION QUOTIENT (2022)
Total, All Industries	0.97	0.99
Service-Providing	0.94	0.97
Goods-Producing	1.10	1.08
Natural Resources and Mining	2.18	3.31
Construction	0.66	0.63
Manufacturing	1.22	1.07
Trade, Transportation, and Utilities	0.91	0.78
Information	0.76	0.82
Financial Activities	0.91	0.72
Professional and Business Services	1.47	1.53
Education and Health Services	0.62	0.75
Leisure and Hospitality	0.86	0.66
Other Services	0.69	0.62

GOVERNMENT INDUSTRIES, 2022 ANNUAL AVERAGE LOCATION QUOTIENTS

HIGH - LEVEL INDUSTRY	EMPLOYMENT LOCATION QUOTIENT (2020)	WAGE LOCATION QUOTIENT (2020)
All Local Government Industries	1.28	1.19
All State Government Industries	1.50	1.41
All Federal Government Industries	0.24	0.19

Source: United States Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

According to the United States Department of Commerce, Lancaster County produced $3.8B of goods and services in 2022. The County's gross domestic product (GDP) ranked 16th in the State (out of 46 counties). The twenty largest employers are listed below; many are in professional, health, and service industries. The average wages for people who work in the County were slightly higher than the State, Union County, and York County, and lower than Mecklenburg County.

GROSS DOMESTIC PRODUCT IN LANCASTER COUNTY

YEAR	REAL GROSS DOMESTIC PRODUCT (in 1,000s of 2017 dollars)
2019	3,930,627
2020	3,503,108
2021	3,582,506
2022	3,759,395

 # 16 in South Carolina in 2020

Source: U.S. Department of Commerce, Bureau of Economic Analysis, December 2023

TWENTY LARGEST EMPLOYERS (IN ALPHABETICAL ORDER)

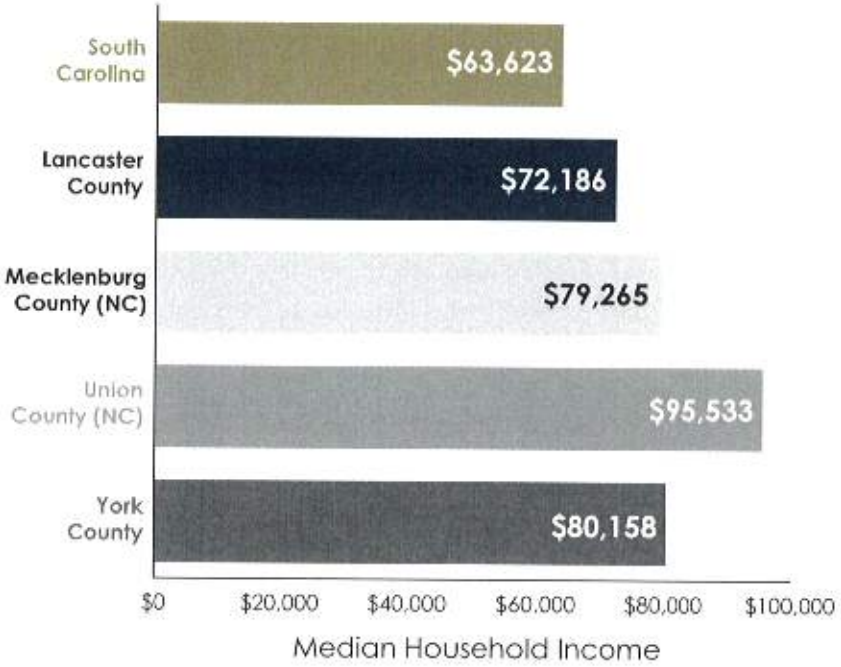
EMPLOYER	
Cardinal Health 200 Inc.	Lowes Home Centers Incorporated
CMHA Primary Care Facilities Inc.	Medical Univ. of SC Hospital Authority
Continental Tire North America Inc.	Movement Mortgage LLC
Food Lion LLC	Newbold Services Lancaster 601 LLC
Founders Federal Credit Union	Nutramax Manufacturing Inc.
Haile Gold Mine Inc.	RBUS Inc.
Kanawha Insurance Company	ServiceMac LLC
Keer America Corporation	The Budd Group Inc.
Lancaster County	TriNet USA Inc.
Lancaster High School	Wal-Mart Associates Inc.

Source: South Carolina Department of Employment & Workforce, 2021 (Quarter 2)

2022 ANNUAL AVERAGE INDUSTRY METRICS

INDUSTRY	ANNUAL ESTABLISHMENTS	ANNUAL AVERAGE EMPLOYMENT	TOTAL ANNUAL WAGES	ANNUAL AVERAGE WEEKLY WAGE	ANNUAL WAGES PER EMPLOYEE
All Industries	1,839	22,601	$1,374,401,305	$1,169	$60,811

Source: United States Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages



The median household income of residents who live in Lancaster County was over $72,000 in 2022. This is higher than the State of South Carolina, though lower than the other counties in the region. This income is different than the previous page, as it accounts for entire households and includes income earned outside of the County. The United States overall had a median household income of $75,149 in 2022. This means that Lancaster County's median income was generally average, though on the lower side.

The majority of residents (77.6%) drove alone to work and the average commute was 30.3 minutes. There was also a high percentage of residents working from home in 2022. Less people took public transportation, walked, or biked to work in the County than other communities in the country, and the average commute time was four minutes longer than average.

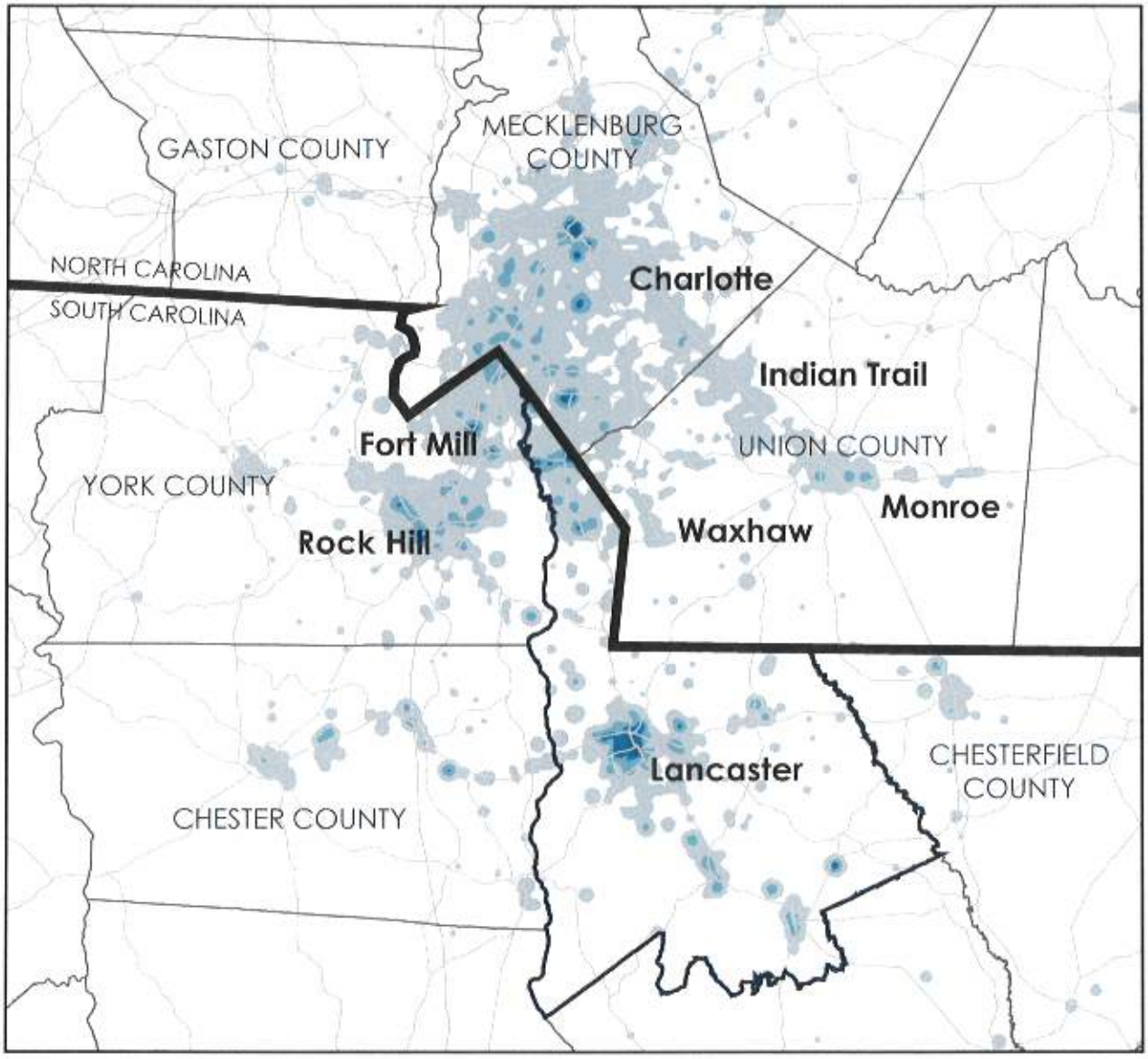
Source: American Community Survey, 2022

77.6% DROVE ALONE TO WORK

12.5% WORKED FROM HOME

30.3
Minutes

AVERAGE COMMUTE



EMPLOYMENT LOCATION OF LANCASTER COUNTY RESIDENTS

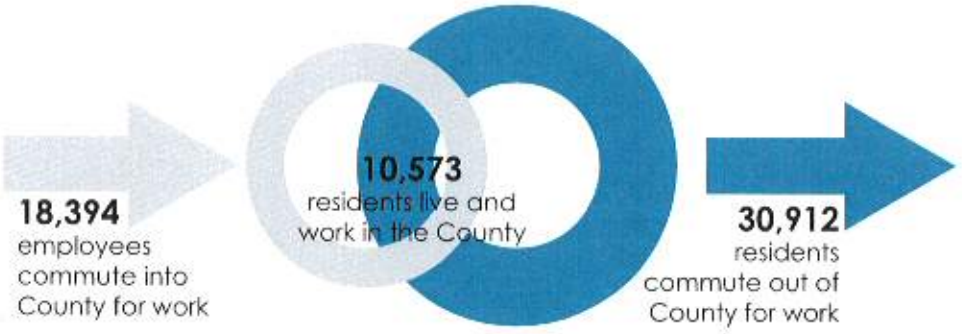
Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2021

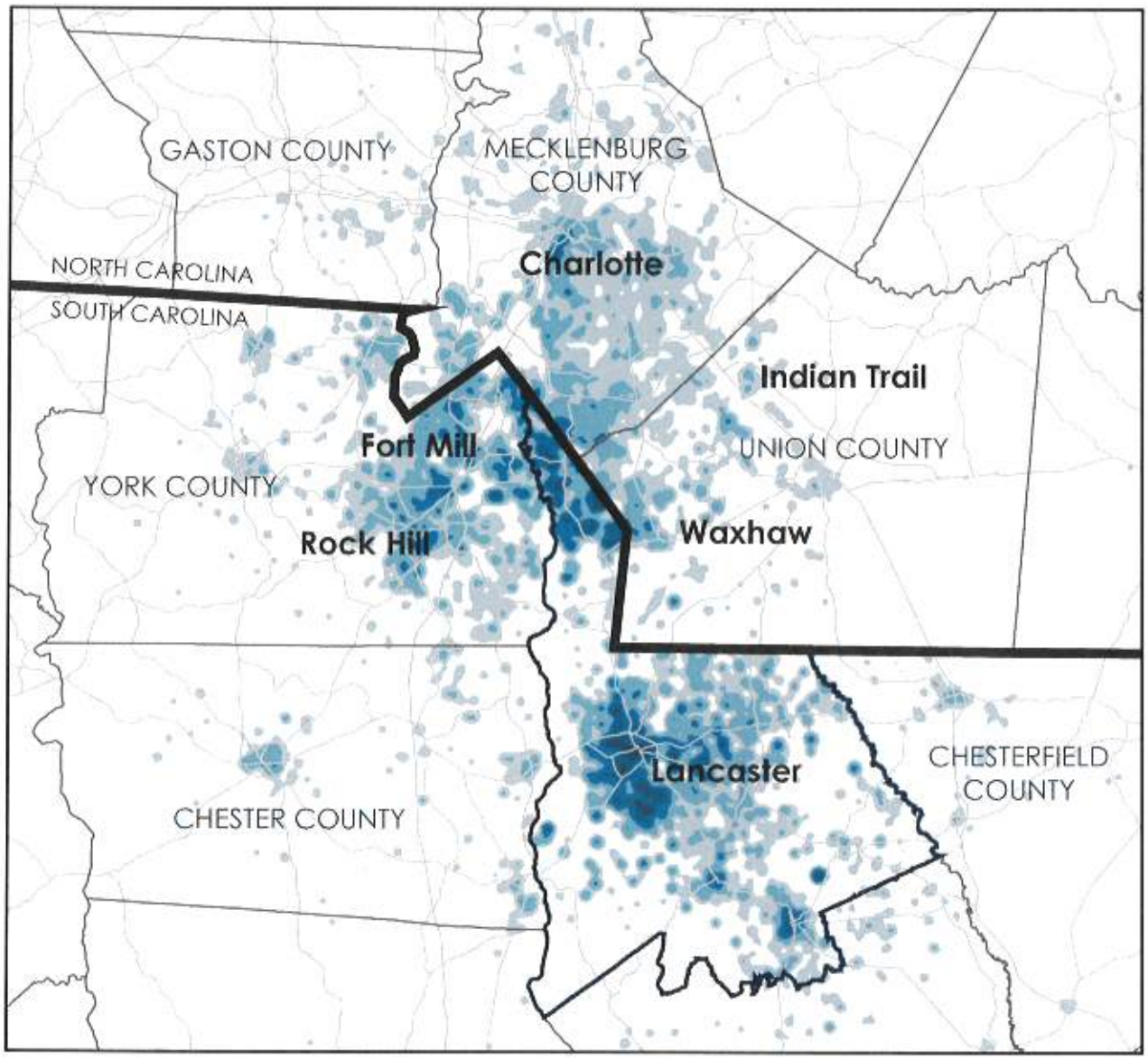
Where workers commute to work is shown on the map to the left. The darker shades of blue reflect areas of greatest employment. Most workers commute within Lancaster County, to York County, and to Union and Mecklenburg Counties in North Carolina. Specifically, residents are commuting into Uptown Charlotte, the hospitals in Charlotte, South Park, Ballantyne, and the industrial parks near Interstates 485 and 77. In Union County, they are commuting to locations along US 74 / Monroe Expressway, and along NC 16 in Waxhaw. In York County, residents worked around the Baxter Town Center in Fort Mill, as well as along SC 5 / SC 906 / Heckle Boulevard in Rock Hill.

The map on the following page displays where people who work in Lancaster County live. Just over one-third of those employed in Lancaster County also live in Lancaster County. There is a high concentration of people employed in Lancaster County living in the Rock Hill / Fort Mill area, the southern portion of Mecklenburg County, and the western area of Union County in North Carolina. Again, the darker dots represent the largest concentrations of employees' homes. It should be noted that the scale of the two maps is different, as there are significantly more residents commuting out of the County for work than people commuting into the County for work, as shown by the graphic below. There is only a portion of the work force (37%) who live and work in Lancaster County.

This data comes from the Local Employment Dynamics (LED) Partnership, which is a partnership between the United States Census Bureau and 53 states / territories. It combines information from the United States Census, the American Community Survey, administrative records, and local business registers to create a new dataset which captures employment and housing data. This dataset is refreshed annually and provides a unique and powerful view of the workforce. However, it should be paired with survey data and local knowledge, as it does not yet include military or self-employed populations, and may mis-represent some employment locations (such as government employees who may identify their employment location as Town Hall, when they work in an office elsewhere for instance).

Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2021

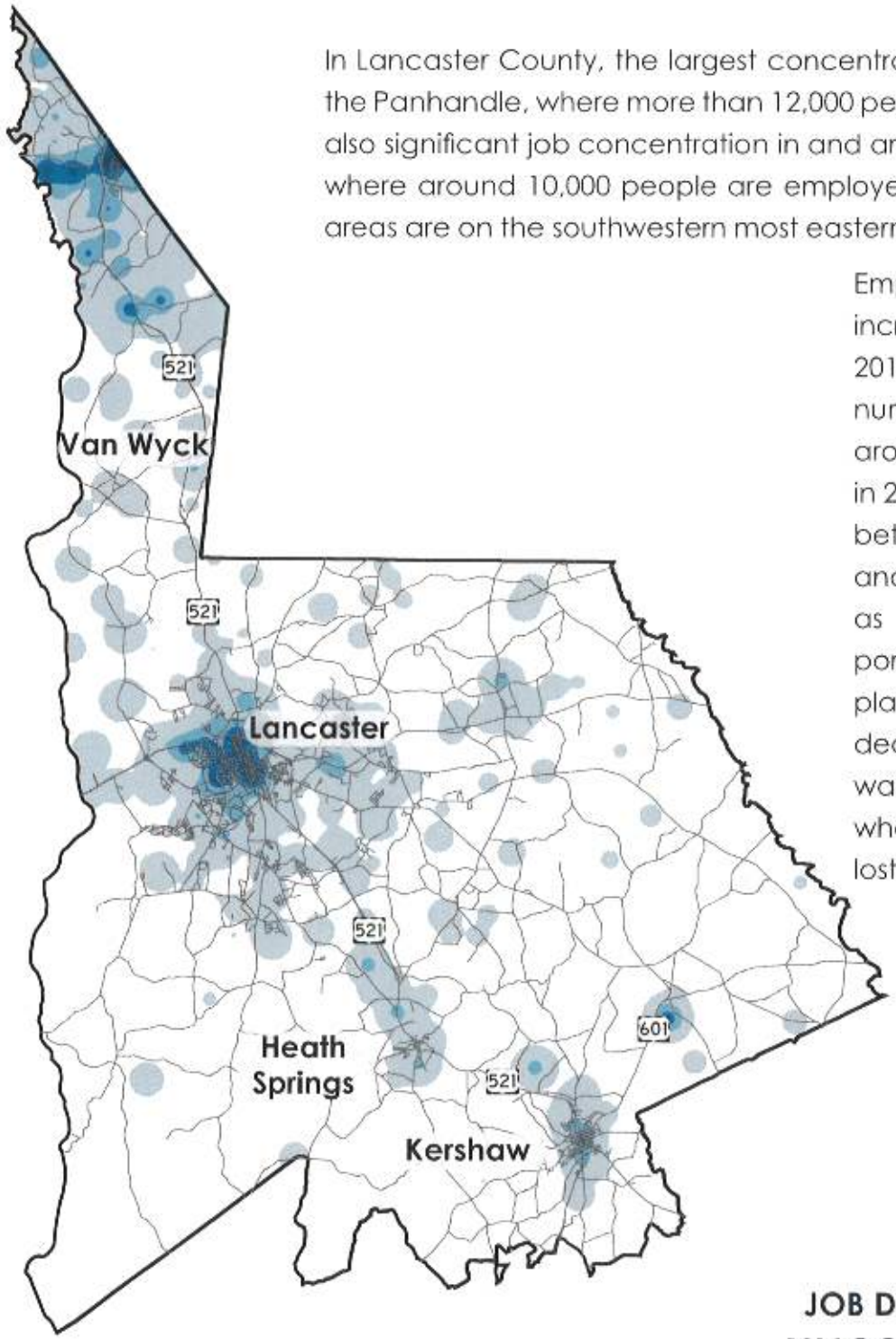




RESIDENCE LOCATION OF WORKERS EMPLOYED IN LANCASTER COUNTY

Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2021

Jobs in Lancaster County



In Lancaster County, the largest concentration of jobs are located in the Panhandle, where more than 12,000 people are employed. There is also significant job concentration in and around the City of Lancaster, where around 10,000 people are employed. The lowest employment areas are on the southwestern most eastern boundaries of the County.

Employment in the Panhandle increased greatly between 2010 and 2021, with the number of jobs increasing from around 3,400 in 2010 to 12,700 in 2021. Employment also grew between the City of Lancaster and the Panhandle, as well as in most of the southern portion of the County. The only place where employment decreased in the past decade was in the City of Lancaster, where about 2,000 jobs were lost between 2010 and 2021.

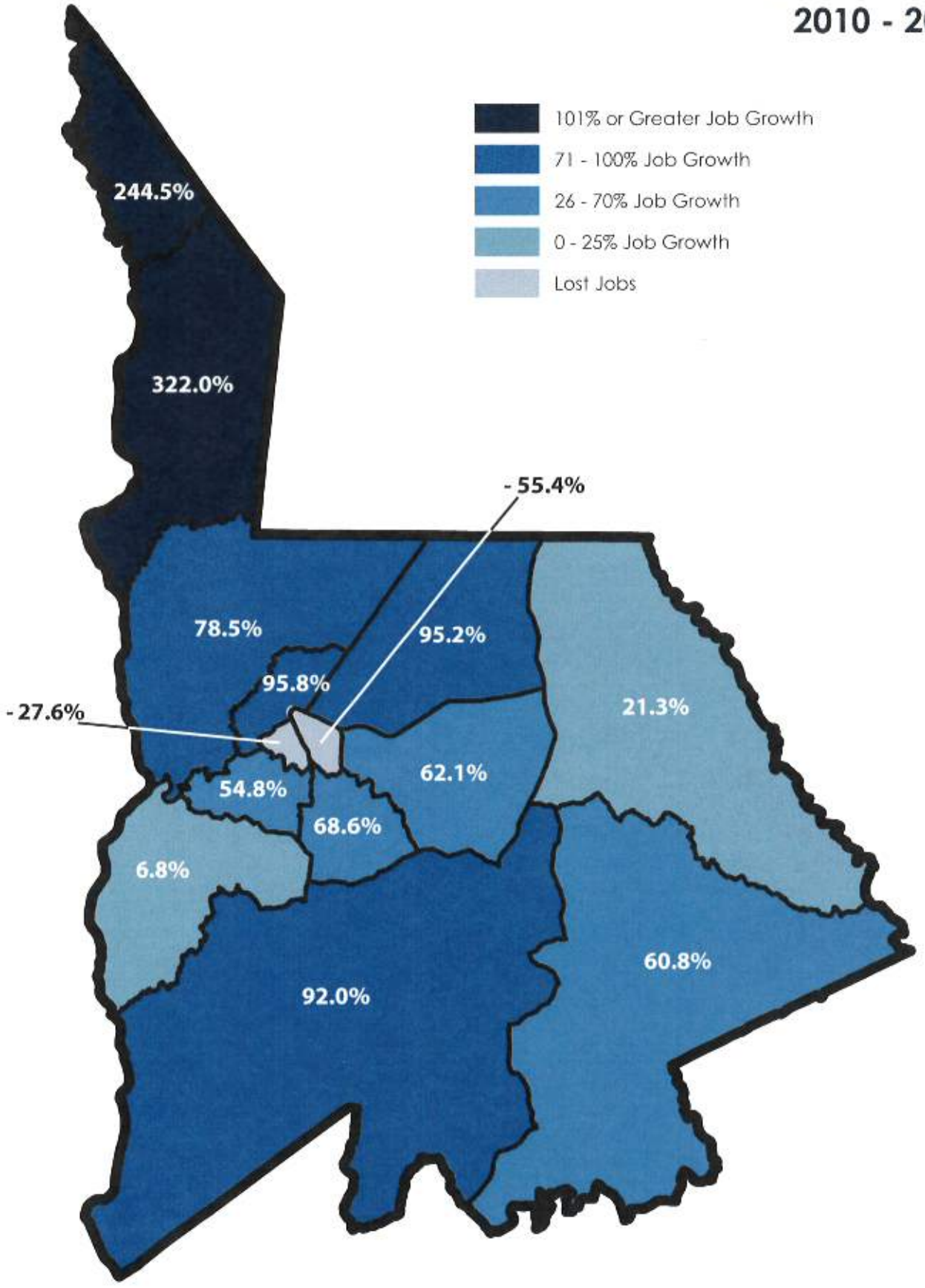
JOB DENSITY BY LOCATION

Fewer Jobs

More Jobs

Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2019

Change in Employment
2010 - 2019



Source: United States Census Bureau Local Employment Dynamics (LED) Partnership, 2019

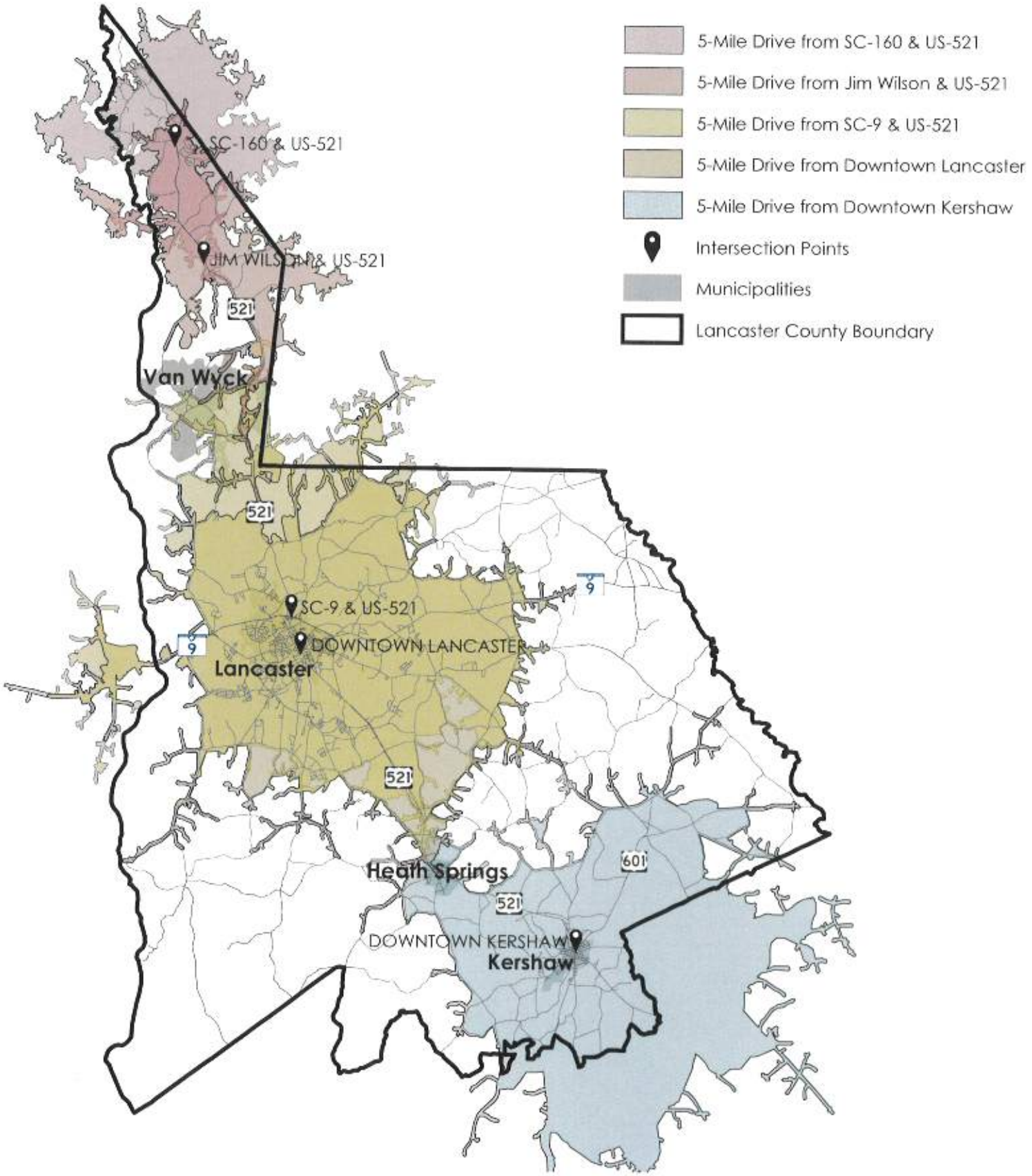
Retail Demand Analysis

Given the massive shift in the manner in which e-commerce, online shopping, and similar virtual transactions now occur, the process of conducting retail analyses has become more complex. While it is difficult to determine the amount of retail in Lancaster County, it is possible to utilize population estimates and income data to determine retail demand. The ArcGIS Business Analyst utilizes 2022 Esri demographic information pulled from the 2020 U.S. Census and the 2020 American Community Survey to calculate the retail demand within different areas. This tool was used to determine the retail demand in Lancaster County, each of the regions of the County, and at five particularly important intersections (as illustrated on the following page). The results of this analysis are presented below. For the County as a whole, and the regions within it, information is presented for the population within these areas. For the intersections, the information is presented for the population within a 5-mile drive of each location. It should be noted that this outlook anticipates the median household income in the County increasing by almost $9,000 between 2019 and 2022.

2022 RETAIL DEMAND OUTLOOK

GEOGRAPHY	POPULATION WITHIN 5-MILE DRIVE	MEDIAN HOUSEHOLD INCOME	2022 CONSUMER SPENDING
REGION			
Lancaster County	101,771	$67,660	$8.5 B
Panhandle	46,812	$91,975	$5.6 B
Greater Lancaster	42,162	$55,472	$2.5 B
Southern Lancaster	12,797	$52,740	$598 M
INTERSECTION / LOCATION			
SC-160 & US-521	13,859	$104,480	$1.6 B
Jim Wilson Rd & US-521	5,931	$83,677	$754 M
SC-9 and US-521	7,218	$44,546	$405 M
Downtown Lancaster	9,364	$33,920	$420 M
Downtown Kershaw	2,537	$48,364	$69 M

Retail Market Analysis Intersections



Future Retail Demand Analysis

The following two pages detail the anticipated increase in retail expenditures by region and location between 2022 and 2027.

LANCASTER COUNTY

The County's overall consumer spending is projected to grow by more than $2.2 billion by 2027. The greatest increases are anticipated to occur in financial and home services ($1.8 billion) and food ($106,265,136). Financial services include stocks, bonds, retirement plans, other financial assets; while home services include mortgage payments, home maintenance, remodeling, utilities, and public services.

THE PANHANDLE PLANNING AREA

By 2027, the Panhandle's retail demand is anticipated to grow by more than $1.5 billion. Similar to the County, the greatest increases are anticipated in financial and home service expenses.

THE GREATER LANCASTER PLANNING AREA

The Greater Lancaster Planning Area consumer spending is anticipated to increase by more than $591 million. The anticipated increase in spending for some of the major retail sectors is shown in the table on the following page.

THE SOUTHERN LANCASTER PLANNING AREA

Consumer spending in Southern Lancaster is anticipated to grow by almost $150 million dollars between 2022 and 2027. Unlike the other regions of the County, Southern Lancaster's share of expense increases in home services (mortgage payments, home maintenance, remodeling, and utilities) is not as large.

SC-160 AND US-521 INTERSECTION

There are almost 14,000 people living within 5 miles of the intersection of SC-160 and US-521 in the Panhandle. It is estimated that they spend more than $1.5 billion each year and that figure is anticipated to grow to more than $2 billion by 2027.

JIM WILSON ROAD AND US-521 INTERSECTION

There are almost 5,000 people living within 5 miles of the intersection of Jim Wilson Road and US-521 in the Panhandle. It's estimated that they spend more than $750 million each year, and it's estimated that they will spend almost $1 billion by 2027.

SC-9 AND US-521 INTERCHANGE

There are more than 7,000 people living within 5 miles of the SC-9 and US-521 interchange. Today, they are estimated to spend more than $400 million per year. This is anticipated to increase to almost $500 million per year by 2027.

DOWNTOWN LANCASTER

More than 9,000 people live within 5 miles of Downtown Lancaster. They are estimated to spend almost $420 million each year, and that number is anticipated to grow by almost $90 million in the next five years.

DOWNTOWN KERSHAW

Approximately 2,500 residents live within a 5-mile drive of Downtown Kershaw. They are estimated to spend almost $69 million per year and this figure is anticipated to grow to over $100 million by 2027.

2027 RETAIL DEMAND OUTLOOK

GEOGRAPHY	PROJECTED GROWTH IN MAJOR RETAIL SECTORS			
	APPAREL & SERVICES	ENTERTAINMENT & RECREATION	FOOD	TRANSPORTATION
REGION				
Lancaster County	$23,550,153	$38,152,554	$106,265,136	$76,780,715
Panhandle	$15,134,577	$24,203,097	$66,908,106	$47,158,223
Greater Lancaster	$6,611,023	$10,736,048	$30,186,365	$22,118,617
Southern Lancaster	$1,758,230	$3,064,460	$8,570,520	$6,733,581
INTERSECTION / LOCATION				
SC-160 & US-521	$4,545,527	$6,974,246	$19,655,081	$13,782,705
Jim Wilson Rd & US-521	$1,820,844	$2,890,014	$7,917,132	$5,325,395
SC-9 and US-521	$950,209	$1,474,533	$4,187,467	$2,892,892
Downtown Lancaster	$1,051,295	$1,594,291	$4,617,289	$3,204,770
Downtown Kershaw	$382,661	$666,866	$1,852,197	$1,399,418

*APPAREL & SERVICES: men's, women's, children's, footwear, watches and jewelry, apparel products and services
*ENTERTAINMENT & RECREATION: fees and admissions, tv/video/audio, pets, toys, games, crafts, hobbies, sports, catered affairs, etc.
*FOOD: food at and away from home (groceries and restaurants), alcoholic beverages
*TRANSPORTATION: vehicle payments (excluding leases), gasoline and motor oil, vehicle maintenance and repairs

Economic Development - Key Observations

- Labor force participation in the County is below average.
- The County's unemployment rate has historically been above average.
- Key industries in the County include education, health care, social services, natural resources and mining, manufacturing, and retail trade.
- Those who are employed primarily work in management, business, science, arts, sales, and office occupations.
- Median incomes are slightly above the State average but low for the region.
- Most people drive alone to work, commuting about 30 minutes.
- Most employed residents commute north to Charlotte, Mecklenburg County, Fort Mill, Rock Hill, York County, and Union County.
- People employed in the County tend to reverse commute, coming from the same places residents travel to for work.
- The greatest concentration of jobs is in the Panhandle and in the municipalities.
- The demand for retail is anticipated to grow throughout the County in the coming years; most notably in the Panhandle. The Greater Lancaster planning area is also anticipated to have significant retail demand growth.
- Employment opportunities were not a significant concern for community survey respondents.
- Without being directly asked, many community survey respondents (approximately 80) expressed an interest in reviving downtown Lancaster.
- In June of 2022, public drop-in meetings were held throughout the County. During these meetings, a series of interactive exercises were facilitated and many attendees requested that the County focus on attracting medical services, recreation and tourism, and higher education industries.

NATURAL RESOURCES

The Natural Resources Element provides information on topography, prime agricultural and forest land, plant and wildlife habitats, parks and recreation areas, scenic views and sites, wetlands, soil types, and geology. This element provides a range of details on resources important to protect, as well as those which may be limiting or conducive to development.

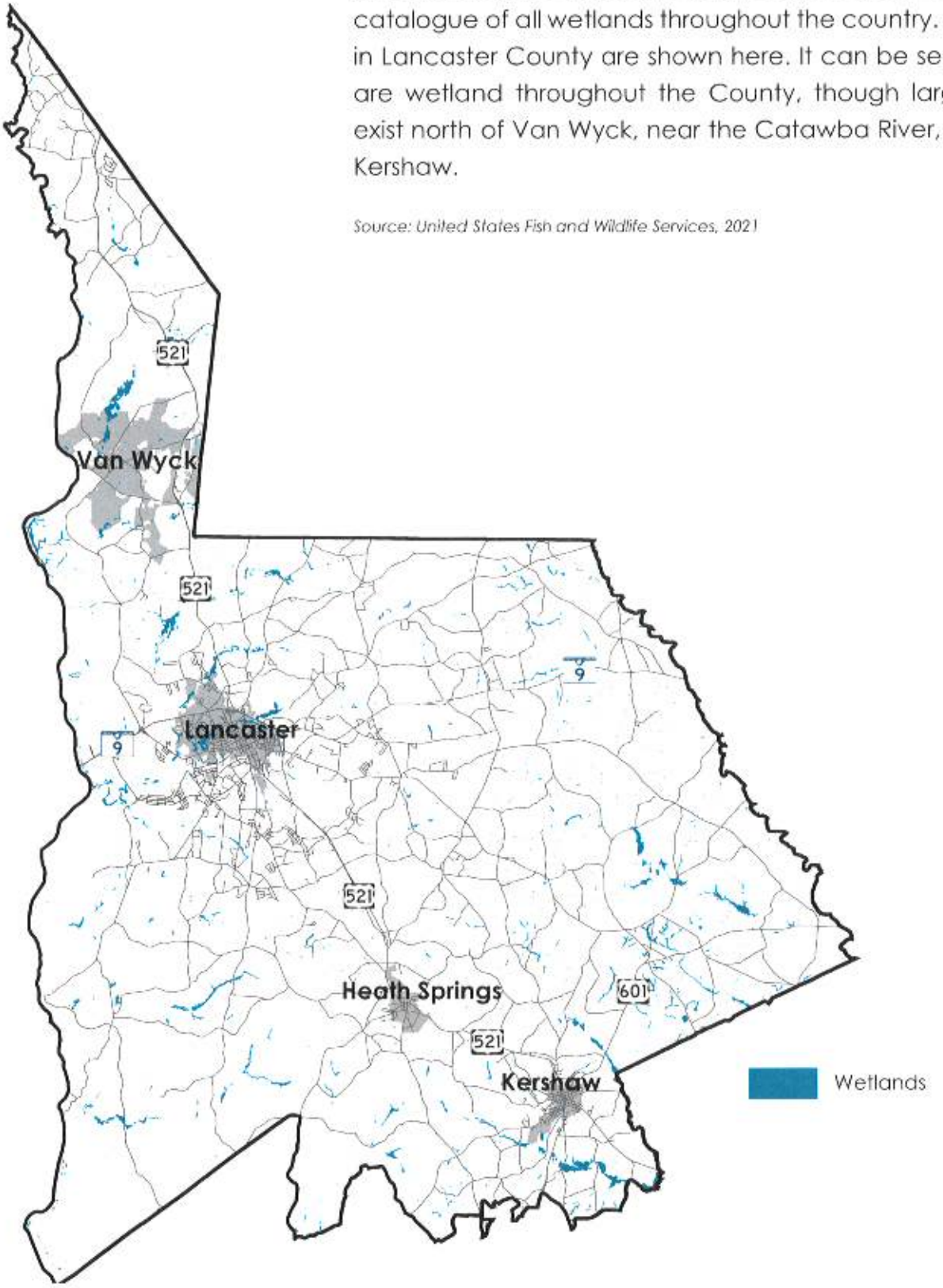
The following pages provide summaries of the natural resources throughout the County. For resources which have particular pull on sub-regions of the County, details are provided in that region's section of the Plan.

HAILE GOLD MINE

Wetlands

The United States Fish and Wildlife Services (USFWS) maintains a catalogue of all wetlands throughout the country. The wetlands in Lancaster County are shown here. It can be seen that there are wetland throughout the County, though larger wetlands exist north of Van Wyck, near the Catawba River, and south of Kershaw.

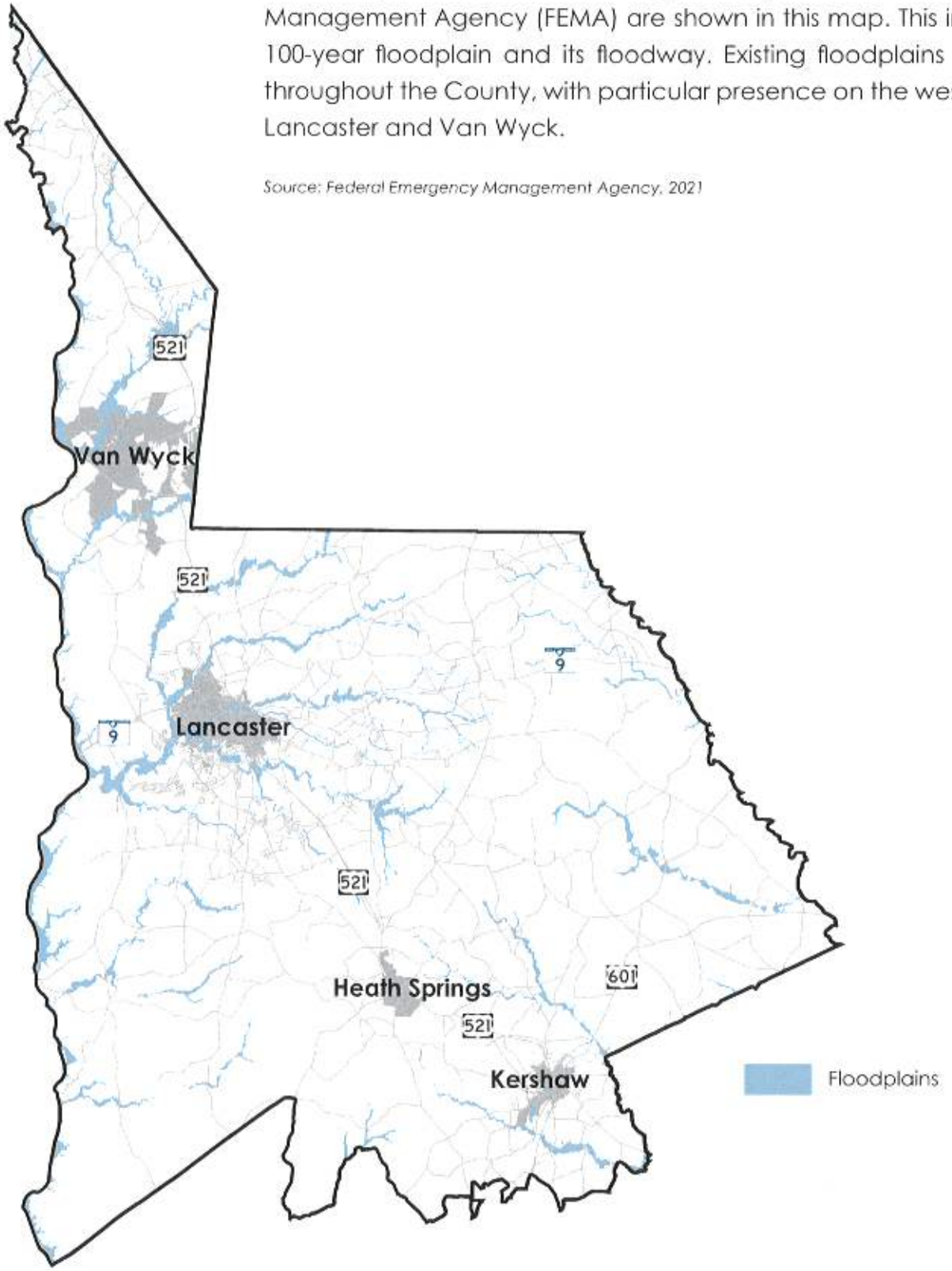
Source: United States Fish and Wildlife Services, 2021



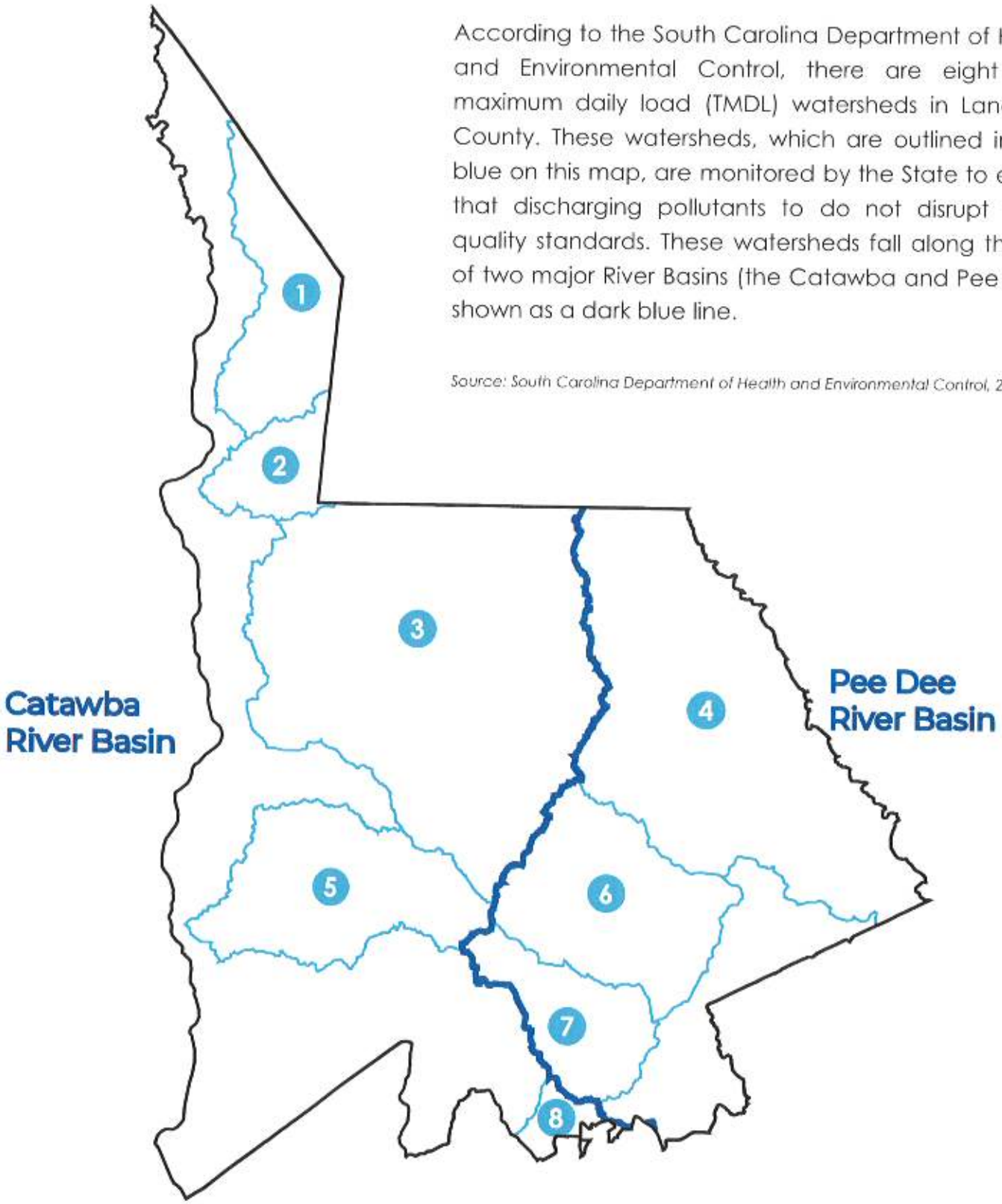
Floodplains

The floodplains which are recognized by the Federal Emergency Management Agency (FEMA) are shown in this map. This includes the 100-year floodplain and its floodway. Existing floodplains are spread throughout the County, with particular presence on the western side of Lancaster and Van Wyck.

Source: Federal Emergency Management Agency, 2021



TMDL Watersheds



According to the South Carolina Department of Health and Environmental Control, there are eight total maximum daily load (TMDL) watersheds in Lancaster County. These watersheds, which are outlined in light blue on this map, are monitored by the State to ensure that discharging pollutants to do not disrupt water quality standards. These watersheds fall along the line of two major River Basins (the Catawba and Pee Dee), shown as a dark blue line.

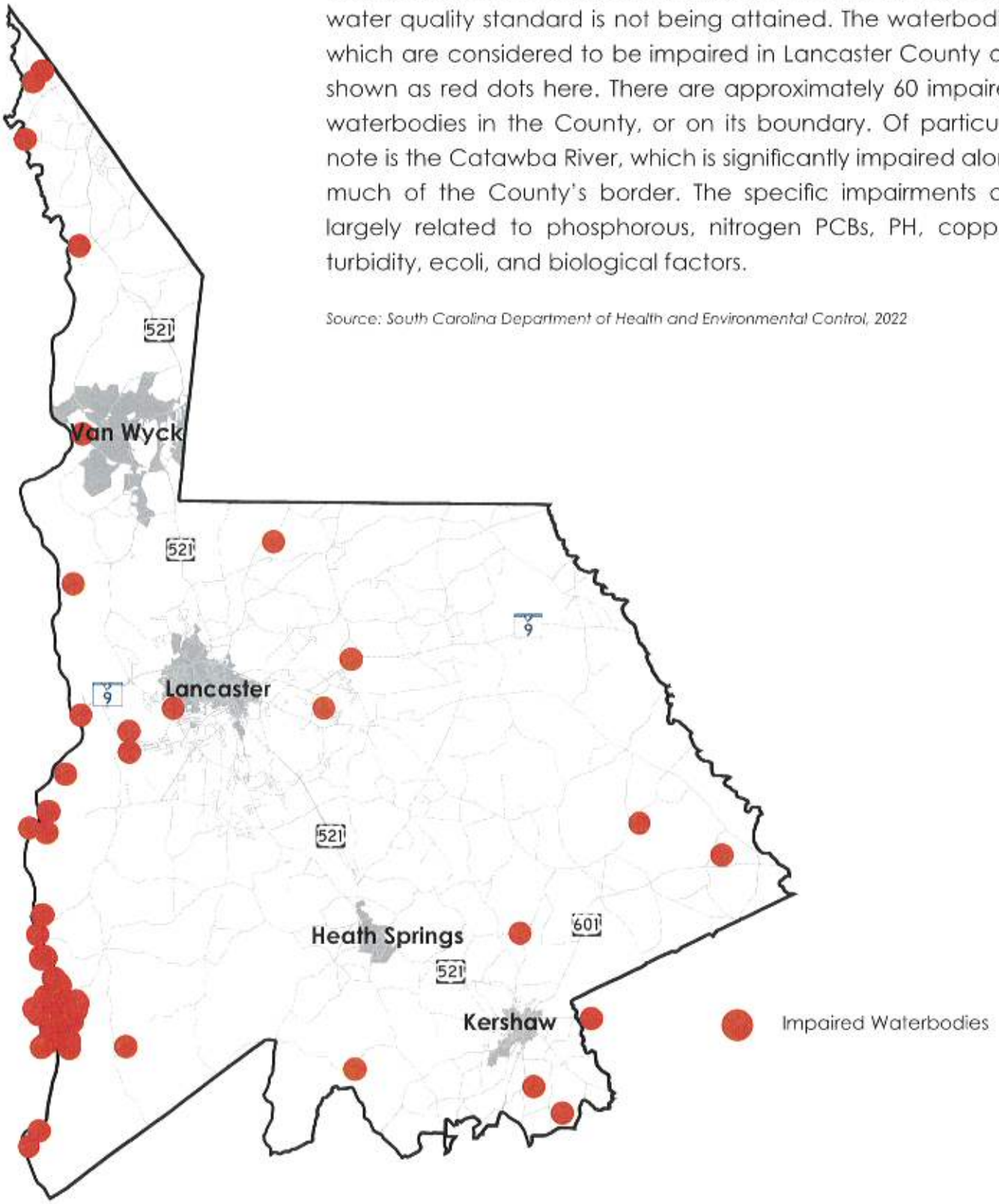
Source: South Carolina Department of Health and Environmental Control, 2020

1. 12-Mile Creek
2. Waxhaw Creek
3. Cane Creek
4. Lynches River
5. Camp Creek
6. Little Lynches River and Tributary
7. Hanging Rock-Lick Creek
8. Grannies Quarter Creek

Impaired Waterbodies

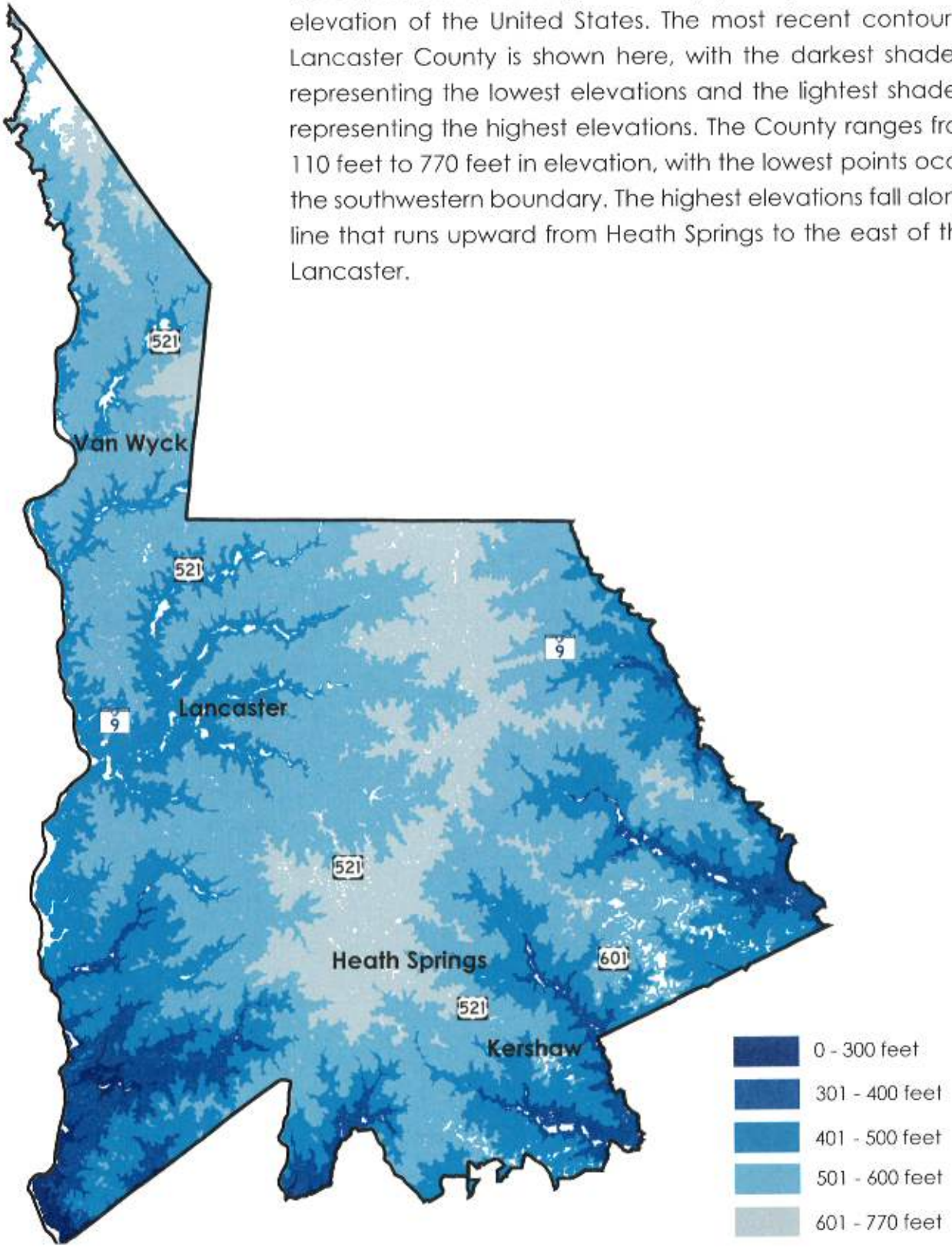
Waterbodies are described to be impaired when an applicable water quality standard is not being attained. The waterbodies which are considered to be impaired in Lancaster County are shown as red dots here. There are approximately 60 impaired waterbodies in the County, or on its boundary. Of particular note is the Catawba River, which is significantly impaired along much of the County's border. The specific impairments are largely related to phosphorous, nitrogen PCBs, PH, copper, turbidity, ecoli, and biological factors.

Source: South Carolina Department of Health and Environmental Control, 2022



Topography

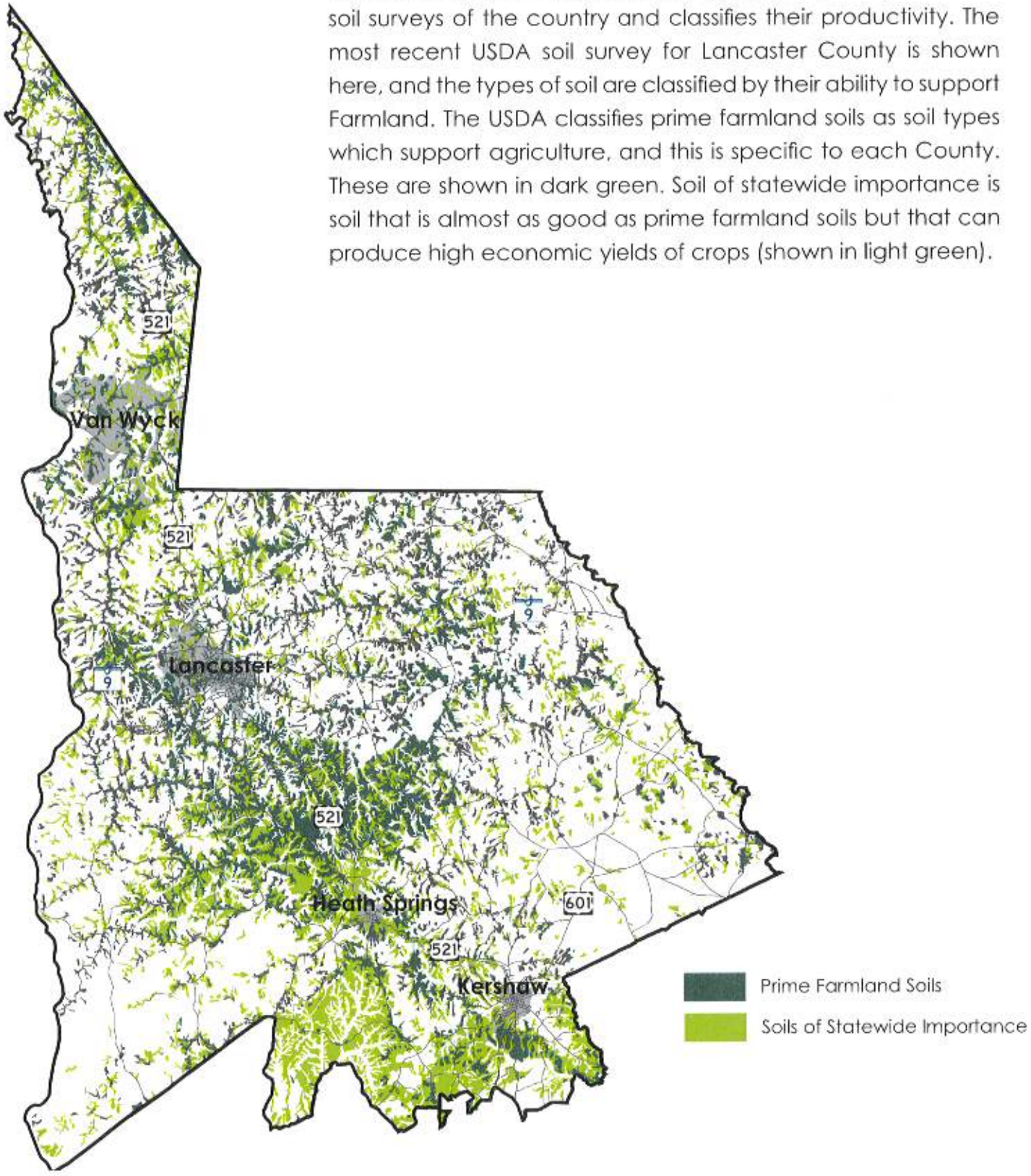
The United States Geological Survey (USGS) maintains data on the elevation of the United States. The most recent contour data for Lancaster County is shown here, with the darkest shades of blue representing the lowest elevations and the lightest shades of blue representing the highest elevations. The County ranges from about 110 feet to 770 feet in elevation, with the lowest points occurring on the southwestern boundary. The highest elevations fall along a ridge line that runs upward from Heath Springs to the east of the City of Lancaster.



Source: United States Geological Survey, 2022

Prime Farmland Soils

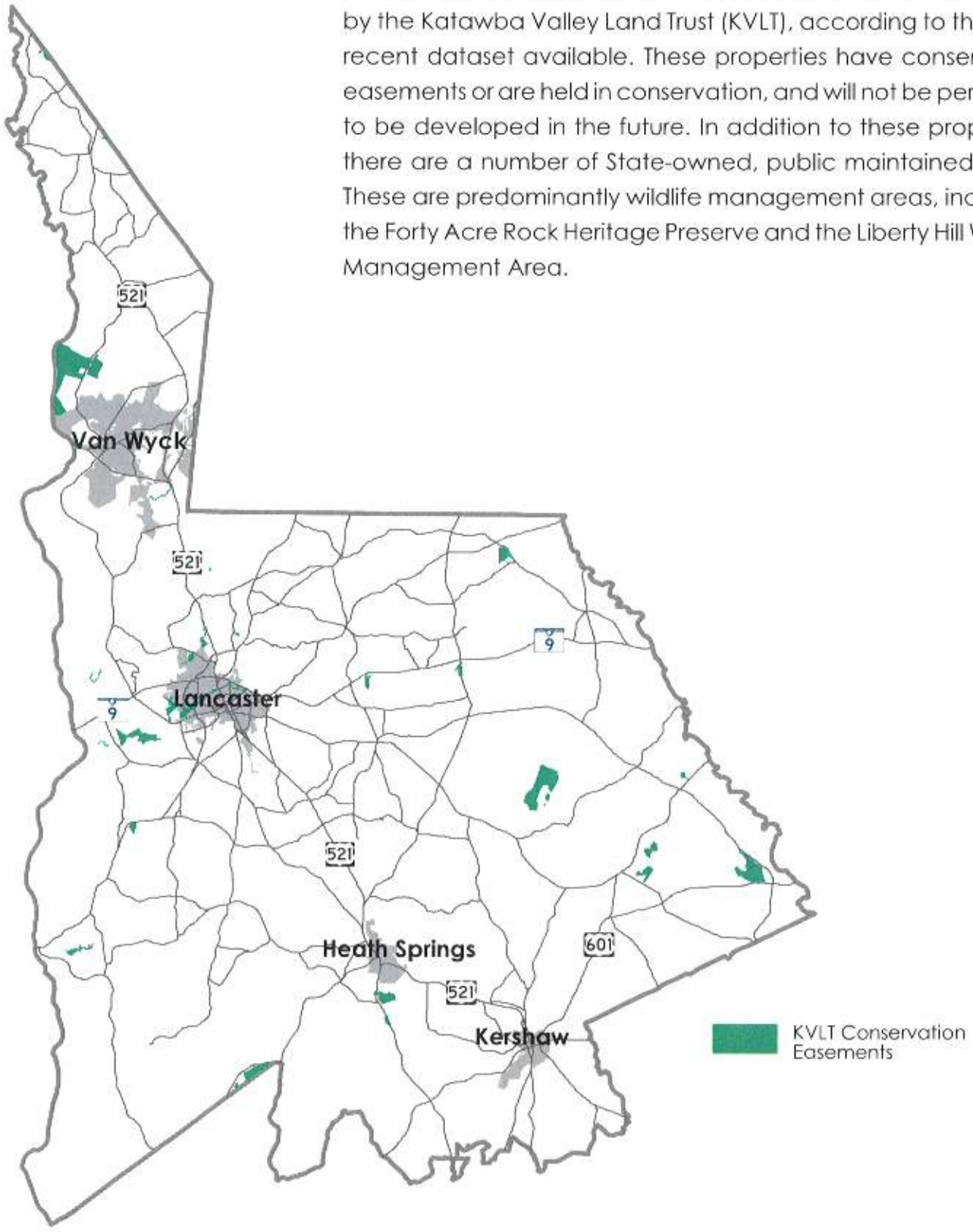
The United States Department of Agriculture (USDA) conducts soil surveys of the country and classifies their productivity. The most recent USDA soil survey for Lancaster County is shown here, and the types of soil are classified by their ability to support Farmland. The USDA classifies prime farmland soils as soil types which support agriculture, and this is specific to each County. These are shown in dark green. Soil of statewide importance is soil that is almost as good as prime farmland soils but that can produce high economic yields of crops (shown in light green).



Source: United States Department of Agriculture, 2019

KVLT Conservation Land

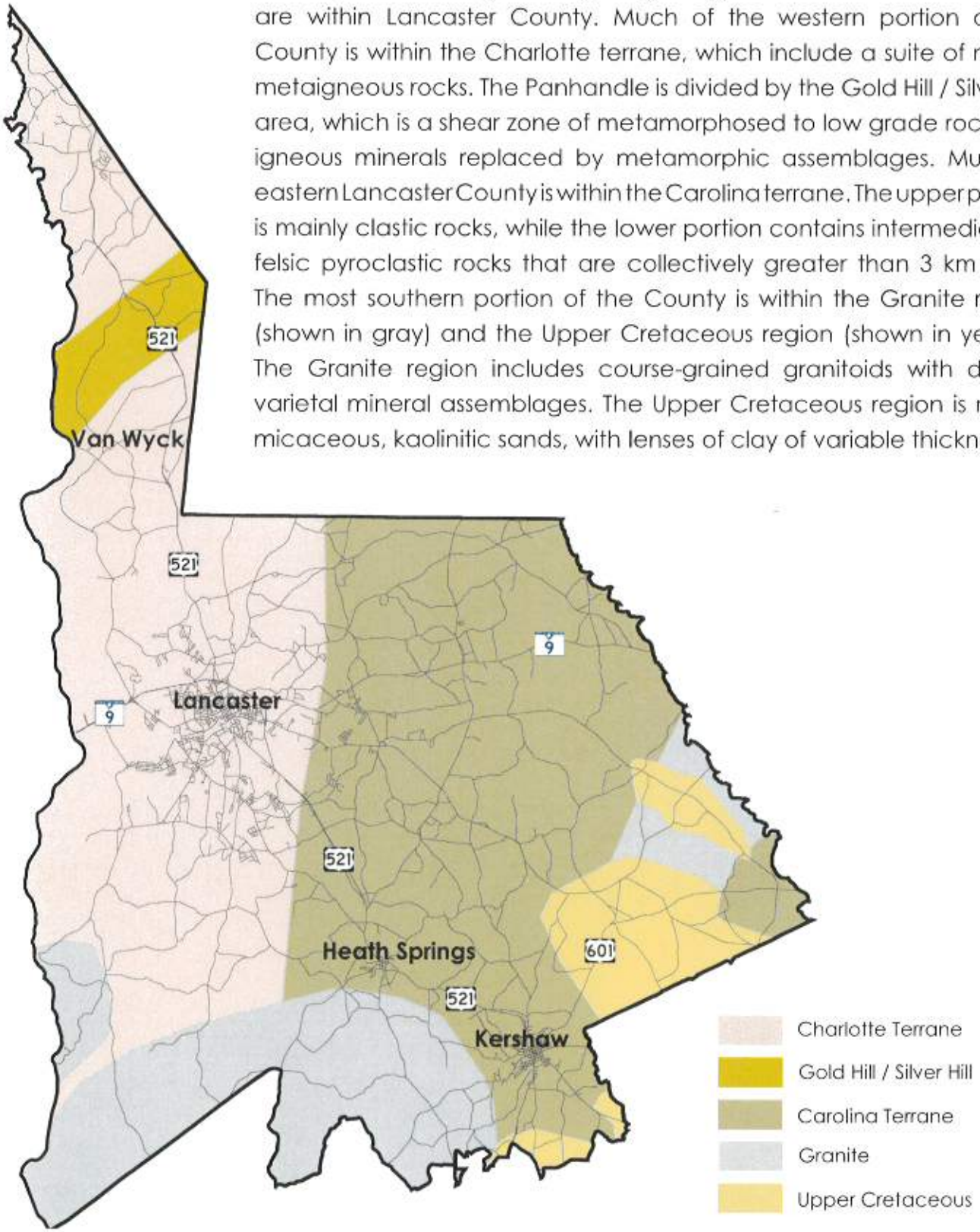
The map below displays all of the conservation easements held by the Katawba Valley Land Trust (KVLT), according to the most recent dataset available. These properties have conservation easements or are held in conservation, and will not be permitted to be developed in the future. In addition to these properties, there are a number of State-owned, public maintained lands. These are predominantly wildlife management areas, including the Forty Acre Rock Heritage Preserve and the Liberty Hill Wildlife Management Area.



Source: United States Department of Agriculture, 2019

General Geologic Regions

This map shows the general geologic regions of South Carolina which are within Lancaster County. Much of the western portion of the County is within the Charlotte terrane, which include a suite of mainly metaigneous rocks. The Panhandle is divided by the Gold Hill / Silver Hill area, which is a shear zone of metamorphosed to low grade rock with igneous minerals replaced by metamorphic assemblages. Much of eastern Lancaster County is within the Carolina terrane. The upper portion is mainly clastic rocks, while the lower portion contains intermediate to felsic pyroclastic rocks that are collectively greater than 3 km thick. The most southern portion of the County is within the Granite region (shown in gray) and the Upper Cretaceous region (shown in yellow). The Granite region includes course-grained granitoids with diverse varietal mineral assemblages. The Upper Cretaceous region is mostly micaceous, kaolinitic sands, with lenses of clay of variable thickness.



Source: South Carolina Department of Natural Resources, 2021

Mineral Resources

Soils are the result of chemical weathering. So, to some extent, whether any soil has gold in it will be determined by whether the original rock contained gold. The soil type which characteristically contains goal is the lateritic type, which has a characteristic color sequence from top to bottom. It contains gold only when the soil is developed by the weathering of an igneous or metamorphic rock that contained gold. The 'stone line' part of this soil profile is the narrow horizontal layer of siliceous material that is precipitated along the fresh water/saltwater boundary and is the zone where the highest concentration of gold is likely to be found.

Gold most often usually occurs in treelike growths, grains, and scaly masses. It rarely occurs as well-formed crystals, but when found these are octahedral or dodecahedral. It is mostly found in hydrothermal veins with quartz and sulfides. Virtually all granitic igneous rocks in which it occurs as invisible, disseminated grains, contain low concentrations of gold. Almost all the gold recovered since antiquity has come from placer deposits of weathered gold particles concentrated in river and stream gravel. Gold found as loose grains in soil or sediment is 'placer' gold. It has been moved from its origin in rocks, to a different location, usually by moving water. Since gold is very dense, it tends to collect in low spots, along with other heavier mineral fragments, so the soil or sediment in which placer gold is found tends to be dark, because most heavier minerals are dark (since they are usually iron-rich, or magnesium-rich, minerals).

Gold occurs in a wide range of geological settings and can be found in various deposit types around the world. Here are some common occurrences of gold within Lancaster County:

- **Quartz Veins:** One of the most common occurrences of gold is in quartz veins. Gold-bearing quartz veins are formed when gold-rich hydrothermal fluids, typically associated with hot, mineral-rich fluids, are deposited in fractures and cracks in the Earth's crust. Over time, these fluids cool and the gold particles precipitate out and accumulate in the quartz veins. Quartz veins are often mined for gold using underground or open-pit mining methods.

- **Placer Deposits:** Placer deposits are another common occurrence of gold. Placer deposits are formed when gold is eroded from its original source rock and transported by water, such as rivers and streams. Gold particles settle in riverbeds, sandbars, or other areas of low energy flow, where they accumulate over time. Placer deposits can be found in rivers, streams, alluvial plains, and beach sands, and are often mined using panning, sluicing, or dredging.

Gold can also be found in other types of deposits, such as alluvial deposits, breccia pipes, skarn deposits, and more. The occurrence of gold is influenced by various geological processes, including hydrothermal activity, erosion, and tectonic movements, and the type of gold deposit can vary greatly depending on the geological setting.

In South Carolina, gold was first discovered in 1802 in Greenville County, and discoveries soon spread out across the State. However, for the discovery to be anywhere tangible it took close to three more decades, and the first shipment of gold from South Carolina to the United States mint is recorded in 1829.

Much of the gold in South Carolina was found along the Carolina Slate Belt, running across the State and parallel to the Atlantic Ocean. The gold-bearing zone actually starts in southern Virginia, and extends diagonally southwards to some portions of Georgia and Alabama, including both Carolinas. Within South Carolina, the belt runs Northeast from Anston and Union counties. Historically, Lancaster and Chesterfield have been the most productive counties in terms of gold mining.

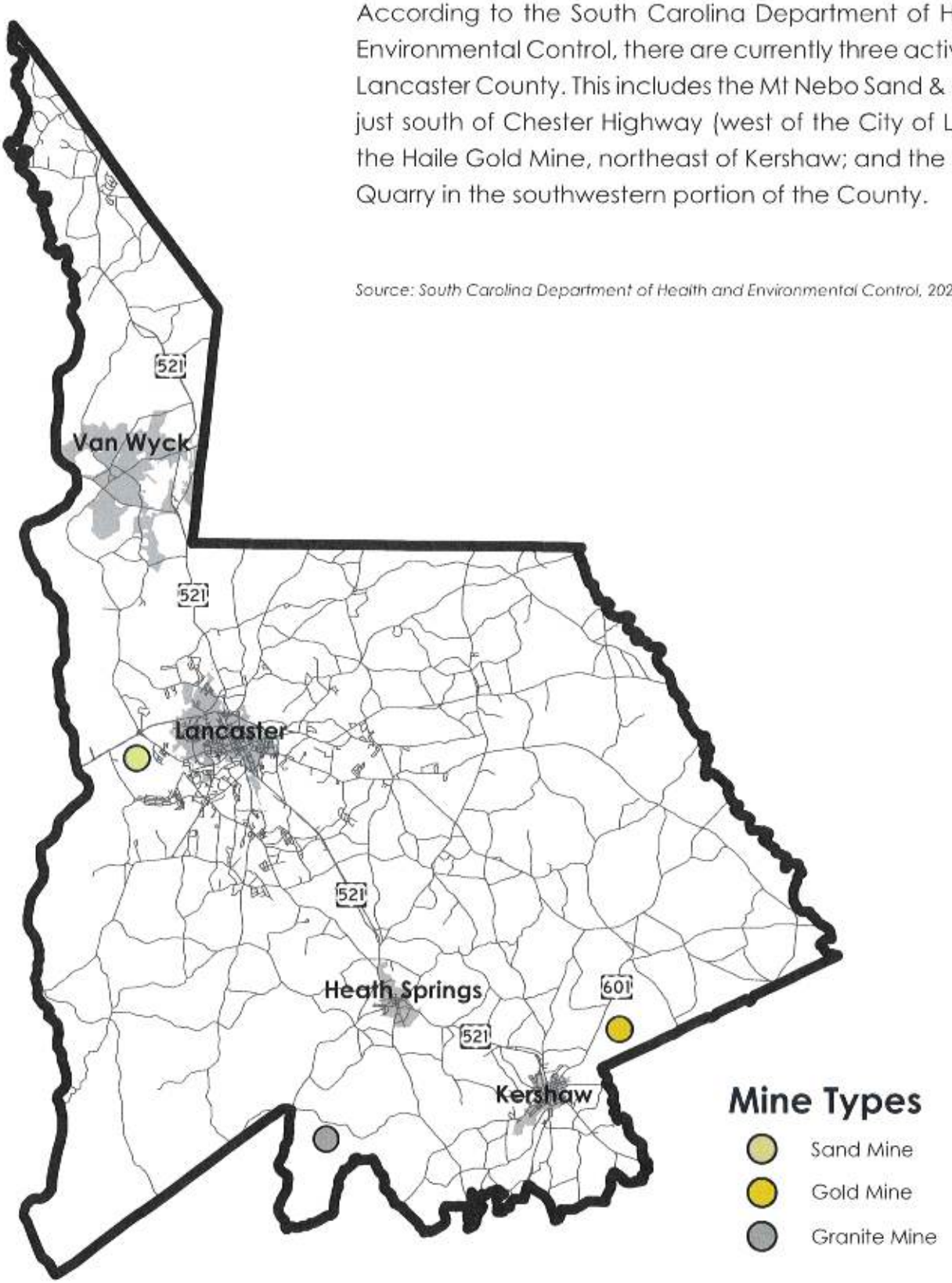
These gold-bearing areas of South Carolina had similarities in geological formations and origins to those of the Slate Belt throughout the southeast. There are many creeks, streams, terraces, and benches within the belt that produced placer gold.

The Haile gold mine, in the eastern part of the County, was one of the first operating gold mines in the United States. The mine has operated only sporadically since 1908. The mine is named for the original property owner, Benjamin Haile, who found gold there in 1827. A historical marker commemorating the mine is placed at the intersection of Haile Gold Mine Road and U.S. Highway 601. The modern day mine is approximately 12,500 acres in size and has produced more than 170,000 ounces of gold in 2022. Current projections indicate another 12 years of productivity for the mine.

Active Mines

According to the South Carolina Department of Health and Environmental Control, there are currently three active mines in Lancaster County. This includes the Mt Nebo Sand & Clay Mine, just south of Chester Highway (west of the City of Lancaster); the Haile Gold Mine, northeast of Kershaw; and the Congaree Quarry in the southwestern portion of the County.

Source: South Carolina Department of Health and Environmental Control, 2020



Natural Resources - Key Observations

- Small wetlands run throughout the County. Larger wetlands exist north of Van Wyck, near the Catawba River, and south of Kershaw.
- Floodplains are spread throughout the County, with greater presence on the western sides of Lancaster and Van Wyck.
- Two major river basins are present in the County (the Catawba and Pee Dee). Within them, there are eight TMDL watersheds.
- Approximately 60 impaired waterbodies are in the County, or on its boundary. The Catawba River is significantly impaired along much of the County's border.
- The County ranges from 110 feet to 770 feet in elevation, with the lowest points occurring on the southwestern boundary and the highest falling along a ridge that runs upward from Heath Springs to the east of the City of Lancaster.
- There are significant areas of prime farmland soil and soil of statewide importance.
- Five general geologic regions exist within Lancaster County.
- Three active mines are within the County; each extracting a different resource (sand, granite, and gold).
- Almost three-fourths of those who participated in the community survey are concerned about the loss of farms and forest lands. These concerns were held across all three geographies of the County.
- The majority of community survey participants believe that Lancaster County should develop policies to provide accessible green spaces, conserve forested land, and conserve farmland.
- Survey respondents are not particularly concerned with the loss of wildlife habitat, air pollution, water quality, loss of open space, stormwater, or soil erosion.

CULTURAL RESOURCES

The Cultural Resources Element considers historic buildings and structures, commercial and residential historic districts, unique or scenic resources, archaeological, and other cultural resources. Generally speaking, these resources will need to be protected, and doing so will provide coordination with a range of organizations, including non-profits and other local governments.

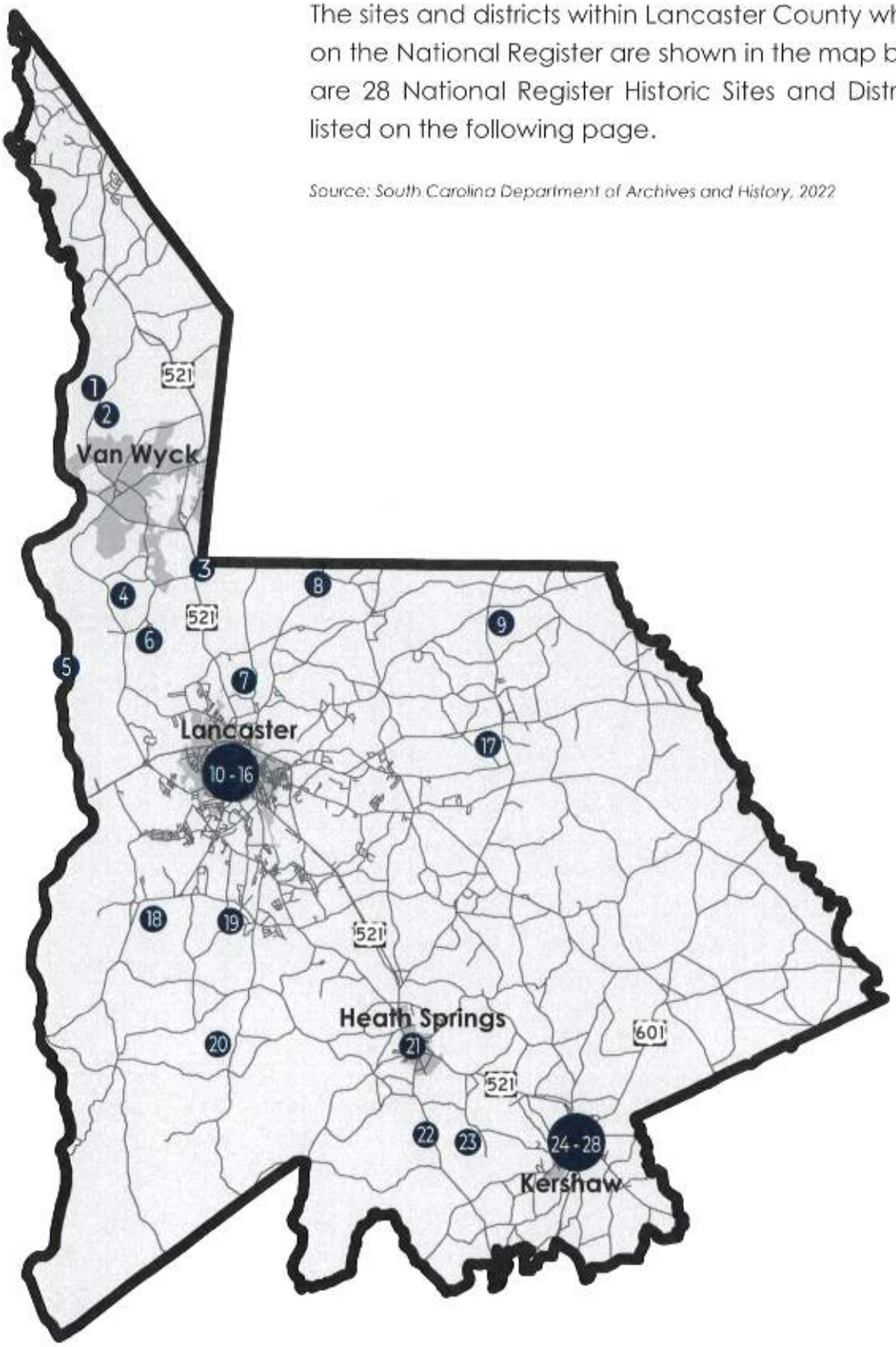
In Lancaster County, there are many national register sites, historic markers, publicly managed lands, and parks and greenways. Though not all of these are owned or maintained by the County, they provide significant benefits to residents and visitors alike. Details on these cultural resources follow.

HANGING ROCK STATE PARK AND REVOLUTIONARY WAR BATTLEFIELD (HEATH SPRINGS)

National Register Sites

The South Carolina Department of Archives and History maintains an online map of historic properties and districts throughout the State. The sites and districts within Lancaster County which are recognized on the National Register are shown in the map below. In total, there are 28 National Register Historic Sites and Districts, and these are listed on the following page.

Source: South Carolina Department of Archives and History, 2022

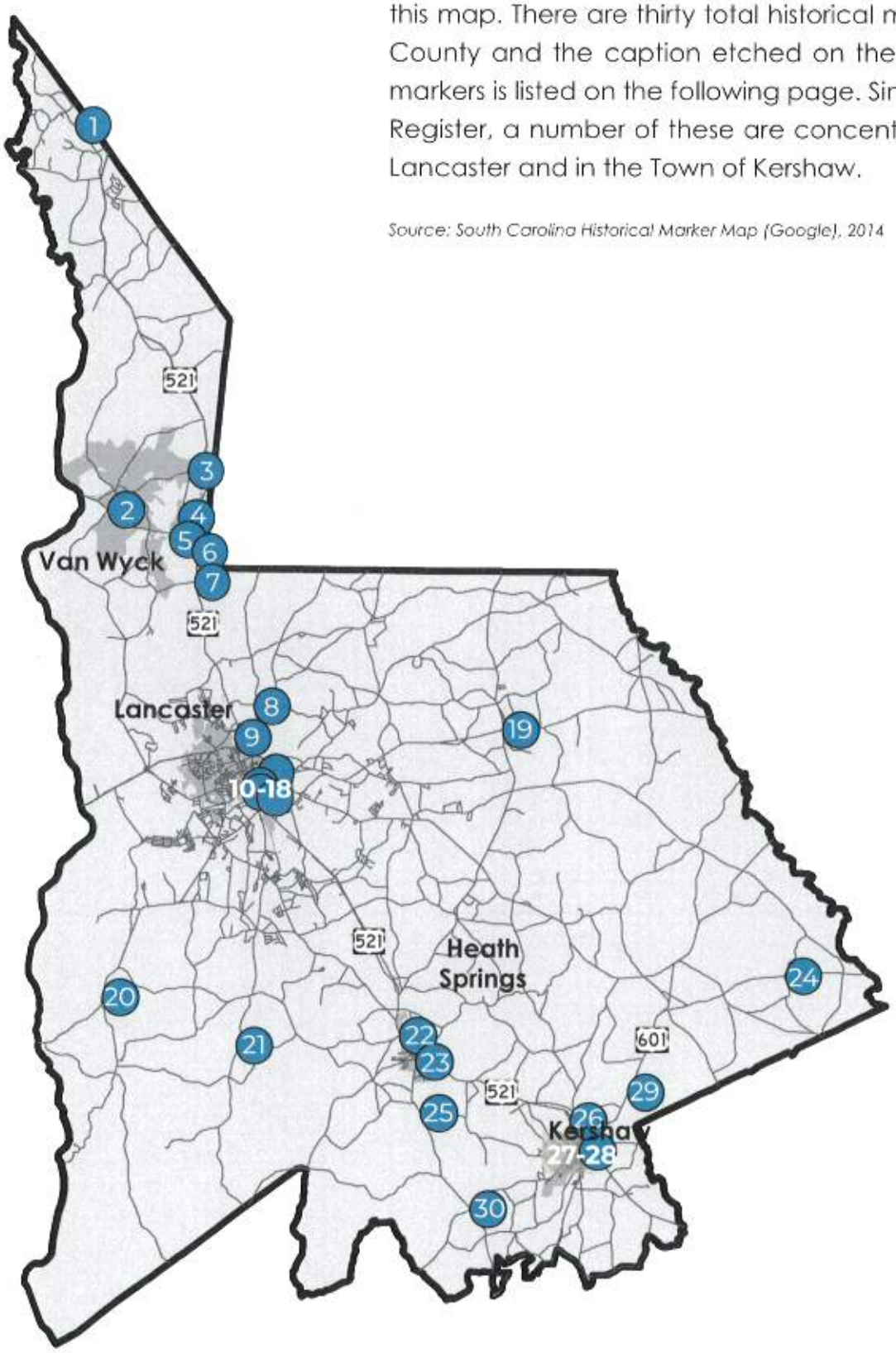


1. Adam Ivy House
2. Massey-Doby-Nisbet House
3. North Carolina - South Carolina Cornerstone
4. Cureton House
5. Landsford Canal
6. Waxhaw Presbyterian Church Cemetery
7. Thomas Walker Huey House
8. Craig House
9. William Harrison Sapp House
10. Lancaster County Courthouse
11. Lancaster County Jail
12. Leroy Springs House
13. Lancaster Presbyterian Church
14. Lancaster Downtown Historic District
15. Robert Barnwell Allison House
16. Lancaster Cotton Oil Company
17. Buford's Massacre Site
18. Wade-Beckham House
19. Perry-McIlwain-McDow House
20. Mount Carmel A.M.E. Zion Campground
21. Heath Springs Depot
22. Battle of Hanging Rock Historic Site
23. Dr. William Columbus Cauthen House
24. Clinton A.M.E. Zion Church
25. Madison Street Historic District
26. Kershaw Depot
27. Unity Baptist Church
28. East Richland-East Church Street Historic District

Historic Markers

This State of South Carolina's Historical Markers are shown on this map. There are thirty total historical markers in Lancaster County and the caption etched on the front side of these markers is listed on the following page. Similar to the National Register, a number of these are concentrated in the City of Lancaster and in the Town of Kershaw.

Source: South Carolina Historical Marker Map (Google), 2014

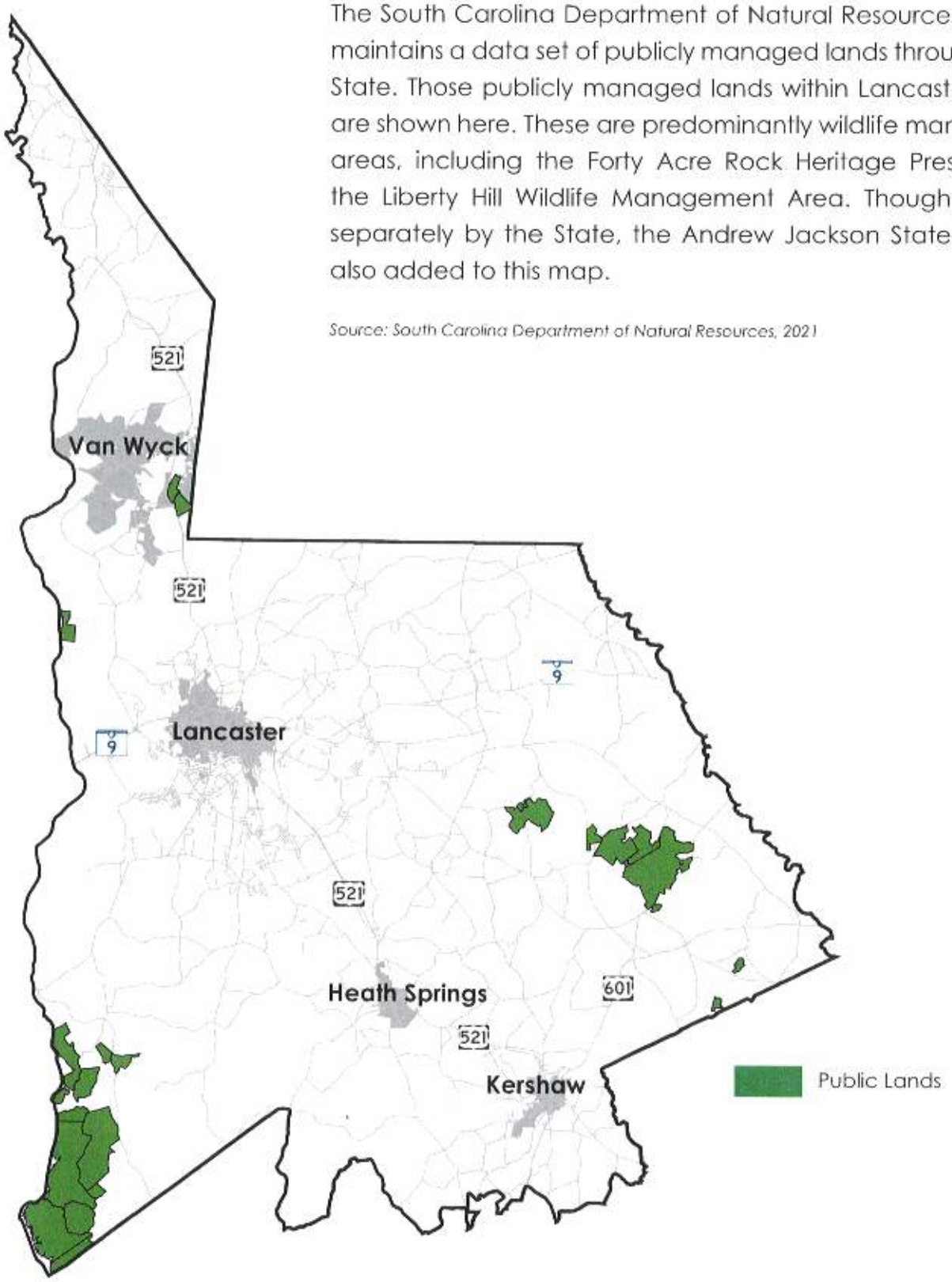


1. The Revolution in the Backcountry
2. King Hagler's Murder
3. Stephen Decatur Miller
4. Birthplace of Andrew Jackson
5. Major Crawford's Home
6. Boundary Line
7. Waxhaw Presbyterian Church
8. Kilburnie
9. Barr's Tavern Site
10. The Courthouse Lancaster County
11. The Jail
12. Lancaster Normal and Industrial Institute
13. Franklin Academy
14. Lancasterville Presbyterian Church
15. Leroy Springs House
16. Clinton Memorial Cemetery
17. Lancaster
18. Lancaster & Chester Railway
19. Buford's Bloody Battleground
20. Camp Creek Methodist Church
21. Mt. Carmel Church and Campground
22. Birthplace of Dr. James Marion Sims
23. Battle of Hanging Rock
24. Flat Creek Baptist Church
25. James Ingram Home
26. Kershaw
27. Kershaw's First Library
28. Welsh's Station
29. Haile Gold Mine
30. Beaver Creek Skirmish

Publicly Managed Lands

The South Carolina Department of Natural Resources (SCDNR) maintains a data set of publicly managed lands throughout the State. Those publicly managed lands within Lancaster County are shown here. These are predominantly wildlife management areas, including the Forty Acre Rock Heritage Preserve and the Liberty Hill Wildlife Management Area. Though classified separately by the State, the Andrew Jackson State Park was also added to this map.

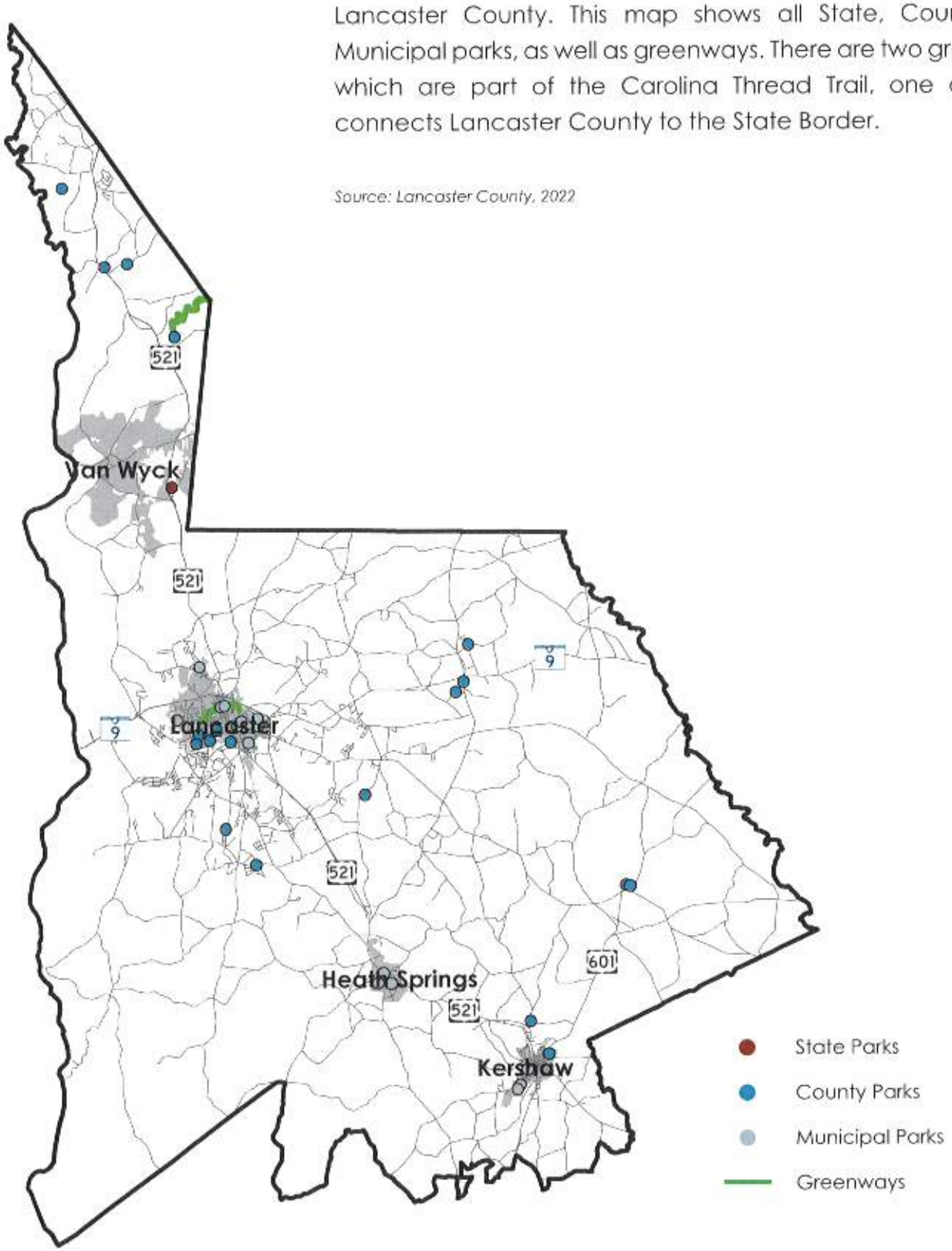
Source: South Carolina Department of Natural Resources, 2021



Parks and Greenways

There are multiple types and scales of recreation throughout Lancaster County. This map shows all State, County, and Municipal parks, as well as greenways. There are two greenways which are part of the Carolina Thread Trail, one of which connects Lancaster County to the State Border.

Source: Lancaster County, 2022



Cultural Resources - Key Observations

There are many cultural resources in Lancaster County. Most notable are the 28 national register site and the 30 historic markers. In addition to those mentioned throughout this element, there are a range of cultural organizations and events which take place in Lancaster County.

KEY TAKEAWAYS

- There are 28 national register historic sites and districts within Lancaster County. While they are certainly concentrated in urban areas like the City of Lancaster and the Town of Kershaw, they are spread throughout the County.
- The County has 30 historic markers. Similar to national register sites, these are spread throughout Lancaster County.
- Multiple publicly-managed lands are present in the County. Wildlife management areas, including the Forty Acre Rock Heritage Preserve and the Liberty Hill Wildlife Management Area, are most prevalent.
- While there are many recreation facilities and trails throughout the County, there are a limited number of parks for residents to actively use.
- Without being directly asked, many community survey respondents (approximately 80) expressed an interest in reviving downtown Lancaster.

COMMUNITY FACILITIES

The Community Facilities Element considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal; fire protection; emergency medical services; and general government facilities, education facilities, and libraries and other cultural facilities.

As growth continues at a rapid rate, Lancaster County faces a significant challenge to meet the needs for equitable distribution of services and community facilities to all of its citizens. Access to recreation, schools, water and sewer utilities, and public health and safety services should be expanded as the County works to accommodate its population growth throughout the County.

Within Lancaster County, there are a range of organizations responsible for these facilities including the County, the Lancaster County Water and Sewer District (LCWSD), Lancaster County Fire Rescue, Lancaster County Sheriff's Office, the City of Lancaster, the City of Lancaster Police Department, the Town of Van Wyck, the Town of Health Springs, the Town of Kershaw, the Lancaster County School District, the Medical University of South Carolina, and Lancaster County Library (amongst others). The following pages detail information on community facilities throughout the County.

LANCASTER COUNTY COURTHOUSE

Fire Protection and Emergency Services

Lancaster County is served by the Lancaster County Fire Rescue, Lancaster County Sheriff's Office, and the Medical University of South Carolina. In addition to these county-wide departments, the City of Lancaster has its own police and fire protection.

FIRE PROTECTION

Lancaster County Fire Rescue has a dual service with both career fire personnel and volunteers. The Fire Rescue consists of 18 volunteer fire departments and one career department, with policies and procedures implemented by the County Council appointed 19 members of Fire Commission. The size and scope of the County necessitate the continued reliance on a predominant volunteer force; though they are considering efforts to become a fully professional operation. Fire Rescue works as a cohesive partner with all other emergency service agencies in the County, while also fulfilling obligations with state agreements for mutual aid response.

LAW ENFORCEMENT

The Lancaster County Sheriff's Office is located near the City of Lancaster. The Department also has two substations; one in Indian Land and the other in Kershaw. The Sheriff's Office also runs a detention center near the City of Lancaster, which houses unsentenced inmates awaiting trial as well as inmates sentenced to less than 90 days incarceration. The Sheriff's Office has departments for administration, crime, law enforcement, and safety. They also provide patrols, court security, and criminal investigations. The Sheriff's Office works closely with the City of Lancaster's Police Department and other emergency service agencies.

EMERGENCY MEDICAL SERVICES

Lancaster County Emergency Medical Services (EMS) is comprised of 60 full-time staff, 26 part-time staff, and 5 auxiliary workers. Twenty-five medics are cross-trained in High Angle / Low Angle Rescue, Search and Rescue, Swift Water Rescue, and make up the Lancaster County EMS STAR Team, which can be deployed for these specialized rescues. EMS covers 79,000 residents in 540 square miles, providing Advance Life Support care 24/7, including aggressive care of potential heart attacks, Rapid Sequence Intubation, Continuous Positive Airway Pressure (CPAP), and Code ICE.

Government and Cultural Facilities

With an area of over 550 square miles, Lancaster County is home to numerous government and cultural facilities. A summary of those which are County-owned or maintained is provided below.

GOVERNMENT BUILDINGS

According to the most recent (2022) Hazard Mitigation Plan, there are 10 public facilities in Lancaster County (three of these are in unincorporated Lancaster County, two are in Heath Springs, one is in Kershaw, and four are in the City of Lancaster). There are also 28 schools, three judicial facilities, 14 electric utility facilities, and 29 emergency service stations (Fire, EMS, Sheriff, and Police stations).

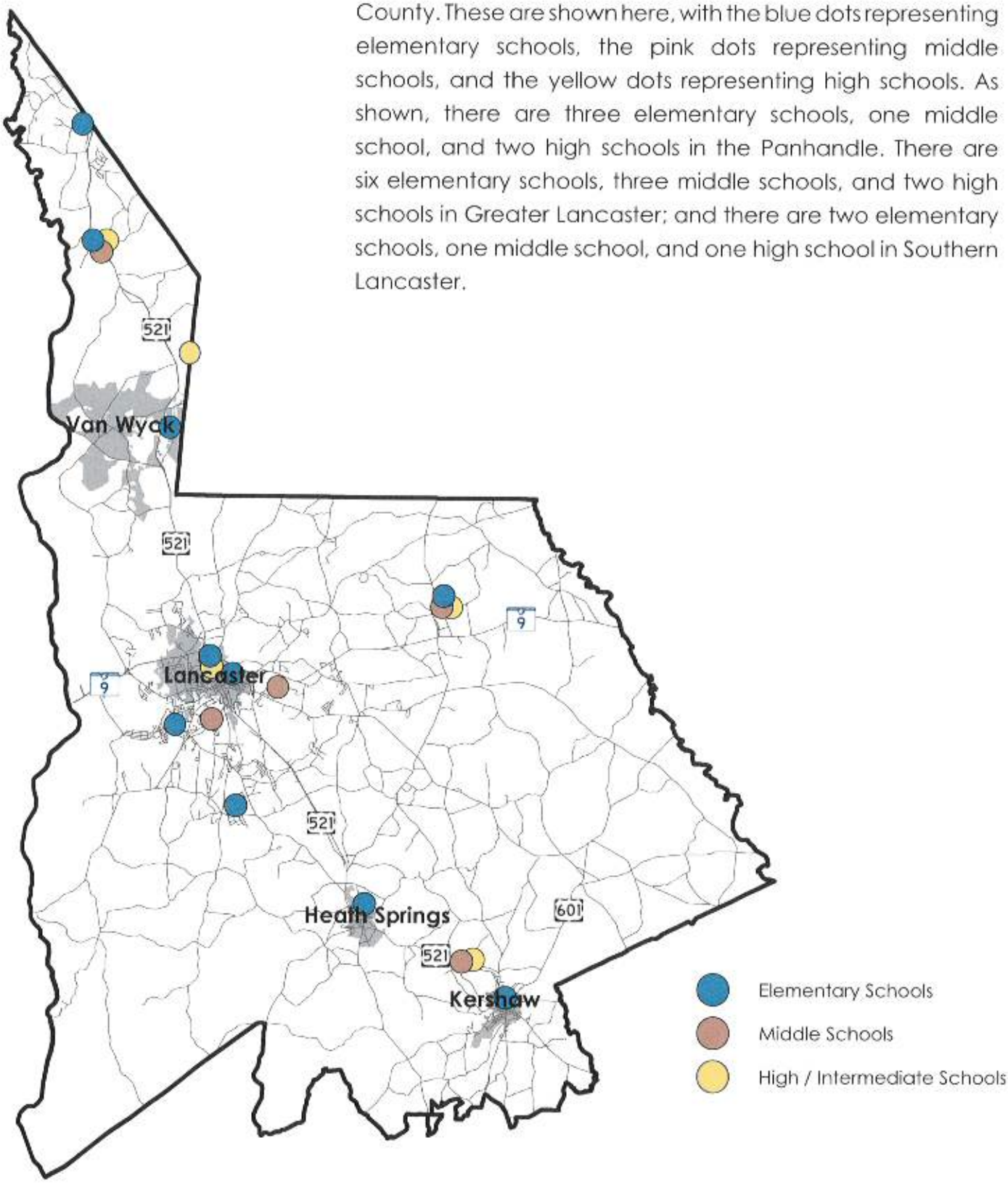
Public facilities include the Department of Parks and Recreation buildings in Indian Land, Kershaw, Buford, and the City of Lancaster; as well as properties used by the Lancaster County Council on Aging in Indian Land, Heath Springs, and the City of Lancaster. The 27 schools are dispersed throughout the County, 23 of which are public schools belonging to Lancaster County School District, two are privately-owned Christian schools, one is an adult education center, and one is the University of South Carolina at Lancaster. There are two judicial facilities in the City of Lancaster and one in unincorporated Lancaster County. The emergency service facilities, which also include the hospital and County jail, are dispersed throughout the County, with the greatest concentration in and around the City of Lancaster.

LANCASTER COUNTY LIBRARY SYSTEM

The Lancaster County Library runs three library branches in the County: Lancaster County Library in the City of Lancaster, Kershaw Branch Library in Kershaw, and Del Webb Library in Indian Land. The libraries offer children's programs, reference assistance, online databases, internet access, Wi-Fi, local history, and genealogy. In addition to the materials available for checkout at the three library locations, there is an interlibrary loan system which permits residents to borrow books or other materials from other libraries.

Lancaster County Schools

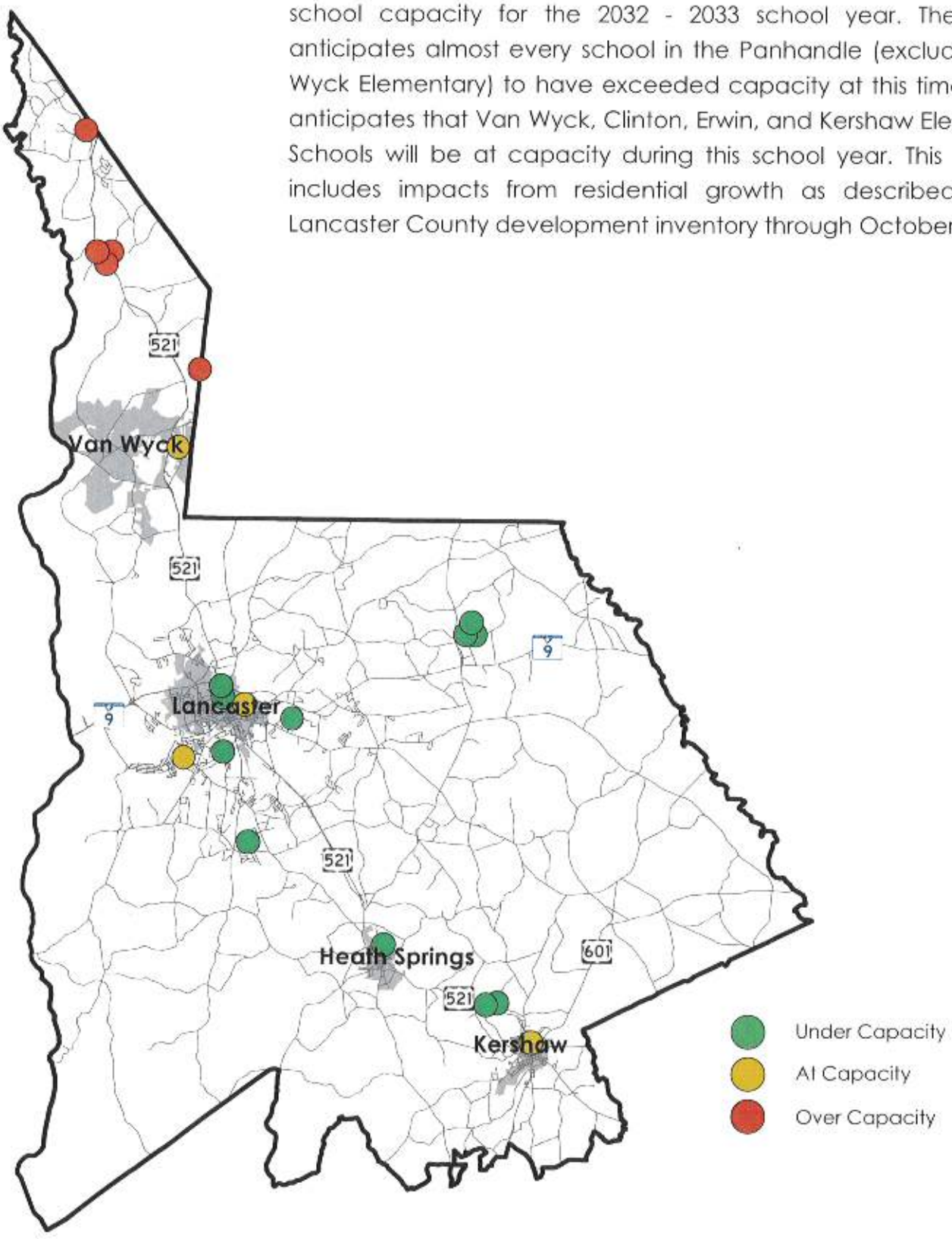
There are more than twenty public schools in Lancaster County. These are shown here, with the blue dots representing elementary schools, the pink dots representing middle schools, and the yellow dots representing high schools. As shown, there are three elementary schools, one middle school, and two high schools in the Panhandle. There are six elementary schools, three middle schools, and two high schools in Greater Lancaster; and there are two elementary schools, one middle school, and one high school in Southern Lancaster.



Source: Lancaster County School District

Projected (2033) School Capacity

This map shows the Lancaster County School District's forecasted school capacity for the 2032 - 2033 school year. The District anticipates almost every school in the Panhandle (excluding Van Wyck Elementary) to have exceeded capacity at this time. It also anticipates that Van Wyck, Clinton, Erwin, and Kershaw Elementary Schools will be at capacity during this school year. This forecast includes impacts from residential growth as described in the Lancaster County development inventory through October 2022.

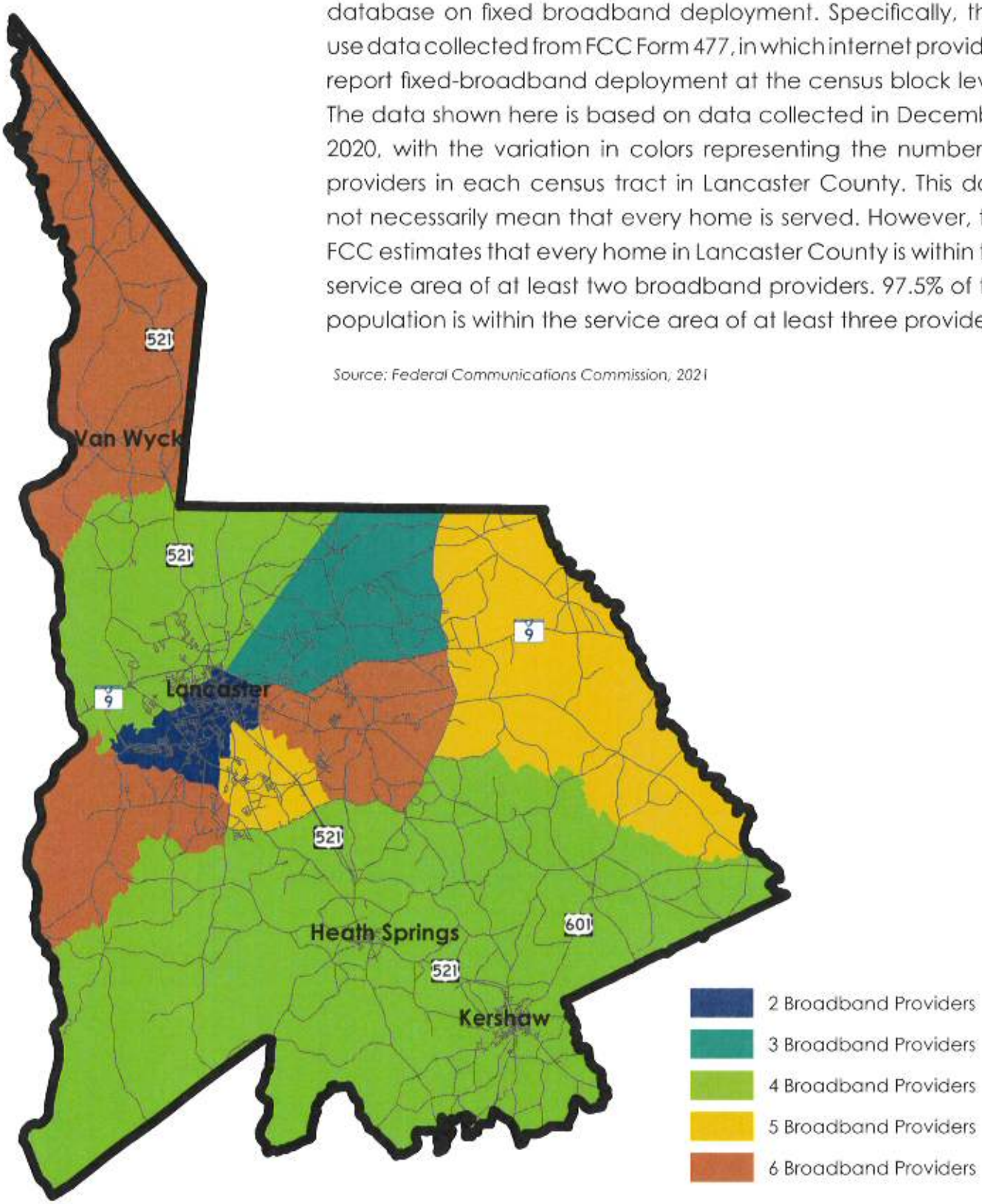


Source: Lancaster County School District

Broadband Service

The Federal Communications Commission (FCC) maintains a database on fixed broadband deployment. Specifically, they use data collected from FCC Form 477, in which internet providers report fixed-broadband deployment at the census block level. The data shown here is based on data collected in December 2020, with the variation in colors representing the number of providers in each census tract in Lancaster County. This does not necessarily mean that every home is served. However, the FCC estimates that every home in Lancaster County is within the service area of at least two broadband providers. 97.5% of the population is within the service area of at least three providers.

Source: Federal Communications Commission, 2021



Water Service

Lancaster County Water and Sewer District (LCWSD) serves nearly 90% of all Lancaster County with necessary water and sewer utilities. This includes water service for both commercial and residential users. LCWSD also provides wholesale distribution to the Town of Heath Springs, the City of Lancaster, the Town of Kershaw and the Carolina Water Service.

In 2013, the Catawba River Water Supply Project was created to provide water to Lancaster and Union Counties. This joint venture between LCWSD and Union County (NC) serves both entities with clean drinking water of 40 million gallons per day (MGD). This capacity was recently expanded to this threshold in 2020.

Water system improvements included in the implementation of LCWSD's Capital Improvements Plan include water transmission and distribution system improvements during the next five year time frame, with an estimated cost of approximately $7,000,000. Currently planned capital improvement projects include the following:

LCWSD CAPITAL IMPROVEMENT PLAN FOR WATER SYSTEM

PROJECT	OVERVIEW	TIMEFRAME
US-521 20" Transmission Main Phase 3	Extension of approximately 11,400 LF of water main	Spring 2024
Rocky River Road and Taxahaw Road Roundabout	1,159 LF of 12" and 688 LF of 6" water main was installed as part of DOT contract to relocate existing mains	TBD
US-521 and Marvin Road Intersection Realignment	SCDOT intersection improvements will require relocation of 2,300 LF of existing 4" and 6" water mains in project area	2024
Regional Water Transmission Riverside Road	More than 30,000 LF of 24 inch water transmission main from Hwy-521 to Riverside Road to improve capacity, redundancy, and reliability needs in support of all residential, industrial, and wholesale users south of Hwy-5	2026
Craig Farm Road Waterline Extension	Waterline extension of 4,703 LF of 6" waterline and one roadway bore to serve residents with poor water quality	2023
Fork Hill Road Waterline Relocation at Horton Creek Bridge Project	SCDOT planned bridge replacement on Fork Hill Road at Horton Creek requiring 1,400 LF of 6" waterline relocation	TBD

Wastewater Service

LCWSD provides sewer service to the Panhandle and portions of Greater Lancaster. By way of an agreement with the City of Lancaster, all wastewater south of Highway-5 and within the proximity of the City is collected by LCWSD and treated by the City of Lancaster's Wastewater Treatment Plant.

In 2001, LCWSD constructed a new wastewater treatment facility to accommodate the wastewater treatment needs of the growing Indian Land community. This facility includes enhanced and advanced secondary treatment and has continually met or exceeded State and Federal Regulations for discharge into the Catawba River. In 2008, LCWSD, the Town of Fort Lawn, and the City of Lancaster entered into an agreement to provide transportation and treatment of the Town of Fort Lawn's wastewater. The Town of Heath Springs provides wastewater treatment service for LCWSD by way of an agreement for service within the Pleasant Hill Community.

Wastewater improvements include system improvements and extensions over the next five year time frame with an estimated cost of more than $7,000,000. These system improvements include installation of wastewater collection lines to serve areas with failing septic systems; expansion of master-planned gravity sewer systems; and implementation of a new force main interceptor in the north end of the Panhandle to provide capacity, redundancy, and reliability of system demands. Currently planned capital improvement projects include the following:

LCWSD CAPITAL IMPROVEMENT PLAN FOR WASTEWATER SYSTEM

PROJECT	OVERVIEW	TIMEFRAME
Potter Road Gravity Sewer Extension	Approximately 5,500 LF of 8" gravity sewer to address failing septic systems from Continental Drive to Monticello Road area.	2023
Bear Creek-Turkey Creek Gravity Sewer Connector	Approximately 7,400 LF of 12" gravity sewer to eliminate the Turkey Creek Pump Station	Unfunded, TBD
Calvin Hall Intermediate Pump Station	2,204 LF of 12" force main from Calvin Hall Pump Station to Hwy-160	2023
Six Mile Creek Gravity Sewer	6,400 LF of 18" gravity sewer from Collins Road to the Ansley Park Pump Station	February 2024 for first 1,500 LF
Catawba Ridge Parallel Force Main	Parallel the Catawba Ridge Force Main from Meeting Street to Grace Avenue	TBD
Rum Creek Force Main Relocation	Approximately 5,200 LF of 12" force main to tie to Catawba Ridge Force Main and discharge at City WWTP	TBD

Stormwater Management

Managing stormwater runoff is important for the long-term health of all communities. Detaining and retaining runoff improves overall water quality, minimizes downstream impacts, and reduces shock to natural ecosystems. The County has a regulatory environment in place to which new development must adhere. Issued in 2015 and amended subsequently in 2019, Lancaster County updated their stormwater management plan to include the requirements of the federally mandated National Pollutant Discharge and Elimination System (NPDES) Phase II Stormwater Program. In 2014 Lancaster County became a designated SMS4 community.

Best Management Practices exist as recommendations to prevent damage to the water supply. LCWSD regularly updates its 208 Water Quality Management Plan pursuant to Section 208 of the Federal Clean Water Act. The purpose of the 208 Plan is to preserve and enhance water quality and to meet the goals of the Federal Clean Water Act and the South Carolina Pollution Control Act. The 208 Plan serves to guide local decision makers when addressing issues and opportunities related to water quality, including the regulation of discharges by utility providers and industries. In addition to this Plan, Lancaster County developed and implemented a Stormwater Management Program based on EPA regulations. The program is also consistent with the Federal Clean Water Act and South Carolina Pollution Control Act, and requires stormwater discharge permitting to reduce pollutants from stormwater runoff. The State's Department of Health and Environmental Control (DHEC) monitors surface water to make sure it meets water quality standards, identifies locations that need extra attention, determines long term trends, provides background data for permitting and planning, and sets permit limits for wastewater discharge. DHEC monitors macroinvertebrates, fish tissue, and dissolved oxygen to ensure water quality is appropriate for the species that exist within it.

The County's water and wastewater systems rely heavily on the health of the Catawba River and the streams which feed it. This resource is shared with a number of neighboring communities, including the City of Charlotte and Mecklenburg County, North Carolina. As such, additional measures should be explored and developed in partnership with neighboring communities to protect the vital resources of the County.

Continued management of stormwater runoff benefits the County at-large in numerous ways. It ensures that stormwater is properly managed, does not impact adjacent or downstream properties, and minimizes impacts to adjacent water bodies. Slowing the release of stormwater minimizes the changes to the sensitive brackish waterways that surround the community. Properly detaining and/or retaining stormwater allows for suspended solids and pollutants to settle out of runoff prior to discharge into adjacent waterways.

Community Facilities - Key Observations

- The provision of law enforcement, fire, and EMS services throughout the unincorporated area of the County is challenging, particularly with the growing urbanized area in the Panhandle.
- The County and other agencies which provide county-wide service own and maintain a number of government and cultural facilities.
- The Lancaster County School District runs 20 schools throughout the County. According to the District's most recent report, a number of these schools are anticipated to be over capacity by 2030.
- While there are generally a number of choices of broadband internet service in the County, reaching all of the rural residences is a challenging proposition.
- The majority of the County (90%) has water service, provided by Lancaster County Water and Sewer District, with a total capacity of about 20 MGD.
- Lancaster County Water and Sewer District spends approximately $7 million annually for wastewater improvements, in order to ensure adequate wastewater service is provided to County residents.
- Continued and improved management of stormwater will be important as the County continues to grow and develop in the coming years.
- Community survey participants identified recreation and entertainment as the lowest quality of life attribute within the County. In fact, almost two-thirds of survey respondents are not satisfied with the current parks and recreation facilities available to them. Two-thirds of survey respondents would like to see more trails and greenways.
- Public safety was one of the highest ranking quality of life attributes identified by those who participated in the community survey.
- Education and schools were identified as a major concern by community survey participants.

HOUSING

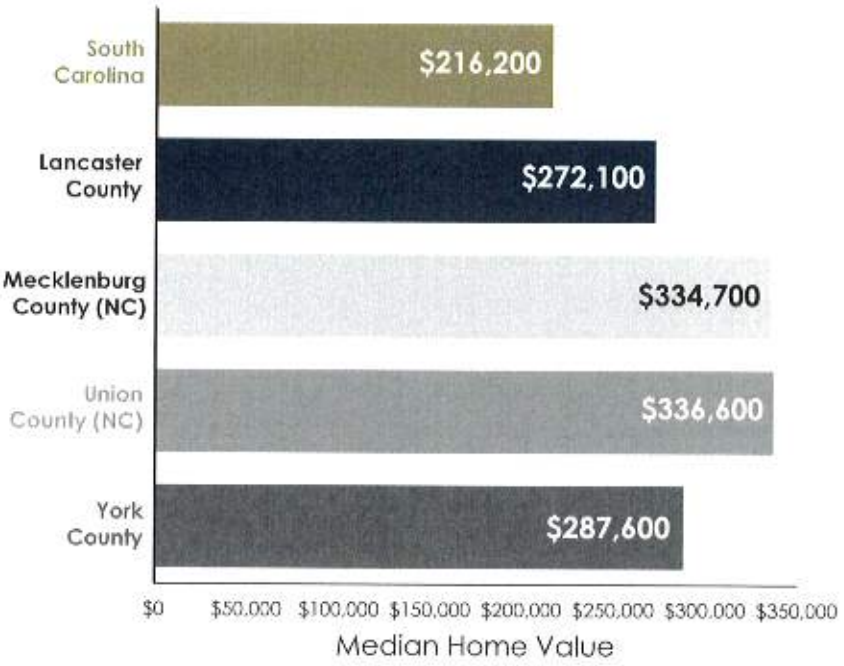
The Housing Element considers location, types, age, and condition of housing; owner and renter occupancy; and affordability of housing. It also considers changes in housing needs.

This element provides information on housing throughout Lancaster County. However, there are pretty significant changes in housing characteristics and housing needs in different sub-regions of the County. For instance, housing is most expensive in the Panhandle, and the density of housing is much greater in urbanized regions of the Panhandle and Greater Lancaster, than in Southern Lancaster. However, for the purposes of this element, housing has been considered for the County as a whole.

Housing Units

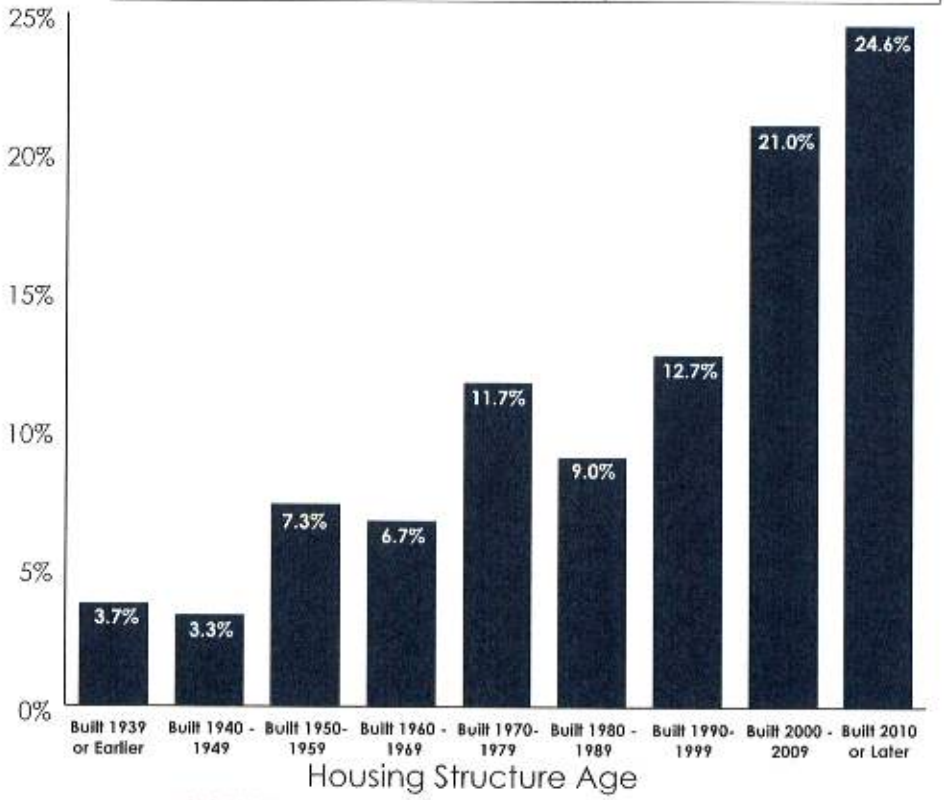
In 2022, the median home value in Lancaster County was over $270,000. This is about $56,000 higher than the State, though lower than Union and Mecklenburg Counties, just across the State border. Housing values in York County were similar to Lancaster County.

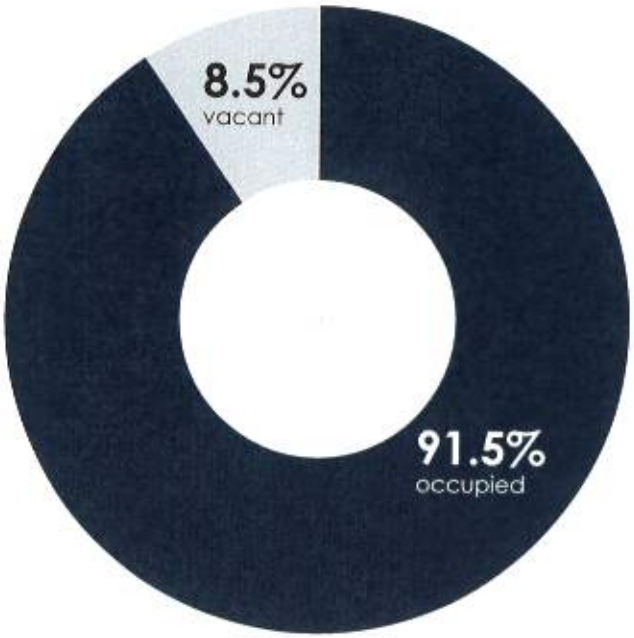
Most of the units are single family detached, though there are also a large number of mobile homes or other structures. The age of housing units in the County ranged broadly, with construction generally increasing over the last 50 years. Almost one-quarter of the housing stock has been constructed since 2010.

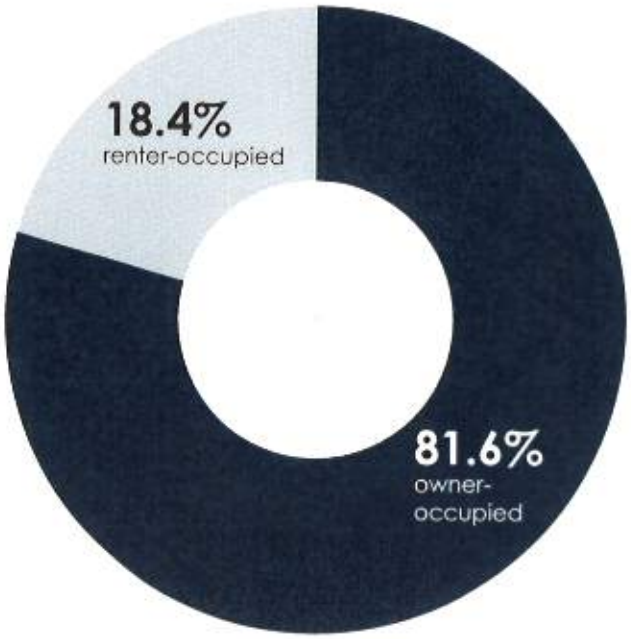


HOUSING TYPE	PERCENT OF UNITS
Single Family, Detached	75.8%
Single Family, Attached	5.5%
2 - 9 Unit Apartments	3.6%
10 or More Unit Apartments	2.3%
Mobile Home or Other Housing	12.9%

Source: American Community Survey, 2022

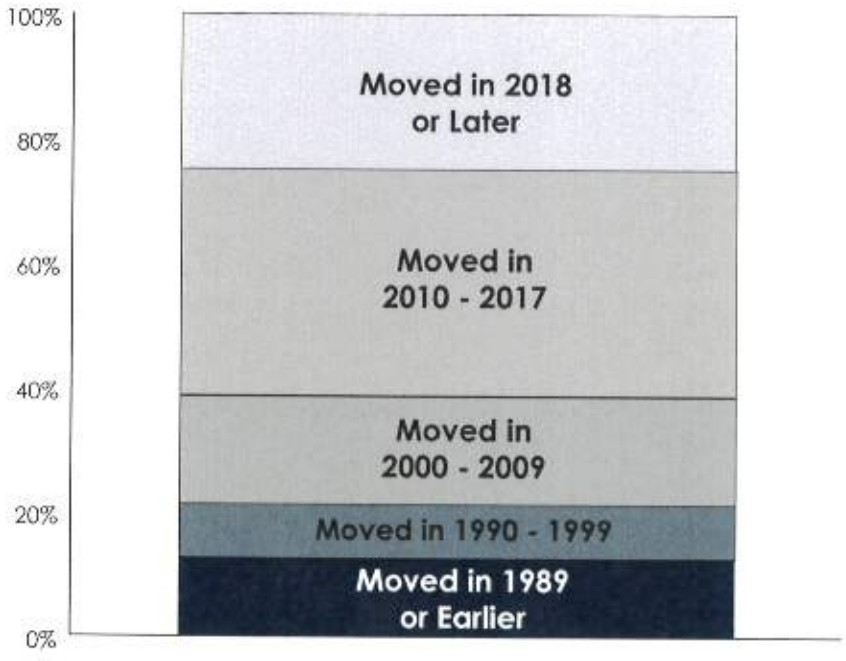






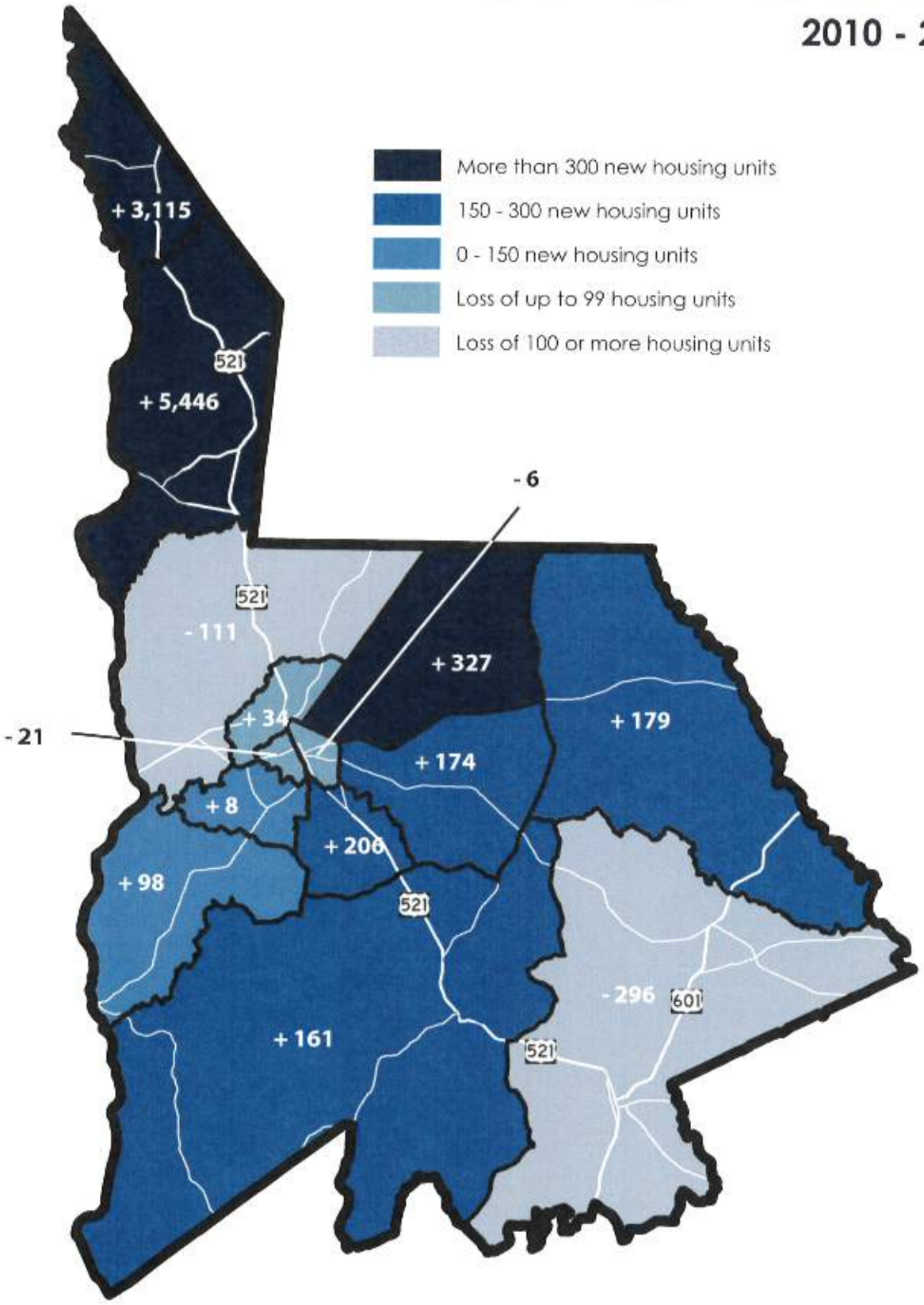
The vast majority (91.5%) of housing units in the County are occupied. About 82% of these are occupied by their owners, with just under 20% being renter-occupied. Almost one quarter of current residents moved into their homes in the last five years, with the greatest portion (36.4%) moving in between 2010 and 2017. Almost 5,000 residents have lived in their homes since at least 1989.

Source: American Community Survey, 2022



Housing Occupancy Change

2010 - 2019



Source: American Community Survey, 2019

The map on the previous page shows how the number of occupied housing units has changed throughout the County in the last decade. You can see that there has been exponential growth in the Panhandle, where more than 8,000 new homes have been built since 2010. There has also been housing growth in the central portion of the County, particularly east of the City of Lancaster. There were two tracts within the County that saw a decrease in housing occupancy since 2010 and this is the most southeastern tract, as well as the most northwestern tract in Greater Lancaster. While housing growth does typically range from area to area in a community, the stark difference in rates of growth in the Panhandle to the rest of the County is notable.

The table below displays the number of jobs in comparison to the number of housing units in different geographies. The column furthest to the right shows the job to housing ratio, which helps to measure the health of a community. Typically, you want the ratio to be around 1.0, though this metric is usually measured at the metropolitan level, as people commute in and out of urban areas for work. Lancaster County's jobs to housing ratio is one of the lowest in the region, suggesting that there are many people living in the County and commuting elsewhere for work. Mecklenburg County is on the opposite end of this spectrum, providing significantly more jobs than houses, explaining the reduced ratios in adjacent counties.

JOBS / HOUSING UNITS RATIO

GEOGRAPHY	AT-PLACE JOBS	HOUSING UNITS	JOBS / HOUSING
Lancaster County	27,175	41,410	0.66
South Carolina	2,181,593	2,362,253	0.92
Chesterfield County, SC	14,717	20,583	0.72
Kershaw County, SC	18,034	29,223	0.62
York County, SC	102,188	115,366	0.89
Union County, NC	68,133	84,798	0.80
Mecklenburg County, NC	755,918	481,307	1.57

Source: United States Department of Labor, Bureau of Labor Statistics (2022), American Community Survey (2022)

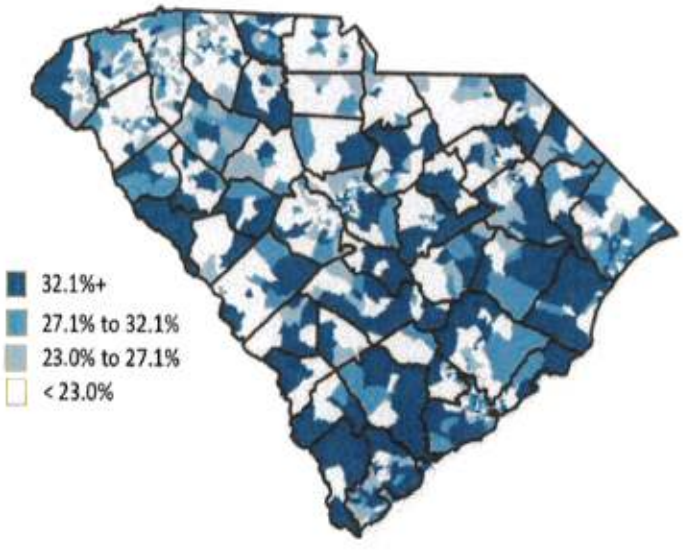
Housing Affordability

The South Carolina State Housing Finance and Development Authority (SC Housing) creates affordable housing opportunities through a broad range of programs. The State Housing Authority developed a State Housing Study in 2023, which included an analysis of housing supply and demand throughout the State of South Carolina.

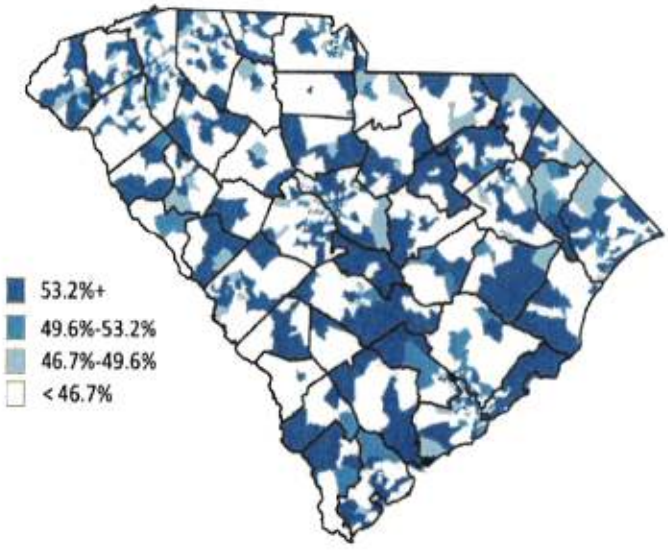
Based on the South Carolina Office of Revenue and Fiscal Affairs' projections, the Authority anticipates for Lancaster County to be one of the fastest growing counties in the State between 2020 and 2030, with a growth rate between 15% and 25%. This growth is likely to cause continued strains on housing supply, which has struggled to keep up with growth in the Palmetto State since 2008. This combination of strong housing demand, coupled with relatively low levels of housing inventory, has led to an imbalanced housing market in South Carolina, creating affordability challenges for many residents.

According to SC Housing, almost 20% of households with mortgages in Lancaster County are cost burdened, meaning that they pay more than 30% of their income on housing. Worse, almost 50% of renters are estimated to be cost burdened within the County. SC Housing mapped these cost burdened households by census tract and the majority of those within the County are in the Panhandle and the northern portion of Greater Lancaster, as shown below. Overall, housing affordability is a challenge throughout the State and country.

PERCENT OF HOUSEHOLDS (WITH MORTGAGES) THAT ARE HOUSE COST BURDENED



PERCENT OF HOUSEHOLDS (RENTERS) THAT ARE HOUSE COST BURDENED



Source: The 2023 Palmetto State Housing Study, SC Housing (2023)

Affordable Housing Resources

There are two major affordable housing providers within Lancaster County: the Housing Authority of Lancaster and the South Carolina Regional Housing Authority No 1.

The Housing Authority of Lancaster is not directly affiliated with the City or County, and does not receive funding from them. The agency receives funding through the Department of Housing and Urban Development to administer the Housing Choice Voucher and Public Housing Programs. The organization oversees the following public housing sites:

- Caroline Courts (1974) includes 36 buildings and 100 units
- Frank L. Roddey Homes (1982) includes 9 buildings and 40 units

The Housing Authority of Lancaster also administers a maximum of 247 Housing Choice Vouchers based upon funding. The South Carolina Regional Housing Authority No. 1 was organized under the laws of the State of South Carolina to serve the sixteen counties in the northwest section of the State, in towns with less than 5,000 people. This Housing Authority only serves the Town of Heath Springs in Lancaster County. Currently, this Housing Authority is not taking online applications for Housing Choice Vouchers in any county.

According to the National Housing Preservation Database provided by the US Department of Housing and Urban Development, there are a total of 18 federally assisted properties within Lancaster County. Most of these are within or proximate to the City of Lancaster. The tables below list the property names and number of assisted units throughout the County. Additional information on these units can be found on HUD's website.

PROPERTY NAME	# ASSISTED UNITS
Lancaster Landing	16
Lancaster Manor	66
Azalea Gardens	36
Parr Place	13
Miller Grove	48
Sycamore Run	48
Caroline Courts	140
Palmetto Place Apartments	165
Cottages at Azalea	48
Northwest Apartments	72

PROPERTY NAME	# ASSISTED UNITS
Old Hickory Apartments	32
Chesterfield Villas of Lancaster	32
Woodcreek Apartments	56
The Manor	16
Foxwood	48
Knolwood I and II Apartments	88
Rutledge Park Apartments	8
9400 Avery Lilac Lane	1

Source: Housing Authority websites and https://haigroup.maps.arcgis.com/apps/webappviewer/index.html?id=342b0f83b1d145118adb57f7c487158e

Housing - Key Observations

- The majority of the County's housing stock is single family, detached units. There are also a significant number of mobile homes.
- Average home values are higher than the State but lower than much of the region.
- There has been significant housing development in the last few decades, with almost 50% of all housing being developed between 1990 and 2019, and almost 25% occurring since 2010.
- The majority of housing units are occupied and about 82% are occupied by their owners.
- The majority of housing growth in the last decade has occurred in the Panhandle. Areas northeast of the City of Lancaster have also experienced great housing growth. The most southwestern edge of the County, as well as the area between the City of Lancaster and Van Wyck have lost housing units during this time.
- There are a total of 16 properties within the County which provide some type of housing assistance. Combined, there are more than 900 units with some time of assistance, but the amount and qualifications very. For instance, some are solely for elderly.
- Community survey participants were generally equally concerned with the quality of housing options and housing affordability. Neither of these concerns were high on the list of community survey respondents' concerns.

LAND USE

The Land Use Element considers existing and future land uses, as well as characteristics related to land use. The following pages contain information related to existing zoning, land use, and development patterns throughout the County. One of the major components of this element is the Future Land Use Map, which is one of the primary tools the County has to guide future land use and development decisions.

Zoning

In Lancaster County, there are 22 zoning districts, as well as municipalities (which have their own zoning). While each zoning district has different standards in terms of land uses, density, and design standards, these districts can be examined by generalized zoning classifications (based on permitted land uses).

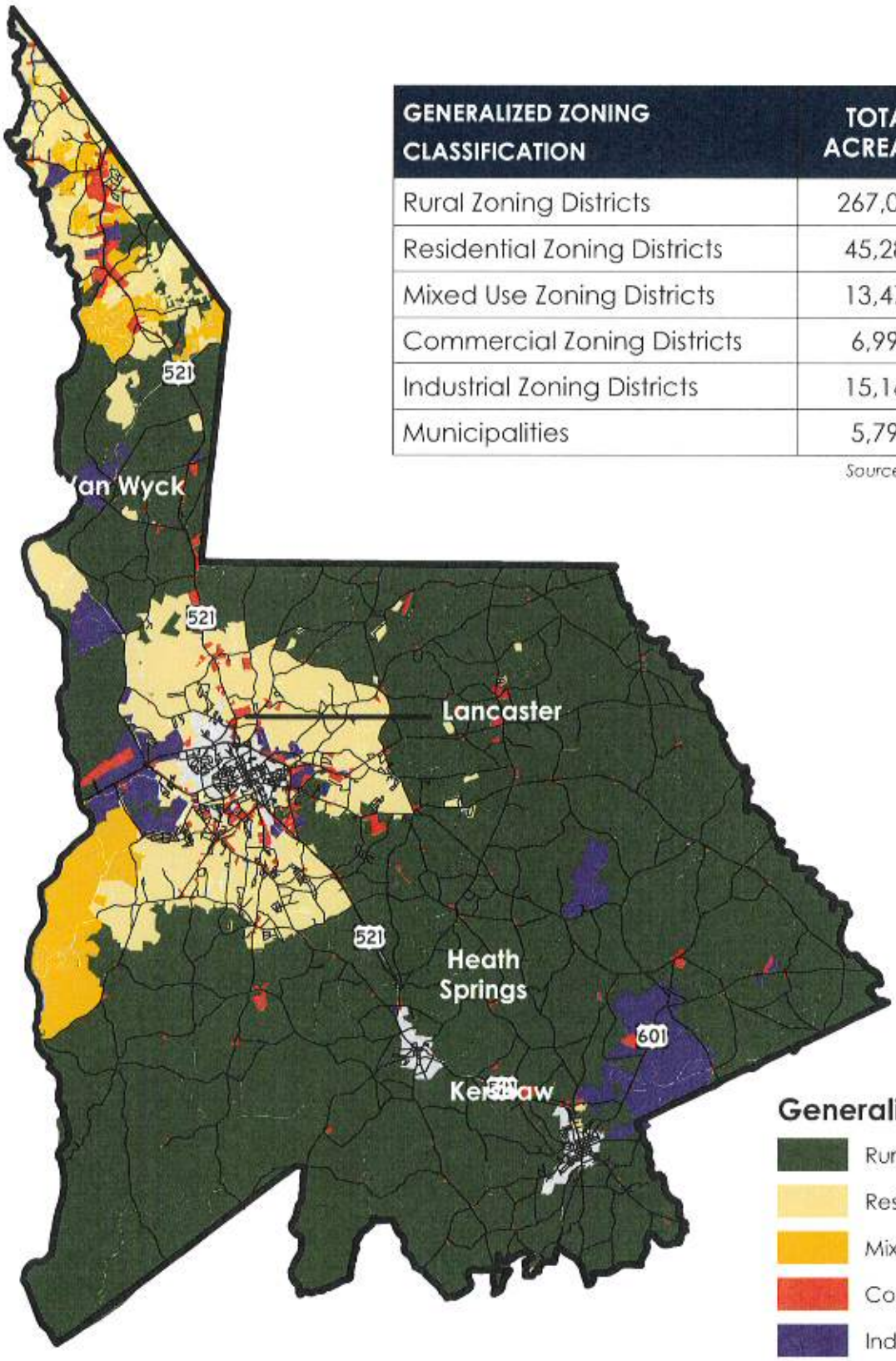
The generalized zoning categories and their corresponding zoning districts are shown to the right. Three-fourths of the total County is in rural zoning districts. Just under 13% of the land is in residential zoning districts, and very little land is zoned for other uses. Almost 4% of the total County is in mixed use zoning districts, 2% is in commercial zoning districts, and 4.3% is in industrial zoning districts. Only 1.6% of the County's total area is in a municipality which have their own zoning designations (Heath Springs, Kershaw, and the City of Lancaster).

GENERALIZED ZONING	ZONING DISTRICTS
Rural	Agricultural Residential Open Space Preservation Rural Neighborhood Rural Residential
Residential	High Density Residential Low Density Residential Medium Density Residential Manufactured Home
Mixed Use Districts	Industrial Mixed Use Mixed Use Planned Development District Residential Mixed Use Urban Residential
Commercial	General Business Institutional Neighborhood Business Professional Business Regional Business Rural Business
Industrial	Heavy Industrial Light Industrial Mining

Zoning Map

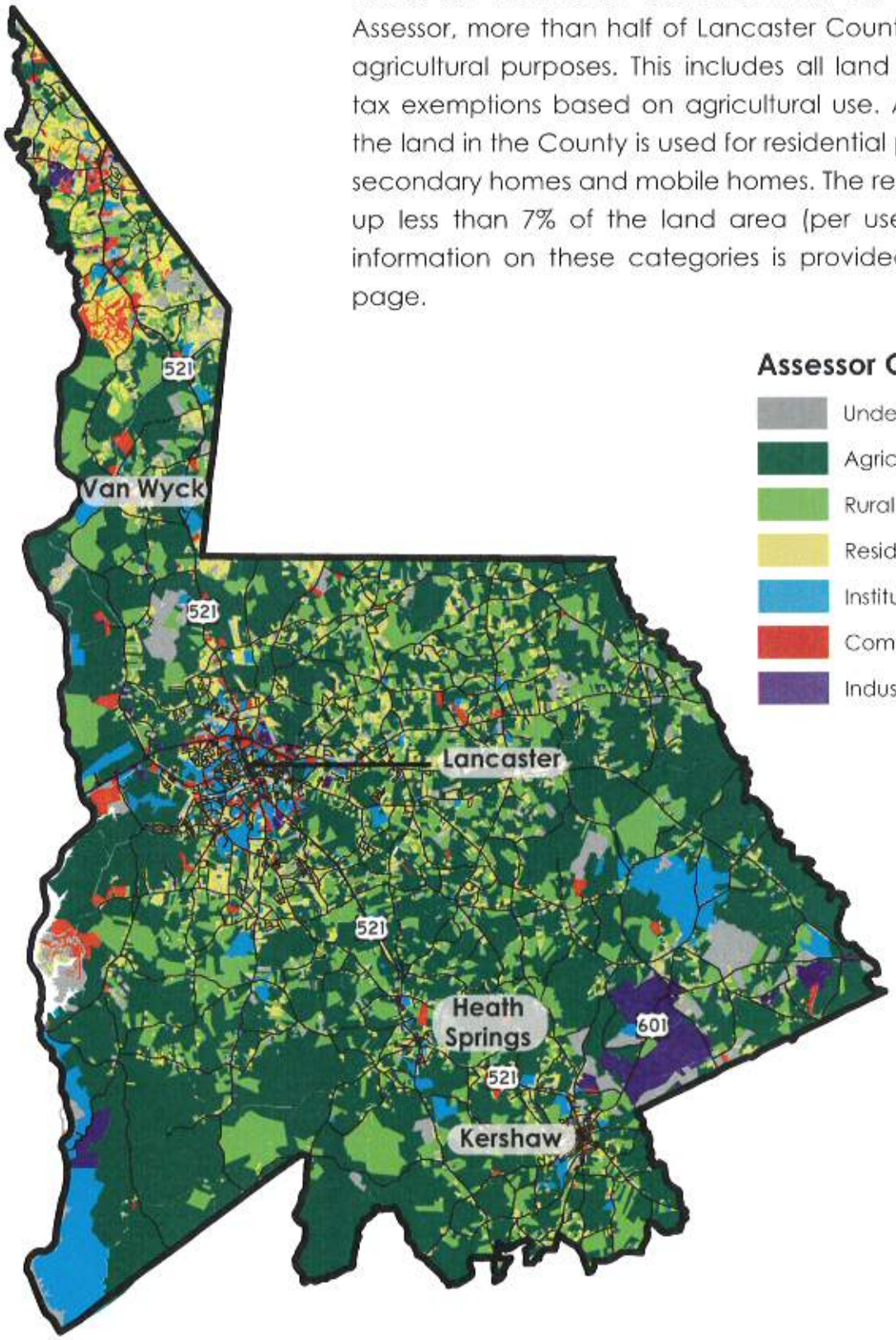
GENERALIZED ZONING CLASSIFICATION	TOTAL ACREAGE	% OF TOTAL AREA
Rural Zoning Districts	267,034	75.5%
Residential Zoning Districts	45,284	12.8%
Mixed Use Zoning Districts	13,475	3.8%
Commercial Zoning Districts	6,999	2.0%
Industrial Zoning Districts	15,168	4.3%
Municipalities	5,793	1.6%

Source: Lancaster County GIS, 2022



Existing Land Use

Based on information obtained from the Lancaster County Assessor, more than half of Lancaster County is being used for agricultural purposes. This includes all land which qualifies for tax exemptions based on agricultural use. Almost one-third of the land in the County is used for residential purposes, including secondary homes and mobile homes. The remaining uses make up less than 7% of the land area (per use type). Additional information on these categories is provided on the following page.



Source: Lancaster County Assessor, 2022

The map shown on the previous page, as well as the table below, lists generalized land use based on the Lancaster County Assessor's classifications. They classify land uses based on their assessment categories. For instance, "undeveloped" land is land that does not have a physically assessed structure on it. Agricultural land is typically registered through the assessor's office in order to be taxed at a discount rate. So while most of the agricultural land is shown here, there is some additional agricultural land which has not applied for this discount, and is thus registered as a residential use. Timber and forestry uses are included as "agricultural." This appears to be a minimal case based on land cover data from 2020. It should be noted that industrial land uses also include major utilities, and that institutional uses include government properties and tax exempt properties, such as schools and churches. In addition to the Assessor's classifications, an additional use, "Rural Residential," has been added to capture residential parcels which are ten acres or larger in size. These were removed from the general "Residential" category and listed separately.

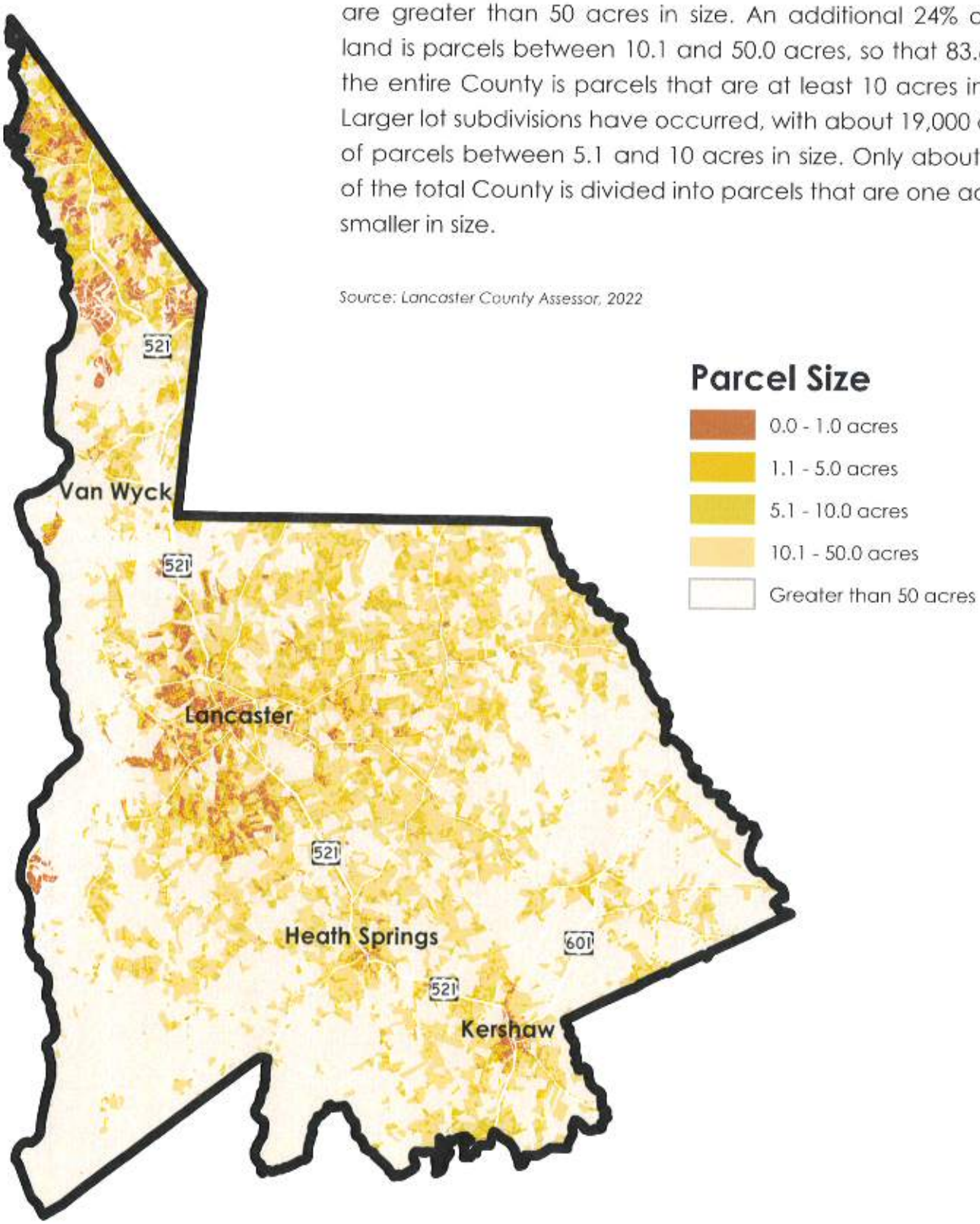
GENERALIZED LAND USE	TOTAL ACREAGE	% OF AREA
Undeveloped	21,878	6.4%
Agricultural	188,144	54.9%
Rural Residential	62,273	18.2%
Residential	37,186	10.8%
Institutional	18,133	5.3%
Commercial	7,750	2.2%
Industrial	7,569	2.2%

PARCEL SIZE	TOTAL ACREAGE	% OF TOTAL AREA
0.0 - 1.0 acres	12,052	3.6%
1.1 - 5.0 acres	24,445	7.3%
5.1 - 10.0 acres	18,697	5.6%
10.1 - 50.0 acres	80,824	24.0%
Greater than 50 acres	200,797	59.6%

Land Subdivision Pattern

Almost 60% of Lancaster's land is subdivided into parcels that are greater than 50 acres in size. An additional 24% of the land is parcels between 10.1 and 50.0 acres, so that 83.6% of the entire County is parcels that are at least 10 acres in size. Larger lot subdivisions have occurred, with about 19,000 acres of parcels between 5.1 and 10 acres in size. Only about 3.6% of the total County is divided into parcels that are one acre or smaller in size.

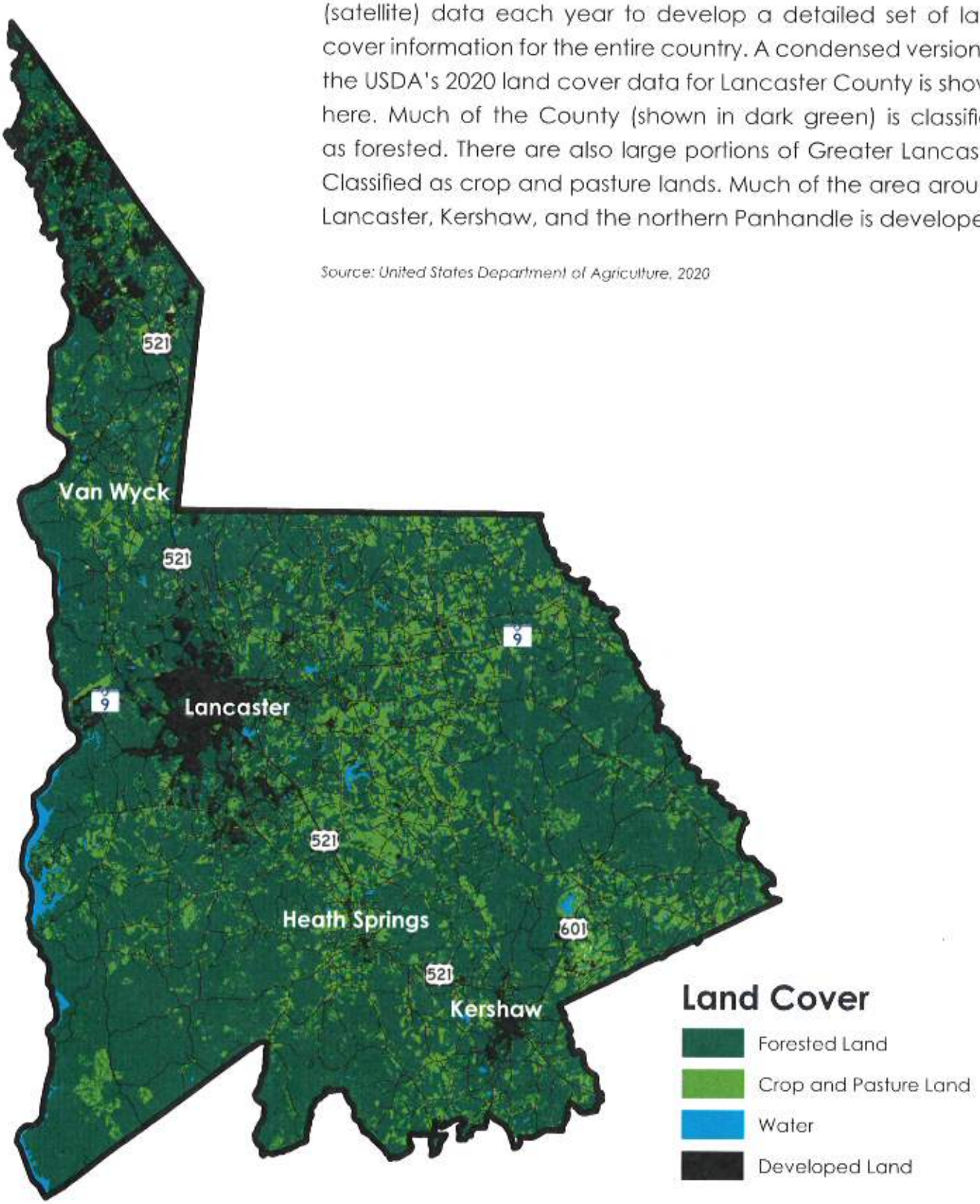
Source: Lancaster County Assessor, 2022



Land Cover

The United States Department of Agriculture collects lidar (satellite) data each year to develop a detailed set of land cover information for the entire country. A condensed version of the USDA's 2020 land cover data for Lancaster County is shown here. Much of the County (shown in dark green) is classified as forested. There are also large portions of Greater Lancaster Classified as crop and pasture lands. Much of the area around Lancaster, Kershaw, and the northern Panhandle is developed.

Source: United States Department of Agriculture, 2020

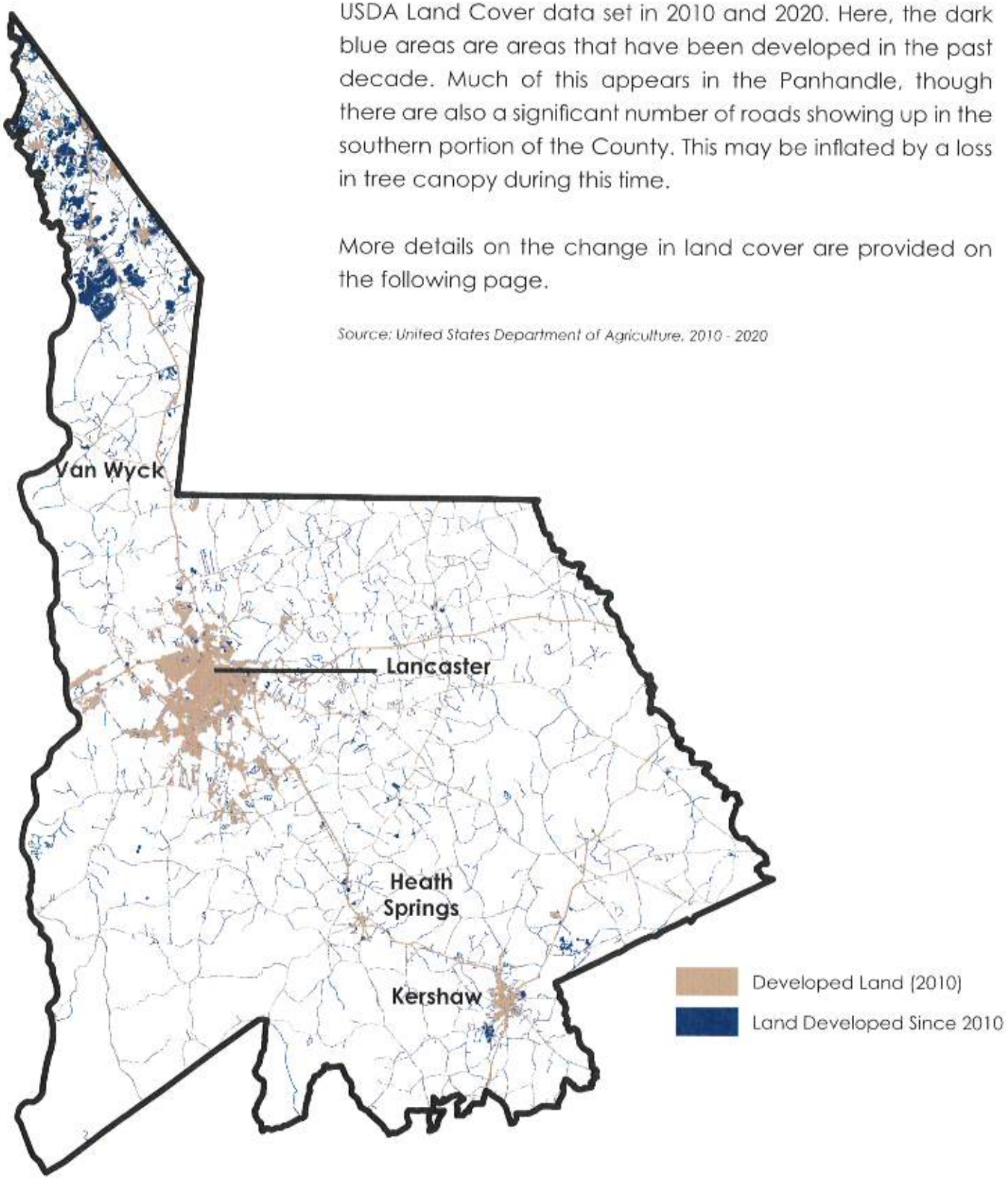


Change in Land Cover

This map displays land classified as "developed" by the USDA Land Cover data set in 2010 and 2020. Here, the dark blue areas are areas that have been developed in the past decade. Much of this appears in the Panhandle, though there are also a significant number of roads showing up in the southern portion of the County. This may be inflated by a loss in tree canopy during this time.

More details on the change in land cover are provided on the following page.

Source: United States Department of Agriculture, 2010 - 2020



The tables below provide details on the total area of the County which is covered in different land types during 2010 and 2020, as well as the ways in which land cover changed over this decade. Here you can see that the largest portion of the County was forested land during both of these time periods, and that forested land has actually increased in size between 2010 and 2020. This likely correlates with the decrease in pasture land, which dropped significantly. The second largest land cover increase was in developed land. Between 2010 and 2020, almost 8,000 acres of land were developed in Lancaster County. Crop land and water also saw slight increases between 2010 and 2020.

LAND COVER TYPE	TOTAL AREA (2010)	TOTAL AREA (2020)	CHANGE IN AREA (2010 - 2020)
Forested Land	247,150.7 AC	263,731.2 AC	+ 16,580.5
Crop Land	8,133.4 AC	13,875.3 AC	+ 5,741.9
Pasture Land	69,022.0 AC	38,068.4 AC	- 30,953.6
Water	4,586.1 AC	5,234.7 AC	+ 648.6
Developed Land	26,427.0 AC	34,410.3 AC	+ 7,983.2

LAND COVER TYPE	PERCENT OF TOTAL AREA (2010)	PERCENT OF TOTAL AREA (2020)	CHANGE IN PERCENT OF AREA (2010 - 2020)
Forested Land	69.6%	74.2%	+ 4.7%
Crop Land	2.3%	3.9%	+ 1.6%
Pasture Land	19.4%	10.7%	- 8.7%
Water	1.3%	1.5%	+ 0.2%
Developed Land	7.4%	9.7%	+ 2.2%

Future Land Use

The Future Land Use Map, which is shown on the following page, is one of the primary tools the County has to provide direction on future land use and development decisions. Though this map is not regulatory, like the zoning map, it must be used by the Planning Commission and County Council when considering rezonings and similar development decisions. The future land use map is intended to provide general direction on land uses permitted throughout the County in the future. As growth continues and circumstances change, it will be imperative that the County continue to review and update the Future Land Use Map to ensure that it aligns with its vision. There are 11 future land use categories, as described on the following pages.

AGRICULTURE AND TIMBER

The Agriculture and Timber future land use category is primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. To preserve this land, the use of the major subdivision process for residential development should not be allowed and the minimum lot size should be five acres. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses.

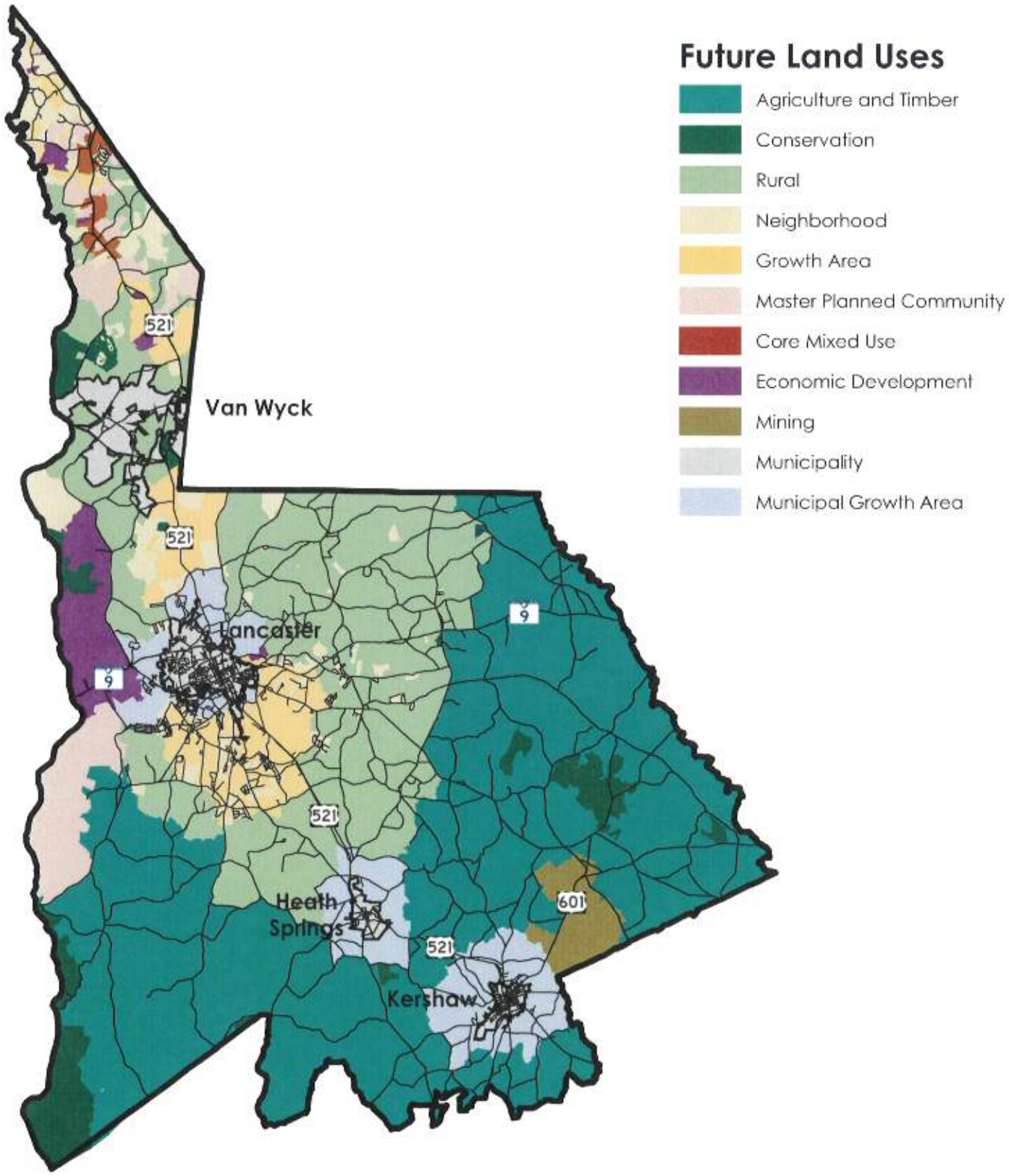
CONSERVATION

This future land use category is applied to land owned by public agencies, non-profits, and others and is in use for conservation purposes. This also includes large contiguous tracts of permanently protected conservation land associated with development. Major examples include Forty Acre Rock and Liberty Hill Wildlife Management Areas. The largest concentration of Conservation areas is in Southern Lancaster.

RURAL

This category is generally applied to lands that lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. This category is also assigned to areas which should provide a transition between growth areas or serve as a buffer when more dense development would present compatibility challenges. Major subdivisions should be allowed in Rural areas, with a three acre minimum lot size, and minor subdivisions should have a one acre minimum lot size. Low density residential development, agriculture, rural and crossroads commercial uses should all be permitted so long as they maintain the rural character of the area.

Future Land Use Map



NEIGHBORHOOD

The Neighborhood category is applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.

GROWTH AREA

Growth Areas are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.

MASTER PLANNED COMMUNITY

Master Planned Communities identify previously approved subdivisions that were developed or entitled under a Planned Development District zoning designation. Given the nature of the approval of these developments, change in the overall development pattern within their boundaries is inherently unlikely for those that have been completed. From a compatible growth perspective, these communities tend to be primarily residential in composition, and should be protected from adjacent incompatible development, such as high intensity industrial uses. Included in this category is the Edgewater community in the Greater Lancaster planning area, which has approximately 8,000 approved dwelling units; the majority of which have yet to be constructed. The size of this planned community, encompassing nearly 2% of the County's entire land area, is equivalent to a large town or small city, and it is expected to have a significant impact on the western portions of Greater and Southern Lancaster, as well as the City of Lancaster once completed.

CORE MIXED USE

The Core Mixed Use category is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed use developments. These areas should help to support a transition to a more "urban" environment over time, with improved transportation connections, greater walkability, and more amenities for residents.

ECONOMIC DEVELOPMENT

The Economic Development areas are intended to protect major industrial development and provide economic development opportunities for the County. The largest economic development area is along the Catawba River, in Greater Lancaster, between SC-9 and SC-5, west of the City of Lancaster. This area should have less competition for housing; is located within and around existing industrial uses, including the airport; and may provide needed employment for residents of the City of Lancaster. Rural economic development can be more flexible in the type of uses that are accommodated, though all of these areas should be open to more modern uses.

MINING

The Mining future land use category describes the location of high-intensity extractive industry with the goal of limiting incompatible development in close proximity to these uses. These areas are generally applied to land designated with the Mining Zoning District and are primarily concentrated in Southern Lancaster County.

MUNICIPALITY

Municipality designates land within the corporate limits of the County's four municipalities. These areas are not subject to the zoning and land use regulations of Lancaster County and are thus excluded from the Future Land Use Map recommendations.

MUNICIPAL GROWTH AREA

Municipal Growth Areas designate future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Municipal Growth Areas around the Towns of Kershaw and Heath Springs are informal, designating areas in which urban growth is possible due to the availability of utilities. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities' regulations.

Land Use - Key Observations

- There are 22 zoning districts utilized by Lancaster County. The majority of the County's land area is in rural zoning districts.
- Based on property appraiser data, more than half of the County is used for agricultural purposes (including forestry) and about one-third of the County's land is comprised of property used primarily for residential purposes.
- The majority of the County's land area is divided into parcels which are at least 10 acres in size.
- Much of the land within the County is considered to be "forested."
- Analysis of satellite imagery shows significant conversion of forests and farmland to a developed land cover status in the northern portion of the Panhandle over the last decade.
- Growth and development was identified as the number one concern by residents who participated in the community survey.
- Many of those who participated in the community survey identified concerns about community appearance, going so far as to request stricter development standards for landscaping and architectural design.

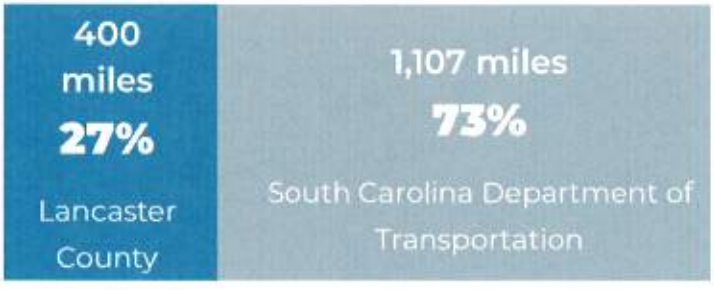
TRANSPORTATION

The Transportation Element considers the existing and anticipated future conditions of the County's transportation network, modes of transportation service, and other elements related to how people move around the community. This element provides information on the existing transportation facilities, including roads, greenways, trails, and sidewalks; as well as the average traffic on these facilities; the number of accidents occurring on roadways; and the transportation improvements planned to take place in the coming years.

Traffic congestion is one of the most noticeable indicators of the growth the County has experienced over the past several decades. This is exacerbated by the fact that the County's overall transportation network has remained relatively unchanged, with no major expansions or new roadways being developed, over the past two decades. There have been some minor capacity improvements associated with new development, such as the widening of US-521, but many of these have not kept pace with the network capacity needs. As a result, Lancaster County is working to invest in enhancements to the system with their agency departments - the South Carolina Department of Transportation (SCDOT) and the Rock Hill Fort Mill Area Transportation Study (RFATS).

As growth continues to occur in the communities surrounding Lancaster County, improvements to the regional network, including increased connections to neighboring communities, are also important. Another important transportation element is multi-modal connections that can be provided to reduce automotive traffic by providing opportunities for residents and visitors to walk or bike to destinations. The expansion of the Carolina Thread Trail, as well as the Lindsay Pettus Greenway, are multi-modal connections that residents have supported throughout this planning process. While there are gaps, this growing trail system will ultimately allow residents, should they choose, to travel to downtown Charlotte without using a motor vehicle.

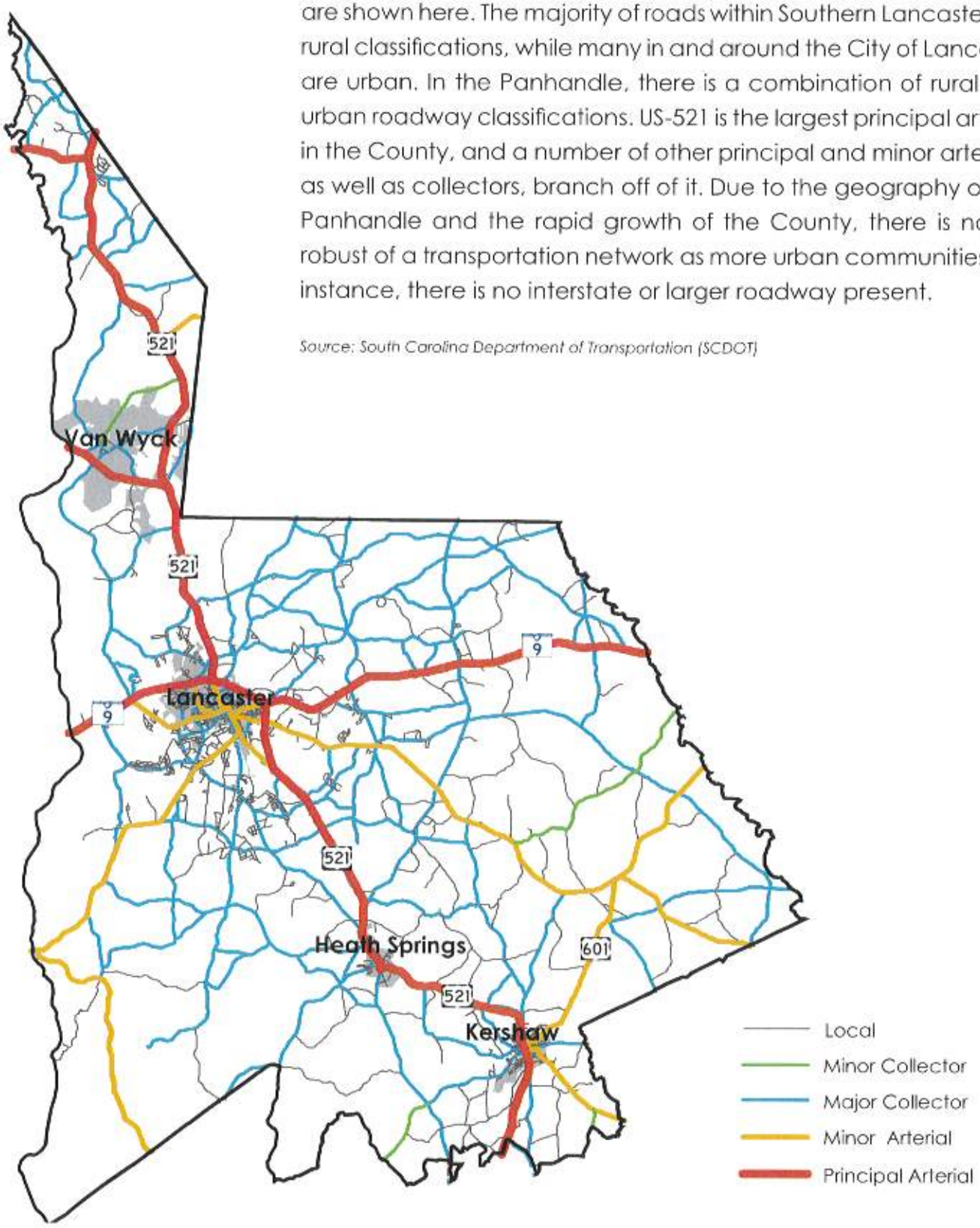
There is currently no public transportation available within the County, and many of the roads are owned by the State of South Carolina. The State maintains more than 1,000 centerline miles of roads in Lancaster County today, while the County maintains just 72 centerline miles of roads. The County owns 400 miles of paved roads and 400 miles of dirt roads. The availability of funding at the local, regional, and state level constrain many potential improvements to the transportation network in Lancaster County.



Functional Classification

The functional classification for roadways within Lancaster County are shown here. The majority of roads within Southern Lancaster are rural classifications, while many in and around the City of Lancaster are urban. In the Panhandle, there is a combination of rural and urban roadway classifications. US-521 is the largest principal arterial in the County, and a number of other principal and minor arterials, as well as collectors, branch off of it. Due to the geography of the Panhandle and the rapid growth of the County, there is not as robust of a transportation network as more urban communities. For instance, there is no interstate or larger roadway present.

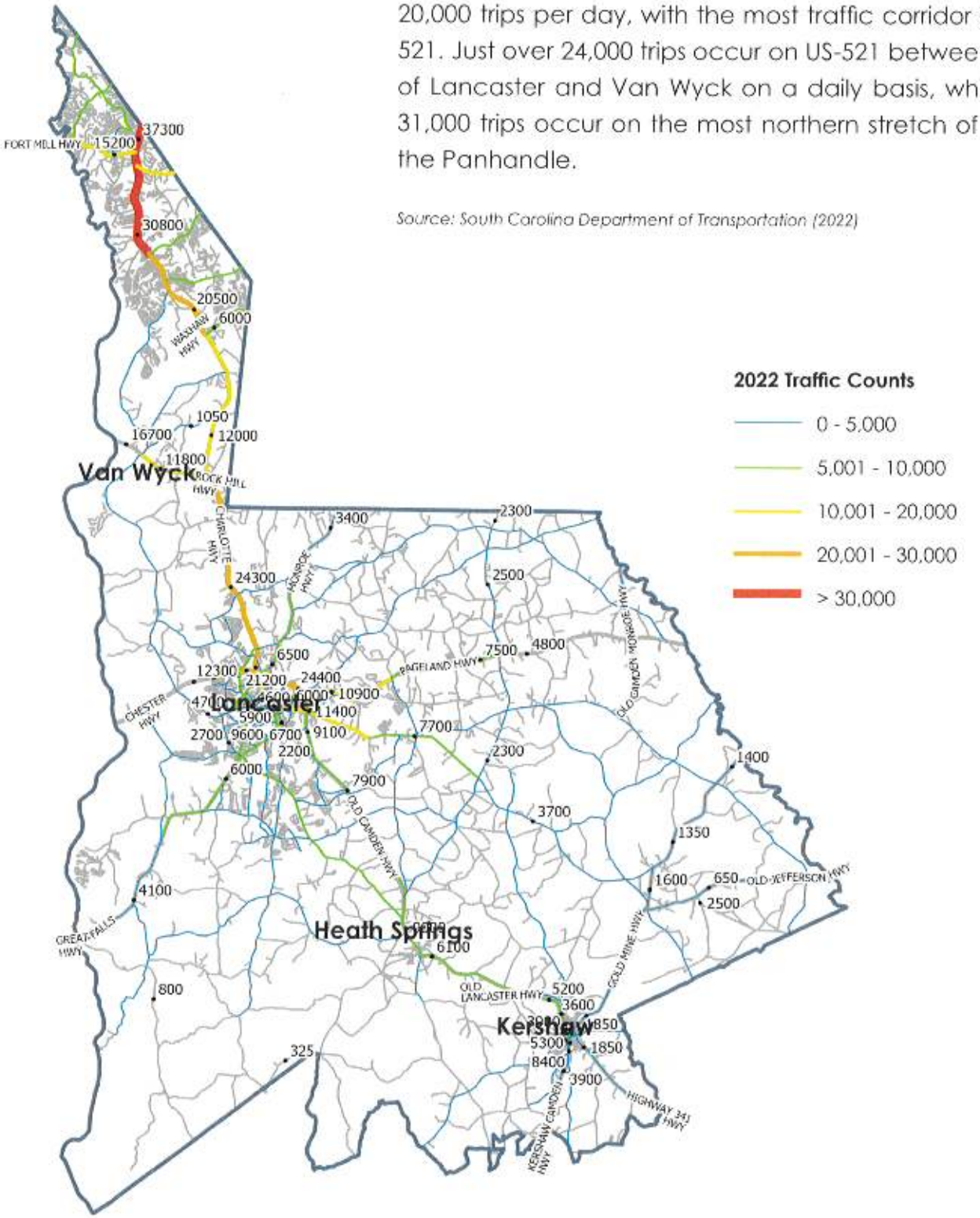
Source: South Carolina Department of Transportation (SCDOT)



Average Daily Traffic Volume

The most recent (2022) traffic volumes for Lancaster County are shown here. The majority of roadways carry less than 20,000 trips per day, with the most traffic corridor being US-521. Just over 24,000 trips occur on US-521 between the City of Lancaster and Van Wyck on a daily basis, while almost 31,000 trips occur on the most northern stretch of US-521 in the Panhandle.

Source: South Carolina Department of Transportation (2022)



Roadway Capacity and Level of Service

Traffic congestion remains a topic of discussion with residents, elected officials, and others within the County and region. Link level of service (LOS) is a traveler-based perception of how well a transportation service or facility operates at a planning level. This approach evaluates comfort for vehicles based on arterial average motorized vehicle travel speeds and density. An analysis of the links was performed for corridors with more than 1,000 vehicle trips per day.

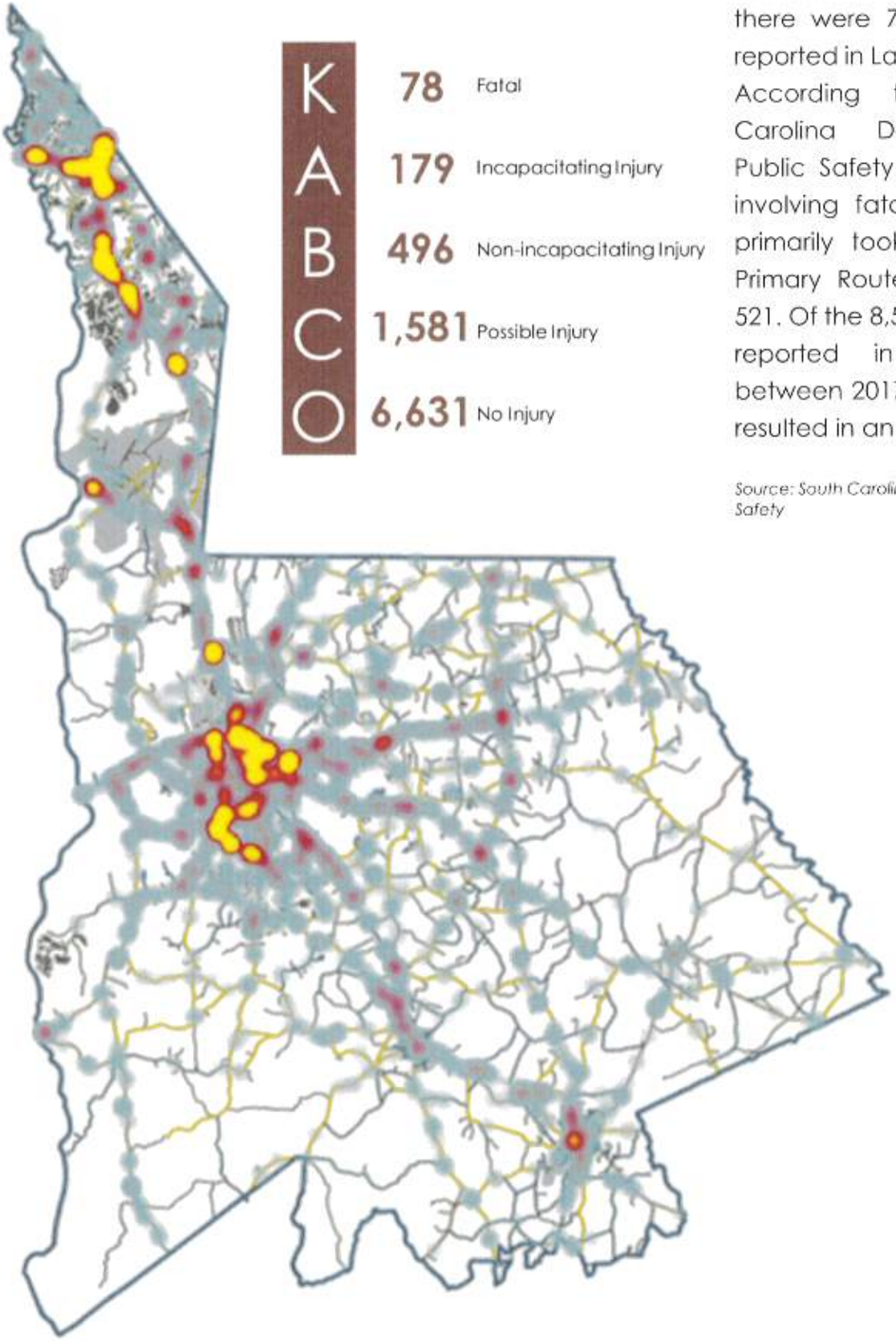
The most common misconception about LOS is that the A through F categories are comparable to school letter grades. For motorized vehicles, LOS A is most likely not a desirable goal from a transportation perspective. LOS A in a peak travel hour could indicate inefficient investment in a corridor (overbuilding). It is simply not cost-effective to design state roadways to operate at LOS A during the peak hour. Overbuilding a corridor can lead to excessive speeds in the off-peak, which could create safety concerns for all roadway users. On the other hand, LOS F represents a point of capacity – the corridor is moving the maximum number of vehicles at peak hour. LOS F means that either the peak hour demand exceeds capacity or that another undesirable condition exists – lack of turn lanes, poor roadway geometry, or other factors. The table on the following pages highlights the current level of congestion and the remaining capacity for corridors throughout Lancaster County. The primary factor for the corridors studied was based on available data, primarily an Annual Average Daily Traffic (AADT) volume.

ROADWAY	FROM	TO	LANES	2022 ADT	% CAPACITY USED	LEVEL OF SERVICE
US-521	NC State Line	SC-160	4	37,300	100%	F
	SC-160	Collins Road	4	30,800	83%	E
	Collins Road	SC-75	4	20,500	55%	C
	SC-75	W North Corner Road	4	12,000	32%	B
	W North Corner Road	SC-9	4	24,300	65%	D
	SC-9	Kershaw Camden Highway	2	9,100	54%	C
	Kershaw Camden Highway	Fairhill Road	2	7,900	46%	B
	Fairhill Road	W North Corner Road	2	12,000	71%	E
	W North Corner Road	W Caston Street	2	9,000	53%	C
	S Main Street	Horton Rollins Road	2	6,100	36%	B
	Horton Rollins Rd	N Maston Street	2	5,200	31%	B
	S Hampton Street	S Hampton Street	2	9,000	53%	C

ROADWAY	FROM	TO	LANES	2022 ADT	% CAPACITY USED	LEVEL OF SERVICE
SC-9	Riverside Road	Crestfield Drive	4	12,700	34%	A
	Crestfield Drive	US-521	4	22,800	61%	D
	US-521	Sunshine Road	2	10,900	64%	D
	Holiday Road	County Line	2	7,500	44%	B
SC-5	Catawba River	Riverside Road	2	16,700	98%	F
	Riverside Road	US-521	2	1,800	69%	D
River Road	SC-5	Old Hickory Road	2	1,400	8%	A
	Old Hickory Road	SC-9	2	2,800	16%	A
SC-280 (Monroe Highway)	NC State Line	Shiloh Unity Road	2	3,400	20%	A
	Shiloh Unity Road	US-521	2	6,500	38%	A
Flat Creek Road	US-521	S Potter Road	2	11,400	67%	D
	Rocky River Road	Duckwood Road	2	3,700	22%	A
US-601	US-521	Blackwell Drive	2	2,900	17%	A
	Duckwood Road	Flatcreek Road	2	1,600	9%	A
	Taxahaw Road	NC State Line	2	1,400	8%	A
SC-75	US-521	NC State Line	2	6,000	35%	B
Jim Wilson Road	US-521	Henry Harris Road	2	6,500	46%	C
Shelley Mullis Road	US-521	Henry Harris Road	2	6,700	39%	B
Doby's Bridge Road	Catawba River	US-521	2	10,400	74%	D
SC-160	Catawba River	US-521	4	15,200	41%	C
Marvin Road	US-521	NC State Line	2	9,600	56%	D
Calvin Hall Road	Karriker Court	Culp Ridge Trail	2	5,500	39%	B
	Culp Ridge Trail	SC-160	2	3,300	19%	A
Harrisburg Road	NC State Line	Barberville Road	2	6,300	37%	A
	Barberville Road	Calvin Hall Road	2	5,200	31%	A
Barberville Road	Harrisburg Road	SC-160	2	7,900	46%	C
Van Wyck Road	W Rebound Road	US-521	2	2,200	13%	A

While most of the corridors are currently operating at an acceptable level of service (LOS D or better), there are several segments and corridors operating at LOS E and F. The corridors within the saturated or over saturated conditions will continue to operate poorly and contribute to additional delay for commuters and residents using the corridors.

Crash History



Between 2017 and 2021, there were 78 fatal crashes reported in Lancaster County. According to the South Carolina Department of Public Safety data, collisions involving fatalities or injuries primarily took place on US Primary Routes, such as US-521. Of the 8,596 total crashes reported in the County between 2017 and 2021, 26% resulted in an injury or fatality.

Source: South Carolina Department of Public Safety

Bicycle and Pedestrian Facilities

Across the country, South Carolina roadway users are among those most at risk for pedestrian and bicycle crashes. South Carolina ranks fifth in the nation for pedestrian fatalities based on population, and from 2009 to 2019, pedestrian fatalities increased by 80% while bicycle fatalities more than doubled across the State. Pedestrian and bicycle fatalities comprised more than 20% of all highway deaths in South Carolina in 2019, despite contributing to less than 1% percent of all crashes. This trend has consistently increased during the past five years.

In 2022, the South Carolina Department of Transportation developed the first Pedestrian and Bicycle Safety Action Plan (PBSAP). The PBSAP provides a framework for focusing statewide attention on improving conditions for the most vulnerable road users: pedestrians and bicyclists. It is intended to help SCDOT and local partners decide where to focus pedestrian and bicycle safety improvements and how to select optimal countermeasures that are appropriate based on roadway environments, policies, and behavioral programs.

Lancaster County currently does not have a Countywide pedestrian or bicycle master plan. However, RFATS has the Walk-Bike RFATS Pedestrian Plan, which covers the urbanized area of Lancaster County – the Panhandle. RFATS commissioned the Bike Walk plan in 2016 to guide short and long-term transportation and land use planning decisions for a safer, more accessible bicycling and walking environment (Bike Walk, 2016). The plan identified proposed network maps which include primary routes for active transportation via bike lanes, shared-use paths, and sidewalks in the Panhandle. Some of these are part o the Carolina Thread Trail, a 15-county bi-state program to create an interconnected trail system with major regional trails. A guiding principle of the Carolina Thread Trail is "respect for the land and respect for the landowner." The Plan includes 182 miles of trails and 41 miles of blueways. The Lancaster Panhandle Greenway segment of the trail system includes 8.3 miles within the County and connects outside of the County for a total of 20.4 miles. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC. A detailed map of the full Carolina Thread Trail plan for Lancaster County is shown on the following page.

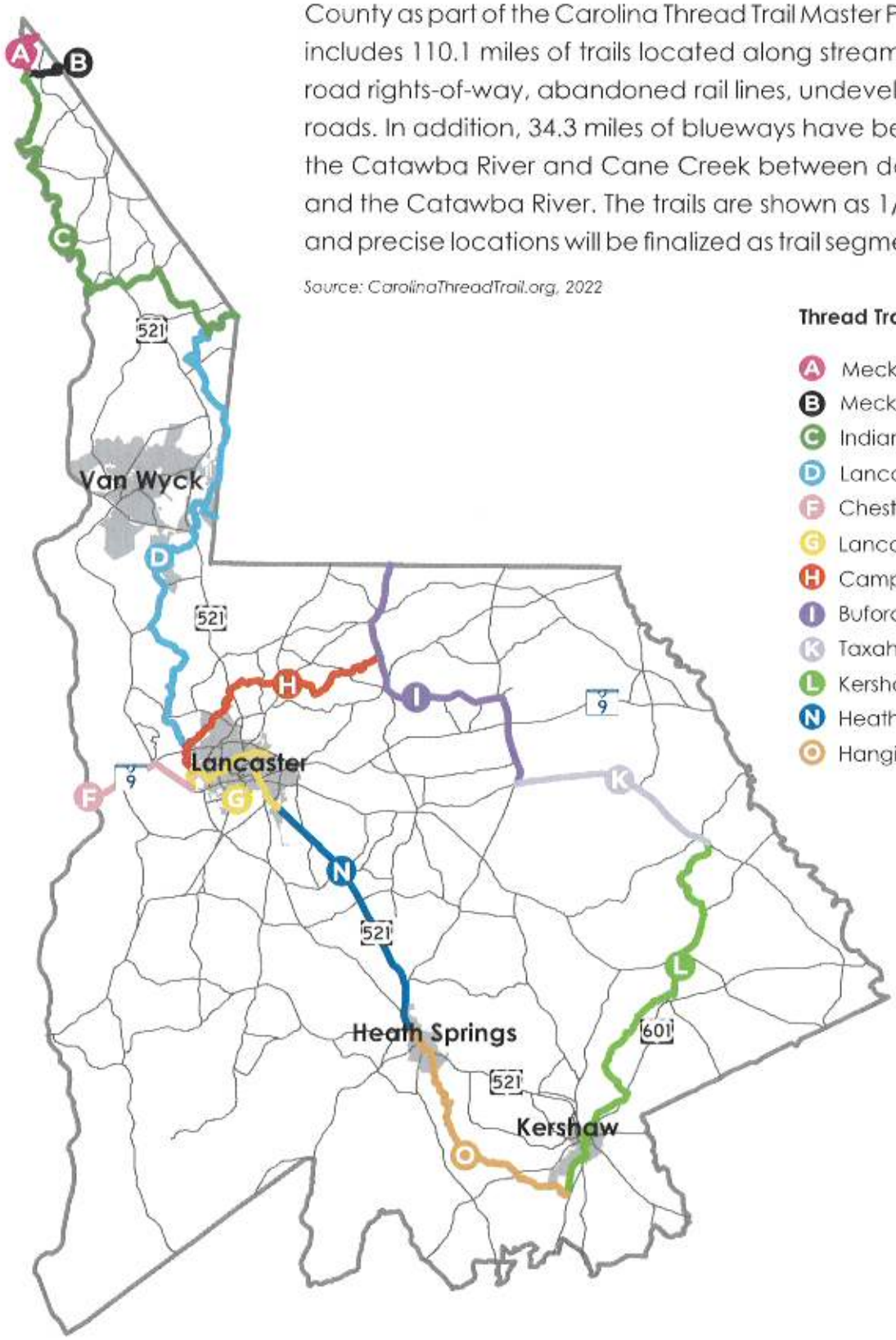
CAROLINA THREAD TRAIL

Like many communities, the expansion of the County's pedestrian network occurs through maintenance and replacement of facilities, implementation of adjacent projects (widenings and new roadways), and private development investment. The County currently does not allocate annual budget funding for expansion of the pedestrian network.

Carolina Thread Trail Plans

This map displays the major trail segments recommended in Lancaster County as part of the Carolina Thread Trail Master Plan. The Master Plan includes 110.1 miles of trails located along stream and river corridors, road rights-of-way, abandoned rail lines, undeveloped land, and dirt roads. In addition, 34.3 miles of blueways have been identified along the Catawba River and Cane Creek between downtown Lancaster and the Catawba River. The trails are shown as 1/4 mile wide buffers, and precise locations will be finalized as trail segments are developed.

Source: CarolinaThreadTrail.org, 2022



Thread Trail Master Plan Segments

- A Mecklenburg - York Connector
- B Mecklenburg Connector
- C Indian Land Greenway
- D Lancaster - Panhandle
- F Chester Connector
- G Lancaster Greenway
- H Camp Creek Greenway
- I Buford Greenway
- K Taxahaw Greenway
- L Kershaw Greenway
- N Heath Springs Greenway
- O Hanging Rock Creek

Other Modes and Improvements

RAIL FACILITIES

Much of the rail system in Lancaster County was developed during the 20th Century and served to spur economic development. Today, the rail system serves freight traffic, primarily through a major rail line owned by CSX Transportation, which traverses the Panhandle region from Highway-5 northeast to Union County, NC. This line connects Lancaster County businesses with communities from Hamlet North Carolina to Abbeville South Carolina.

Norfolk Southern used to have a main line which entered the County from the northwest and passed through the City of Lancaster and continues through the Towns of Heath Springs and Kershaw. This line, completed in the 1880s, led to the development of the City of Lancaster as a major market town for the agricultural products of the County, as well as the establishment of the Towns of Heath Springs and Kershaw. This line has now been taken over by the Lancaster and Chester Railroad. Norfolk Southern's current connection to the County exists at the Catawba South Carolina Yard, where CSX Transportation, Lancaster and Chester Railroad, and Norfolk Southern converge. A third rail system, the Lancaster and Chester Railroad, is a short line developed originally to provide service to the Springs Industries mills. It now serves a variety of other industries in the County. This line passes through Fort Lawn and Richburg in Chester County, to the west, and terminates in the City of Lancaster. As noted above, it then continues on the old Norfolk Southern Line to Heath Springs and Kershaw.

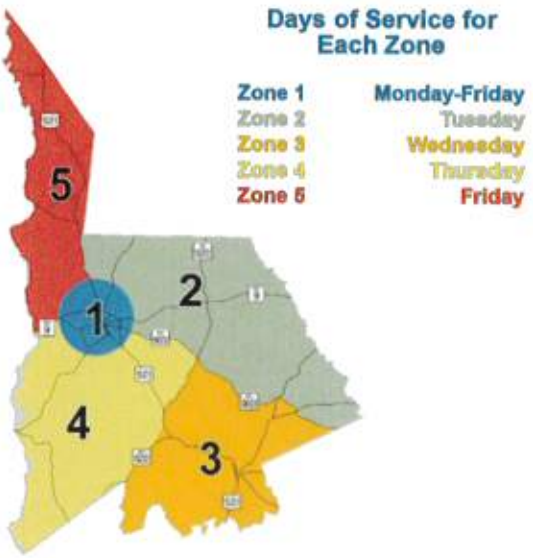
Lancaster County is a strategic freight location due to its central location, just south of Charlotte, and just west of I-77, as well as through its existing railroad crossroads. South Carolina designates freight routes throughout the State to ensure the proper maintenance and construction of highways suitable for heavy freight users.

AVIATION

Lancaster County Airport-McWhirter Field (LKR) provides general aviation service for the County. The airport is located west of the City of Lancaster, on Highway-9. The airport lies within 30 nautical miles of Charlotte Douglas International Airport, and is home to one of the largest, non-military runways in the southeast. At 6,000 feet in length, the airport can accommodate aircraft weights below 200,000 pounds, including common commercial airplanes such as the Boeing 737, 757, and 767, as well as the Airbus A318 and 319 versions. Improvements to the airport include the construction of a terminal building with a conference room and classroom, a parallel taxiway, hangers, and lighting improvements to the runways.

TRANSIT

Lancaster Area Ride Service is a joint effort of local non-profit organizations committed to making Lancaster County residents mobile. The service is operated by the Lancaster County Council on Aging, with funding from the South Carolina Department of Transportation and Lancaster County. This provides demand response or "Dial-A-Ride" services to citizens who do not qualify for Medicaid but do not have the transportation necessary for medical appointments. A one-way trip within the County is just $5, and rates are between $10 and $20 for one-way trips to Rock Hill, Charlotte, and Columbia. The map to the right displays the weekly schedule within which service is provided. Over 13,000 County residents were estimated to be the target audience for this service when it began in 2009, and it is likely to have grown since.

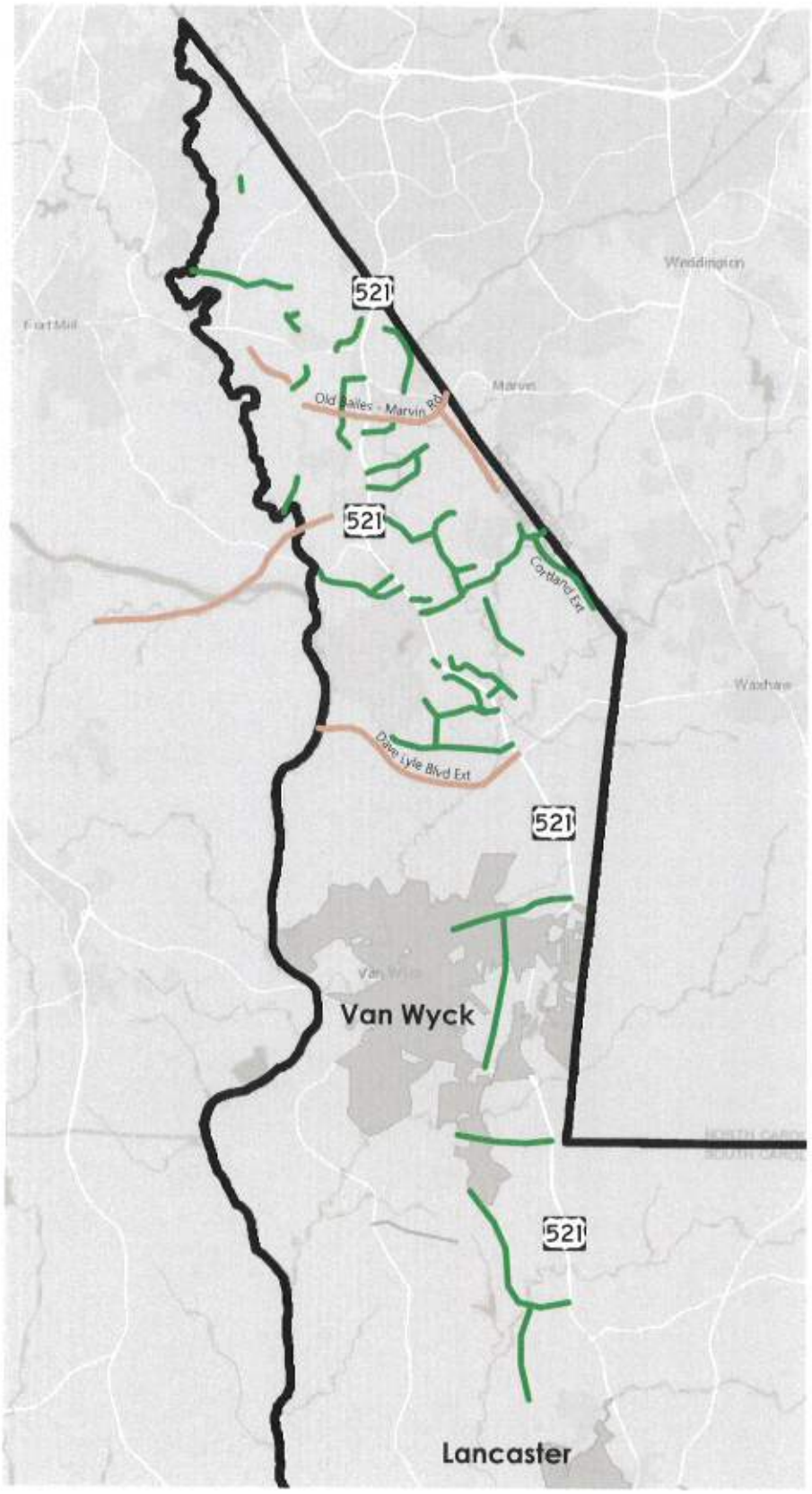


PLANNED IMPROVEMENTS

Several planned roadway projects and mobility studies are currently underway. Most notably is the study that is being conducted by the Rock Hill-Fort Mill Area Transportation Study (RFATS) to consider improvements for US-521 from Waxhaw Highway to the North Carolina State Line. This regional study would address internal and regional movements for those who use US-521 for local and regional trips. Enhancement of this corridor would provide much needed mobility for the County, as it will also consider bicycle and pedestrian improvements.

The RFATS region initiated a Collector Street Plan in 2017 to reduce long-term traffic congestion by outlining a network of supporting streets to expand driver choice, provide alternative routes, and guide the construction of a more developed network of interconnected streets (RFATS Collector Street Plan, 2017). The map on the following page depicts the recommendations of the RFATS Collector Street Plan, with some additional recommendations that have emerged from this planning process. In general, overall connectivity is always favored and encouraged. However, there are key connections that are vital for long-term mobility and preservation of capacity. The recommendations shown also include the Southern Panhandle Extension parallel roadway as previously discussed. Two key connections include the SC-160 Marvin Road Connector and the Northfield Drive Extension.

Transportation Planning



This map displays the collector street recommendations of the RFATS Collector Street Plan (originally adopted in 2017), with modifications to account for past development and additional collector road corridors identifed during the development of the Comprehensive Plan that are recommended for inclusion in a future update to the Collector Street Plan.

Collector Street Additions

- 2 Lane Collector Streets
- 4 Lane Collector Streets

A new connector between Fort Mill Parkway (SC-160) and Marvin Road would provide relief at the intersections between these two roadways. This connector would also remove turning traffic along US-521, which would result in better operational performance of the intersections throughout US-521. The Northfield Drive Extension would provide another much-needed connection to Doby's Bridge Road, as well as a crossing of Little Sugar Creek and the Catawba River. With only four crossings of the Catawba River north of SC-9, additional connections would provide east-west mobility to Dave Lyle Boulevard and Interstate-77 in York County. This project would also be phased, providing an initial connector between US-521 and Doby's Bridge Road or Doby's Bridge Road to Sturgis Road, as the segments are mutually exclusive.

In 2018, RFATS developed a Walk-Bike RFATS Pedestrian Plan which includes a number of planned bike lanes, bike routes, shared-use paths, and sidewalks in the Panhandle. The plan for shared-use paths, which largely follow the Carolina Thread Trail network, would provide connections between North Carolina and the entire northern portion of the Panhandle.

The Long-Range Transportation Plan (LRTP) is a federally required comprehensive analysis of the areas within the RFATS and Catawba COG areas of Lancaster County. Current needs with respect to all forms of mobility are reviewed, evaluated, and recommendations are generated. The LRTP currently includes plans to extend Dave Lyle Boulevard within Lancaster County to connect to I-77 and US-21 in Rock Hill. This extension is on the unfunded project list.

As the Comprehensive Plan was being prepared, RFATS engaged a consultant to review options for widening and improving the safety of US 521 from Waxhaw Highway to the state line. The study looked at options for widening the highway to six lanes, including a review of the anticipated future function intersections along the corridor. Alternative intersection designs were studied, in particular "reduced conflict" intersections that move left-turning movements away from intersections to eliminate conflict points with cross traffic and improve traffic flow.

Lancaster County also recently developed a US-521 access study plan, which evaluates mobility along US-521 between Van Wyck and Henry Harris Roads. The intent of the plan is to develop access for parcels that are currently undeveloped fronting and adjacent to US-521. Through this plan, future development's access and the parcel driveways will be limited to those that are approved and recommended in this plan. The plan also calls for the development of parallel roadway to US-521 to facilitate local trips and greater parcel access. Access management remains one of the best returns on investment for transportation to improve mobility and safety.

Transportation - Key Observations

- The County's road network is limited in terms of interconnected collector streets, which can pose problems for cross-jurisdictional travel.
- The greatest amount of traffic occurs along US-521 in the Panhandle. In fact, segments of US-521 and SC-5 have a level of service of F, meaning that they may need to be improved to resolve existing traffic capacity issues.
- Planning for the widening of US 521 is underway. This project will eventually lead to the widening of the highway to 6 lanes from the state line to Waxhaw Highway, and will likely include "reduced conflict intersections."
- More than one-quarter of the traffic crashes that have occurred in the County in recent years have resulted in injury or death.
- There have a been a number of notable improvements to the pedestrian and bicycle networks in Lancaster County in recent years. There is great interest in continuing to expand these modes of transportation, particularly in urbanized areas such as the Panhandle.
- A relatively extensive rail network exists in Lancaster County, which is advantageous for economic development efforts and industry growth.
- The Lancaster County Airport-Whirter Field is an excellent resources for local industries and other businesses or residents which may rely on aviation.
- The only form of public transportation in the County is a dial-a-ride program which is operated by local non-profit organizations, with partial funding from the County. There is a potential need for public transportation in the future, though the rural nature of the County provides some limitations for an effective system.
- There are limited transportation improvements planned within the County in the coming years. The County should continue to work with regional partners to improve the likelihood of additional planned improvements.
- Traffic congestion was the number two concern by residents who participated in the community survey. Concerns about traffic congestion are highest from respondents within the Panhandle.
- Fewer than half of survey respondents are concerned with pedestrian facilities, transit access, and bicycle facilities.
- Almost 100 survey respondents (95) requested the County provide some type of public transportation.

PRIORITY INVESTMENT

The Priority Investment Element analyzes potential local, state, and federal funds available for public projects, and recommends implementation strategies which may take advantage of these funds in the coming years. Another part of this element is considering adjacent and relevant agencies and jurisdictions who may be helpful partners in advancing some of these recommendations.

Potential Funding Sources

REGIONAL FUNDING

Catawba Regional Council of Governments (CRCOG): The CRCOG provides a broad range of assistance to local governments in Chester, Lancaster, Union, and York Counties. The COG serves as a forum for intergovernmental coordination and as a central staffing resource for grantsmanship, land use and transportation planning, community and economic development, workforce investment, GIS mapping, information systems, and project management.

Rock Hill Fort Mill Area Transportation Study (RFATS): RFATS is an intergovernmental transportation planning agency which administers planning assistance to urbanized portions of the region, including the Panhandle. RFATS coordinates transportation planning activities within the urbanized area, in cooperation with the South Carolina Department of Transportation, the Federal Highway Administration, and the Federal Transit Administration.

STATE FUNDING

Community Development Block Grants (CDBG): CDBG funds are available through both the United States Department of Housing and Urban Development and the State Department of Commerce. CDBG funds can be used to assist local governments in a variety of projects, including those targeting infrastructure, job creation, revitalization, and public facilities.

South Carolina Department of Archives and History (SCDAH): SCDAH helps administer federal historic preservation and planning funds to local governments within the State through planning and preservation grants. These grants can be used to help fund historic district plans, facade improvement programs, and rehabilitation projects.

South Carolina Department of Health and Environmental Control (SCDHEC): SCDHEC has several grants available to counties, that provide solid waste services. These annual grants can help improve solid waste and recycling efforts.

South Carolina Department of Parks, Recreation, and Tourism (SCPRT): SCPRT has a State Parks and Recreation Development Fund (PARD) that is available to local governments for new parks and trails, or for improvements to existing facilities.

South Carolina Department of Transportation (SCDOT): SCDOT administers a number of federal grant programs which county governments are eligible for. Some of which the County could consider are described here. The Transportation Alternatives Program (TAP) is a reimbursement-based grant program that funds pedestrian facilities, bicycle facilities, and streetscape projects. Projects must be approved by the SCDOT or MPO and Federal Highway Administration, so it may be best to work with CRCOG or RFATS on these. The Safe Routes to School (SRTS) program may be used to fund infrastructure improvements, education, encouragement, and enforcement programs that enable and encourage children to safely walk to school.

South Carolina Forestry Commission (SCFC): SCFC has several grant programs which assist local governments with geographic information systems studies, tree surveys, and environmental protection projects.

South Carolina Rural Infrastructure Authority (SCRIA): SCRIA has a Basic Infrastructure Grant Program which can be used to offset local infrastructure projects.

FEDERAL FUNDING

Federal Economic Development Administration (EDA): The Federal EDA offers local governments infrastructure grants for economic development. This funding can assist in the development of economic development plans in under-served areas, technology-based economic development initiatives, and opportunity zone work.

Federal Transportation Administration (FTA): The FTA provides funding to local governments for public transit system development. This includes use on bus systems, subway systems, and commuter rail systems.

United States Department of Agriculture (USDA): The USDA provides grant opportunities specific to rural communities. Key programs provided by the USDA include community facilities grants and loans, water and wastewater disposal loans and grants, and rural business development grants.

Intergovernmental Coordination

The Priority Investment Act requires local governments to coordinate with adjacent and relevant jurisdictions and agencies before recommending projects for public expenditure. To facilitate this process, the Act encourages local governments to maintain a list of jurisdictions and agencies so that they can be effectively included in major planning and development decisions. The list of relevant jurisdictions and agencies to coordinate with in Lancaster County are listed here:

STATE AGENCIES

- South Carolina Department of Health and Environmental Control (SCDHEC)
- South Carolina Department of Commerce (SCDOC)
- South Carolina Department of Transportation (SCDOT)
- South Carolina Forestry Commission (SCFC)

REGIONAL AGENCIES

- Catawba Regional Council of Governments (CRCOG)
- Charlotte Regional Transportation Planning Organization (CRTPO)
- Rock Hill Fort Mill Area Transportation Study (RFATS)

LOCAL GOVERNMENTS

IN COUNTY

- City of Lancaster
- Town of Heath Springs
- Town of Kershaw
- Town of Van Wyck

ADJACENT TO COUNTY

- City of Charlotte
- Mecklenburg County, NC
- Union County, NC
- Fort Mill
- Rock Hill
- York County
- Chester County
- Fairfield County
- Kershaw County
- Chesterfield County

SCHOOL DISTRICTS

- Lancaster County School District

UTILITY PROVIDERS

- AT&T
- City of Lancaster
- Comporium
- Duke Energy
- York Electric Cooperative
- Lynches River Electric Cooperative
- Lancaster County Water and Sewer District
- Lancaster County Natural Gas Authority
- Spectrum

Priority Investment Areas

The Priority Investment Act allows local governments to use market-based incentives to encourage the development of traditional neighborhood designs and affordable housing in designated priority investment areas.

Capital Improvement Projects

Since 2008, Lancaster County voters have approved Capital Project Sales Taxes (CPST), often referred to as the Penny Tax. In 2008, the first CPST was approved to construct a new Lancaster County Courthouse, and in 2014, the second CPST was approved for road improvements and resurfacing of roads owned by the County and SCDOT, as well as for the acquisition and construction of a public safety and emergency services communications system, and the construction and equipping of improvements to the library system. In 2020, Lancaster County voters approved the third round of the CPST, which will fund 14 projects totaling $68,092,276. These projects are summarized in a table on the following page.

Included in the adopted FY 2023 - 2024 budget was a capital improvement projects list that estimates funding for major projects through 2031. This table is also included here, on pages 185 and 186. Note that there may be some overlap between these projects and the sales tax projects, as revenues from numerous funds are utilized towards the capital improvements projects.

Capital Project Sales Tax Projects (2020) Project Name and Description	Project Cost
1. LANCASTER COUNTY DETENTION CENTER A portion of the cost of acquiring, constructing, and equipping new Lancaster County Detention Center including a Magistrate's Office and land acquisition.	$30,133,800
2. ROAD REHABILITATION & RESURFACING Rehabilitation / resurfacing and safety improvements on county, city, town, and SCDOT roads, as determined by the County Transportation Committee.	$13,229,719
3. LINDSAY PETTUS GREENWAY PHASE 2 A portion of the cost of constructing greenway trail connectors to expand access to the existing two mile greenway in/around the City.	$1,500,000
4. LANCASTER COUNTY EMS STATION 7 Constructing and furnishing a new Lancaster County EMS station located within the Town of Heath Springs.	$1,800,000
5. LANCASTER COUNTY AIRPORT - NEW HANGER A portion of the cost of constructing a new jet hanger at the Lancaster County Airport to accommodate larger aircraft.	$900,000
6. LANCASTER COUNTY EMS STATION 10 Constructing and equipping a new Lancaster County EMS station located on Van Wyck Road.	$1,800,000
7. EDUCATIONAL FOUNDATION OF USC LANCASTER A portion of the cost of constructing a new health education facility to support an expansion of the USC Lancaster Nursing Program.	$1,000,000
8. CITY OF LANCASTER STREETSCAPE Gay Street Commons - Streetscape improvements, including sidewalk and road improvements, of the 100 block of West Gay Street within the City as part of the Downtown Revitalization Plan.	$1,500,000
9. TOWN OF KERSHAW - OLD BANK BUILDING A portion of the cost of renovating the second floor of the "Old Bank Building" located at 102 S . Hampton Street in Kershaw for use as auxiliary space to support the Early Childhood Education Center located on the first floor.	$1,000,000
10. WIDEN PORTION OF HIGHWAY 521 Widening a portion of 521 from four lanes to six lanes from Marvin Road to the North Carolina State line, approximately 1.4 miles.	$9,660,000
11. USC-L HWY 9 PEDESTRIAN CONNECTIONS A portion of the cost of constructing projects to allow safe, defined pedestrian/ bike crossings across Highway 9 between USC-Lancaster, University Place, etc.	$1,000,000
12. TOWN OF VAN WYCK - COMMUNITY PARK Constructing recreational facilities at the Van Wyck Community Center.	$647,640
13. WALNUT CREEK FIELD IMPROVEMENTS Replacement of natural turf with synthetic turf at two soccer fields at Walnut Creek Park.	$1,000,000
14. COUNCIL ON AGING - IL SENIOR CENTER Land acquisition and constructing a new Senior Center building in the Indian Land area to expand Council on Aging programming.	$2,921,117
Total Costs	**$68,092,276**

Capital Improvement Projects (2021 - 2031)							
Department/Project	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-31**	**5 Year Estimate**
CORONER'S OFFICE							**1,300,000**
Office Space	1,300,000						1,300,000
EMERGENCY MEDICAL SERVICES							**12,332,500**
Ambulances	600,000	600,000	1,020,000	8,300,335	1,072,000	8,597,615	4,732,500
EMS Station 3				1,800,000			1,800,000
EMS Station 6				1,800,000			1,800,000
EMS Combination Station				4,000,000			4,000,000
EMS Station 7						1,800,000	
EMS Station 10						1,800,000	
ECONOMIC DEVELOPMENT							**4,000,000**
Spec Building					4,000,000		4,000,000
FIRE SERVICE							**24,327,900**
Fire Apparatus Countywide			8,100,000				8,100,000
Aerial Apparatus / Mobile Command Post		9,000,000					9,000,000
Apparatus (New Stations)					3,227,900		3,227,900
Fire Stations					4,000,000		4,000,000
MANAGEMENT INFORMATION SYSTEM							**1,100,000**
Hardware Improvements	220,000	220,000	220,000	220,000	220,000	1,250,000	1,100,000
DEVELOPMENT SERVICES							**4,000,000**
Building / Office Space			4,000,000				4,000,000
ROADS							**29,515,744**
Fleet & Public Works Admin	4,946,025						4,946,025
Road Preservation	400,000	410,000	420,000	425,000	435,000	2,218,500	2,090,000
Road Paving	6,750,000		2,900,000	5,425,000	4,904,719	2,200,000	19,979,719
Bush Hog Replacements (2)	200,000		200,000				400,000
Motorgrader Replacement (5)	200,000	200,000	210,000	210,000	220,000	1,210,000	1,040,000
Track Excavator	300,000					420,000	300,000
Tandem Dump Truck Replacements (4)		175,000	185,000	195,000	205,000	2,810,180	760,000

Capital Improvement Projects (2021 - 2031)							
Department/Project	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-31**	**5 Year Estimate**
SOLID WASTE							**2,880,000**
Recycling Center Upgrades	2,120,000						2,120,000
Warehouse, Facility, & Shop						1,905,180	-
Refuse Trucks (4)		175,000	185,000	195,000	205,000	905,000	760,000
PARKS AND RECREATION							**26,855,000**
Regional Park		6,000,000			5,000,000	6,500,000	11,000,000
Recreation Centers Security Systems		210,000					210,000
Parking Lot at Springdale		1,100,000					1,100,000
Gym Floors at AJRC & BRC	300,000						300,000
Field Lighting Additions/ Replacements						1,320,000	-
Renovate IL EMS Station for Rec Use						475,000	-
Maintenance Shop at Buford Recreation						475,000	-
Walnut Creek Soccer Fields						1,000,000	-
Indian Land Rec Center	4,221,000						4,221,000
Soccer Fields at Indian Land	4,991,000						4,991,000
Soccer Fields at Heath Springs	5,033,000						5,033,000
911							**1,100,000**
Console Replacement							
STORMWATER							**1,037,500**
Calvin Hall Stream Crossing Replacement					850,000		850,000
Stream Gauging Stations		187,500					187,500
SHERIFF							**47,696,120**
Armored Vehicle		300,000					300,000
In Car and Body Cameras		150,000					150,000
Operations Building						1,210,000	-
Substation						3,161,940	-
Detention Center	47,246,120	47,246,120					47,246,120
Total Costs	**79,927,145**	**18,787,500**	**17,440,000**	**14,970,335**	**24,339,619**	**47,772,336**	**155,464,599**

Priority Investment - Key Observations

- The County should continue to work with neighboring local governments, utility providers, and other partners, to leverage resources across the region.
- There are a number of regional, state, and federal funding programs that the County can apply for to support additional improvements recommended by this Plan.
- The Capital Project Sales Tax program has been successful in funding a number of major capital projects throughout the County.
- There is over $155 million allocated toward capital improvements projects in the County in the next five years (2021 - 2026). An additional $48 million is allocated to capital improvements projects in 2026 - 2031.

RESILIENCY

Resilience is a community's ability to withstand and recover from environmental, economic, or societal disruptions. As the community adjusts to increasingly extreme weather events, stresses on public facilities, and higher costs of services, there is a growing need to not only plan for these events, but to also reduce their impacts through conscious climate adaptation and resilience planning. This section focuses on environmental susceptibility, but also connects to other, related plan sections dealing with economic sustainability, equity, housing, and others.

Climate change poses a significant threat to any unprepared community. While this section addresses other important issues, the consequences of a changing and more volatile climate should be at the forefront for Lancaster County. There are direct impacts from storms, flooding, and heat, and indirect consequences related to societal and economic challenges. A resilient community, in this new less-predictable era, will have the capacity to respond, adapt, and thrive under evolving systems and a changing environment. Understanding the vulnerabilities and developing response pathways will strengthen the County's ability to recover quickly from major disruptions.

The State of South Carolina established resilience as a key priority for the development of comprehensive plans. The narrative, policies, and actions are intended to be developed in coordination with partner agencies and with input from residents. This section provides guidance on how the County can become more resilient, working in conjunction with regional, state, and federal initiatives. Planning for a more resilient community isn't isolated to environmental topics. Rather, resiliency is a cross-cutting topic, with connections between other plan sections that are highlighted later in this section.

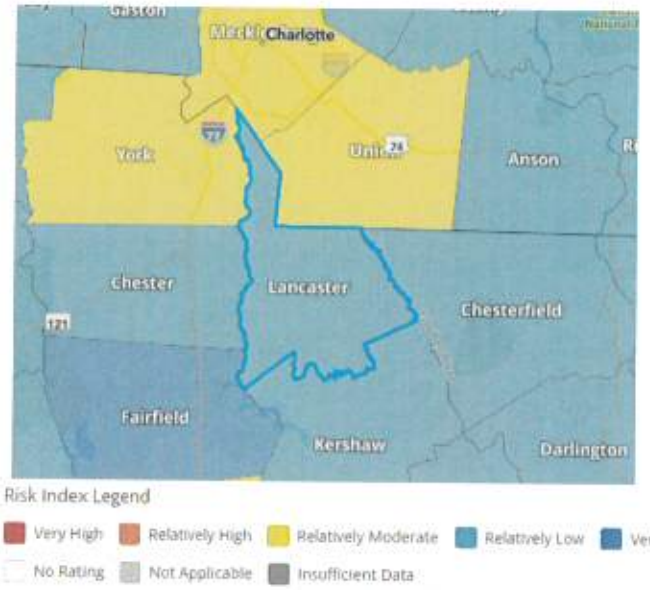
COMMUNITY TRENDS

A changing climate will continue to directly impact the natural resources and way of life in Lancaster County. How the County proactively decides to approach these factors will define what the future looks like. The Fourth National Climate Assessment, Volume II, identified four key threats for the Southeastern United States:

- Increased urban infrastructure and health risks posed by heat, flooding, and vector-borne diseases;
- Flood risks in coastal and low-lying regions;
- Natural ecosystem transformations which place ecological resources at risk; and
- Economic and health risk increases for rural communities, especially in agricultural, timber, and manufacturing sectors.

Risk Index

The Federal Emergency Management Agency (FEMA) has developed a National Risk Index to help communities understand their risk profile, as well as their standing against other communities in their state and nationally. This information is intended to help communities make informed decisions about enhancements in infrastructure, the location of public facilities, and general decision making. The National Risk Index is a dataset and online tool to help illustrate the communities most at risk for 18 natural hazards: avalanche, coastal flooding, cold wave, drought, earthquake, hail, heat wave, hurricane, ice storm, landslide, lightning, riverine flooding, strong wind, tornado, tsunami, volcanic activity, wildfire, and winter weather.



The National Risk Index leverages available source data for expected annual loss due to these 18 hazard types, social vulnerability, and community resilience to develop a baseline relative risk measurement for each United States county and census tract. These measurements are calculated using average past conditions and cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Social vulnerability refers to the potential negative effects on communities caused by external stresses on human health. Such stresses include natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both human suffering and economic loss. According to FEMA's National Risk Index, Lancaster County's social vulnerability is relatively moderate, with a score of 51.65. This means that social groups in the County are moderately susceptible to the adverse impacts of natural hazards as compared to other communities in the US. Within South Carolina, 0% of the counties have a lower social vulnerability score. Community resilience is the ability for a community to prepare for anticipated natural hazards, adapt to the changing conditions, and withstand and recover rapidly from disruptions within the community. This allows for the adaptation and growth of a community after disaster strikes. Communities that are resilient can minimize any disaster, making the return to normal life as effortless as possible. Lancaster County has a relatively moderate community resilience score

Disadvantaged Census Tracts

of 52.9%. As compared to other US counties, 47% would have a higher community resilience. According to the United States Department of Transportation (USDOT) Equitable Community

Total Population Living in the Selected Project Area	Total Population Living in Disadvantaged Census Tracts in the Selected Project Area	% of Disadvantaged Census Tracts in the Selected Project Area
95.4k	47k	50%

(ETC) Explorer, 50% of Lancaster County's residents live in a disadvantaged census tract. The Federal Highway Administration (FHWA) has developed a definition for highly disadvantaged communities using existing, publicly available datasets. Disadvantaged census tracts are those that exceeded the 50th percentile (75th for resilience) across at least six of the following disadvantaged indicators:

- **Transportation Access Disadvantage** identifies communities and places that spend more money and longer time to get where they need to go
- **Health Disadvantage** identifies communities based on variables associated with adverse health outcomes, disability, as well as environmental exposures
- **Environmental Disadvantage** identifies communities with disproportionate pollution burden and inferior environmental quality
- **Economic Disadvantage** identifies areas and populations with high poverty, low wealth, lack of local jobs, low homeownership, low educational attainment, and high inequality
- **Resilience Disadvantage** identifies communities vulnerable to hazards caused by climate change
- **Equity Disadvantage** identifies communities with a high percentile of persons (age 5+) who speak English "less than well"

Those falling within the disadvantaged census tracts are susceptible to a variety of hazards and other elements which may reduce their ability to prepare for and respond to negative events. When it comes to resiliency planning, these communities should be carefully considered.

Critical Infrastructure

Communities depend on critical facilities to function through, or soon after, a major disruptive event. If critical facilities fail to return to providing pre-event functionality quickly, the community's ability to respond and recover is greatly impeded. Contrary to what many believe, complying with the building codes and standards will not result in buildings that are hazard proof. In fact, codes and standards in the United States are minimum design standards. Furthermore, the design practices used for lifeline infrastructure systems do not always match the performance objectives of the building codes. This situation can lead to varying performance levels among these different systems for the same hazard event.

Critical Infrastructure are those assets, systems, and networks that provide functions necessary for our way of life. There are 16 critical infrastructure sectors that are part of a complex, interconnected ecosystem and any threat to these sectors could have potentially debilitating national security, economic, and public health or safety consequences. These critical infrastructure sectors whose assets, systems, and networks, whether physical or virtual, are considered so vital to the United States that their incapacitation or destruction would have a debilitating effect on security, national economic security, national public health or safety, or any combination thereof. Presidential Policy Directive 21 (PPD-21): Critical Infrastructure Security and Resilience advances a national policy to strengthen and maintain secure, functioning, and resilient critical infrastructure. The critical infrastructure sectors for the United States include the following elements:

- Chemical
- Commercial Facilities
- Communications
- Critical Manufacturing
- Dams
- Defense Industrial Base
- Emergency Services
- Energy
- Financial
- Food and Agriculture
- Government Facilities
- Healthcare and Public Health
- Information Technology
- Nuclear Reactors, Materials, and Waste
- Transportation Systems
- Water and Wastewater

Lancaster County, in partnership with the incorporated communities within it, has recently developed a Hazard Mitigation Plan (HMP) that provides an overall assessment of the County's vulnerabilities, hazards, and recommended strategies to address those hazards and vulnerabilities. The table below provides an overview of the critical assets within Lancaster County, according to the 2022 Lancaster County Hazard Mitigation Plan.

FACILITY TYPE	# IN CITY OF LANCASTER	# IN TOWN OF HEATH SPRINGS	# IN TOWN OF KERSHAW	# IN TOWN OF VAN WYCK	# IN UNINCORPORATED COUNTY
Airport	-	-		-	4
Public Facilities	4	1		2	3
Judicial Facilities	2	-		-	1
Electrical Utility Facilities	2	1		-	11
Schools	7	2	1	1	17
Emergency services (fire, ems, sheriff, and police stations)	5	1	1	2	21
Communication facilities	5	-		-	4
Water and sewer facilities	13	3		2	49

The Lancaster County Hazard Mitigation Plan assesses natural hazards including high winds, earthquakes, climate change, increasing storm frequency and intensity, extreme heat, drought, and flooding. Man-made threats include hazardous materials - disposal and transport throughout the County, traffic crashes, technology impacts via hacking and cyber-terrorism, public health and disease, and infrastructure failures to water, sewer, and other supporting infrastructure. With the data collected from the hazard identification, it was determined that a vulnerability assessment focusing on specific hazards should be conducted. The requirement for the vulnerability assessment was to target natural, technological, and man-made hazards which have caused major damage in the county or that have a relatively short frequency of occurrence. Therefore, the vulnerability assessment considered flooding, severe thunderstorms, tropical cyclones, winter storms, technological, and man-made hazards affecting Lancaster County.

The Hazard Mitigation Plan identified through the vulnerability assessment that Lancaster County and its municipalities are at risk in the following ways:

SEVERE THUNDERSTORMS

- 486% Annual chance of severe thunderstorms
- Typically, low losses as the localized nature of the storms generally affect less than 50% of the population at any one time

FLASH FLOODS AND FLOODING

- 75% Annual chance of flooding event, 1% chance of 100-year flood event, and 0.2% chance of 500-year flood event
- Typically, low losses as the localized nature of flood zones generally affect less than 10% of the population at any one time

WINTER STORMS

- 73.01% Annual chance of winter storm event
- Typically, low to medium losses as actual damages are not usually significant unless the storm produces vast amounts of ice.

TROPICAL CYCLONES

- 25.15% Annual chance of being affected by a tropical storm
- Typically, medium to high losses as actual damages depend significantly on the size, duration, speed, and strength of the storm

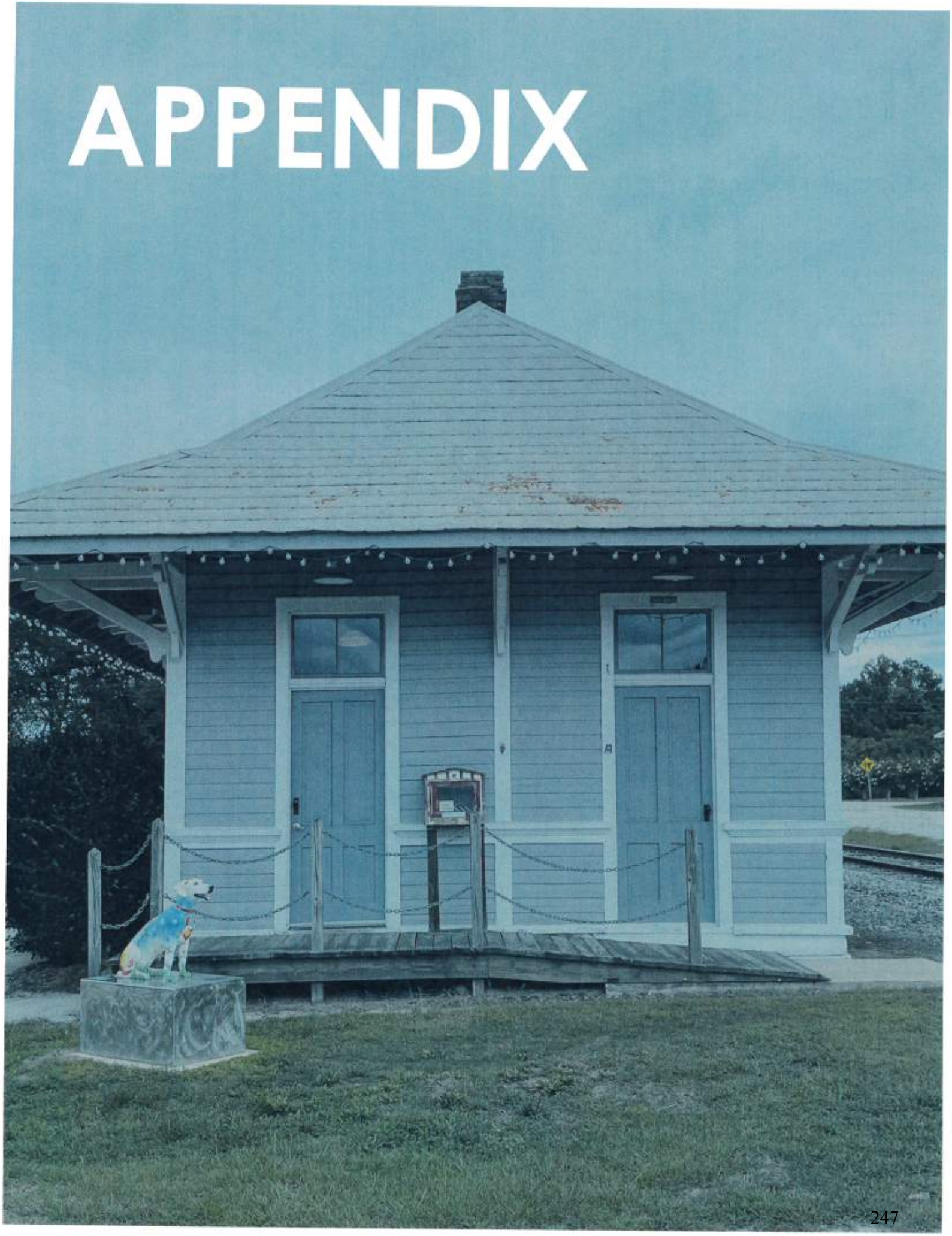
TECHNOLOGICAL AND MAN-MADE HAZARDS

- Presents a potential threat to our citizenry, economy, and the environment
- Represents the potential collision between natural disasters and technology or man-made hazards
- Those identified as posing the most significant threat to Lancaster County are: dam failure, hazardous materials release, train derailment, infrastructure failures, water / sewer system and power system failures, geomagnetic disturbance

Resiliency - Key Observations

- Lancaster County has a relatively low to moderate overall risk when it comes to potential hazardous situations.
- Approximately half of residents are considered to be disadvantaged due to one of six factors which reduce overall resiliency.
- There are more than 150 critical facilities in Lancaster County. More than 100 of these are in Unincorporated Lancaster.
- It is very likely that Lancaster County will have impacts of thunderstorms, flooding events, winter storms, and tropical cyclones. The only storm anticipated to have high losses is tropical cyclones / tropical storms. Technological and man-made hazards, particularly in conjunction with natural hazards, may also pose threats to Lancaster County.
- Almost three-fourths of those who participated in the community survey are concerned about the loss of farms and forest lands. These concerns were held across all three geographies of the County.
- The majority of community survey participants believe that Lancaster County should develop policies to provide accessible green spaces, conserve forested land, and conserve farmland.

APPENDIX



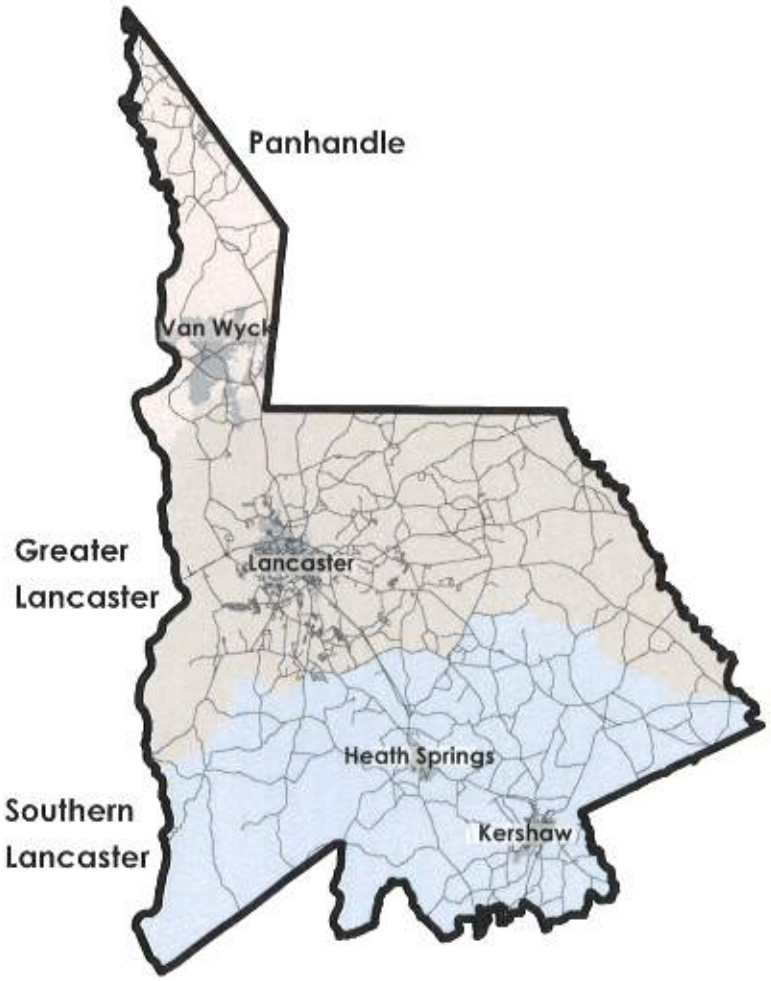
Lancaster 2040
COMPREHENSIVE PLAN

LANCASTER 2040 COMPREHENSIVE PLAN SURVEY

The Lancaster 2040 Comprehensive Plan Survey was conducted for one month in March and April of 2022. The survey was designed to gain an understanding of residents' needs and desires for the future of the County. The survey collected responses in regard to quality of life, growth and development, infrastructure, environment, and other concerns related to the future of Lancaster County.

The community survey was advertised through the project website, social media advertisements, County mailing lists, and by way of the Steering Committee and staff involved with the project. In total, 1,945 people participated in the survey and provided great feedback on their hopes for the future of Lancaster County. The following document provides a detailed analysis of the questions asked and answers received on the Survey.

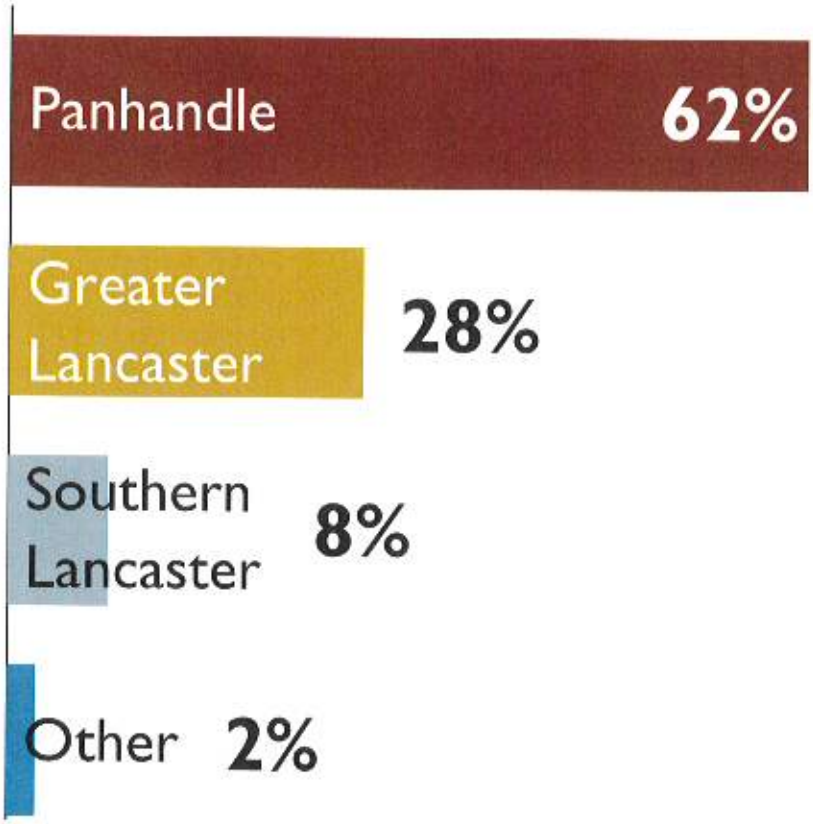
For reference on the first few questions of the survey, respondents were provided this map in an image form, as well as in an interactive format. The map displayed the three primary regions of the County: the Panhandle, Greater Lancaster, and Southern Lancaster. These regions of the County are being used in the comprehensive planning process, and were selected based on their significant differences and how they corresponded with census tract boundaries. Respondents were also asked to identify if they live in one of the municipalities in the County.



COMPREHENSIVE PLAN SURVEY : QUESTION 1

After being presented a map of Lancaster County with the boundaries of the three sub-regions (Panhandle, Greater Lancaster, and Southern Lancaster), respondents were asked:

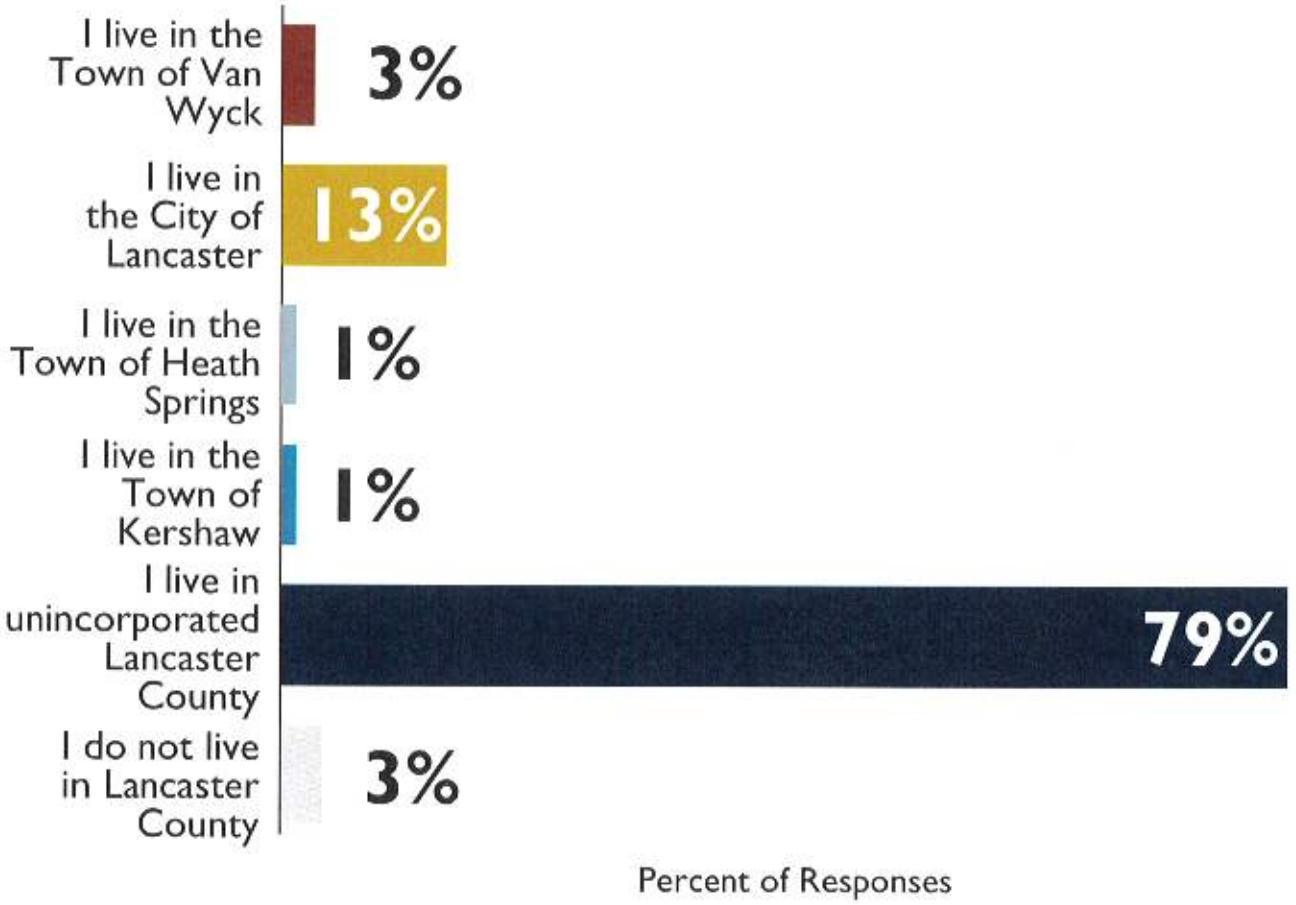
Using the map below, please let us know which part of Lancaster County you live in.



When asked about what part of the County they live in, more than half of respondents indicated that they reside in the Panhandle. Almost one-third indicated that they live in Greater Lancaster and 8% indicated that they live in Southern Lancaster. This is similar to the population distribution of the County, as about 45% live in the Panhandle, 45% live in Greater Lancaster, and 10% of the total population lives in Southern Lancaster. About 40 respondents did select "other," and they largely live in neighboring communities (Waxhaw, Union County (NC), Fort Mill, and Rock Hill).

COMPREHENSIVE PLAN SURVEY : QUESTION 2

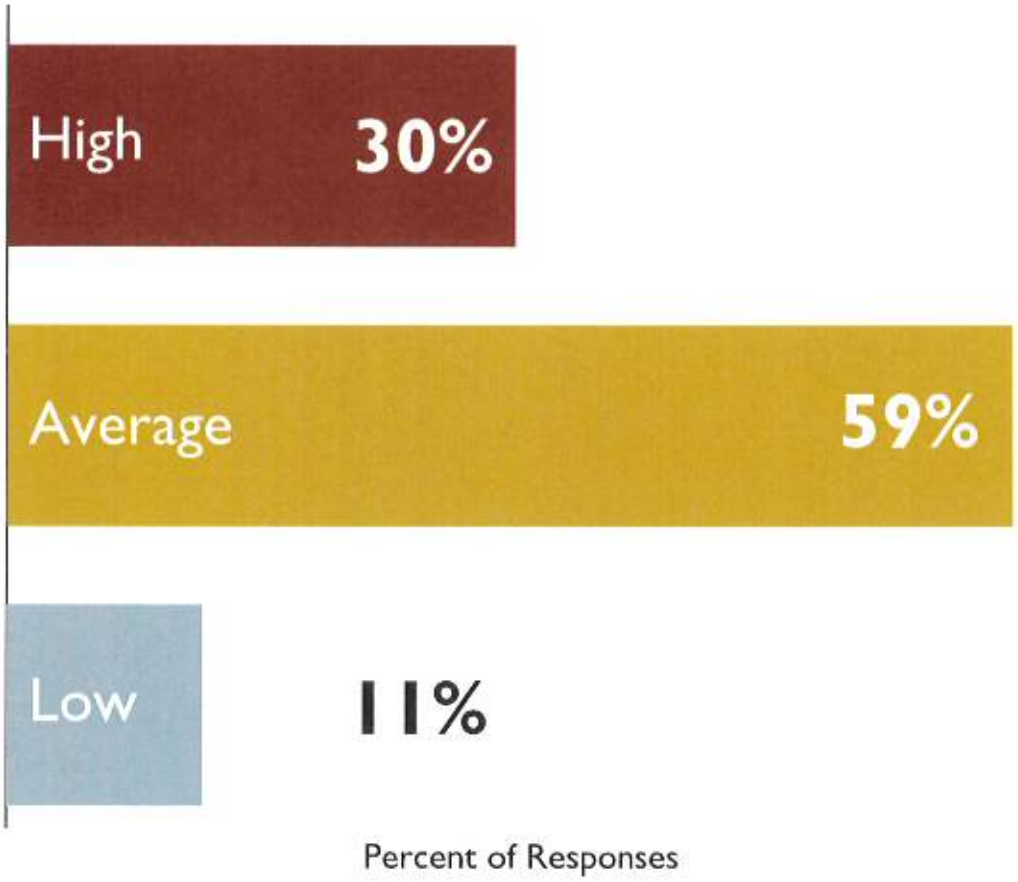
Do you live in one of the municipalities in Lancaster County?



The majority of those who took the survey (79%) live in unincorporated Lancaster County. Many of these noted that they specifically live in Indian Land and Sun City, but some also referenced Buford, around Heath Springs, and other portions of the County. About 13% of respondents live in the City of Lancaster, with 3% living in Van Wyck, 1% living in Heath Springs, and 1% living in Kershaw. About 65 respondents stated that they live outside of the County and many mentioned that they work in the County and / or live nearby (primarily in Fort Mill, Rock Hill, Mecklenburg County, and Union County).

COMPREHENSIVE PLAN SURVEY : QUESTION 3

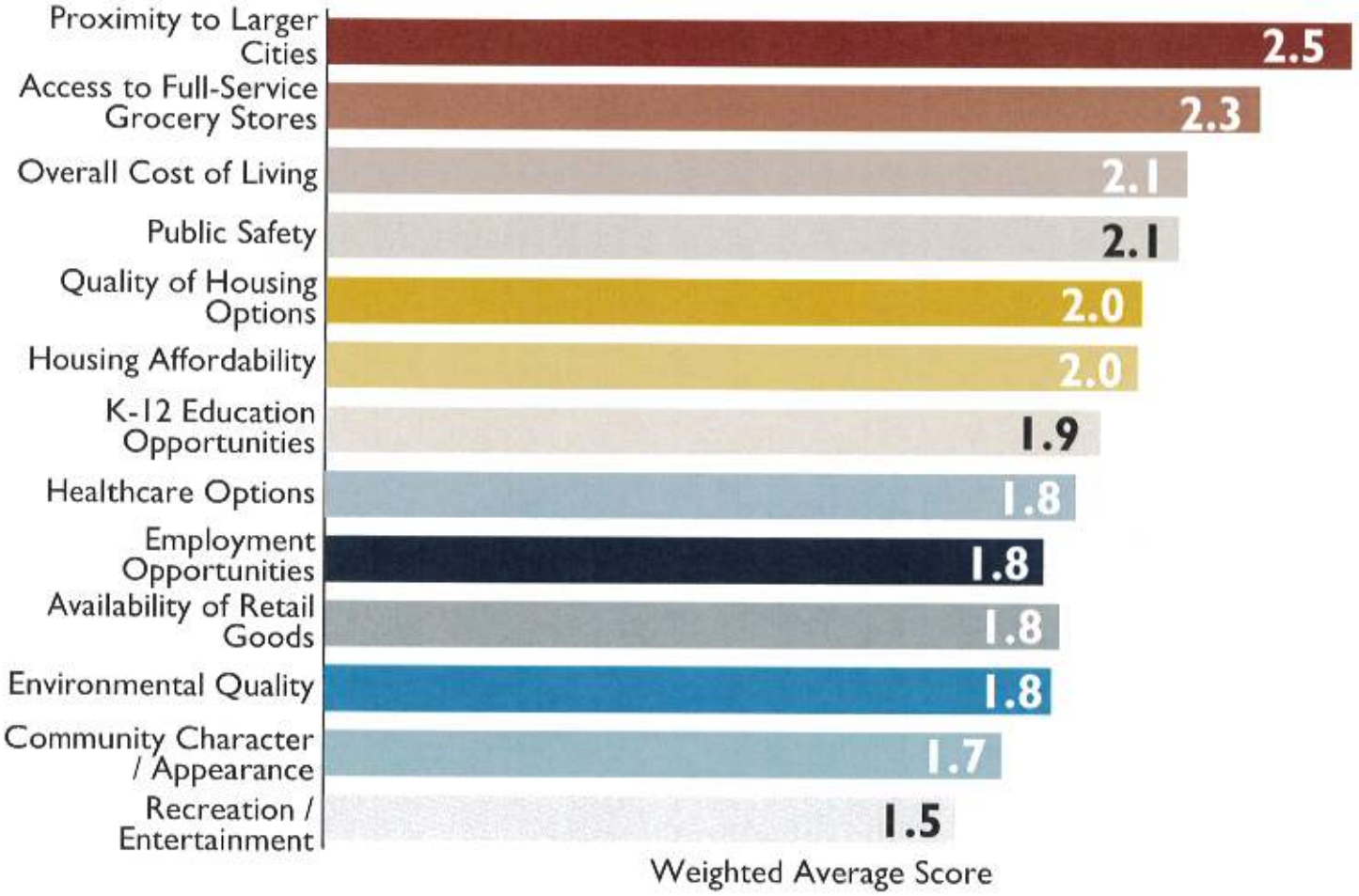
"Quality of life" is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the overall quality of life that you experience in Lancaster County?



Just over half of the people who took the survey rate the quality of life they experience in Lancaster County as "average." Another one-third of respondents feel they have a high quality of life and about 11% feel that they have a low quality of life. Most of the people who took the survey answered this question, with only 13 people skipping it.

COMPREHENSIVE PLAN SURVEY : QUESTION 4

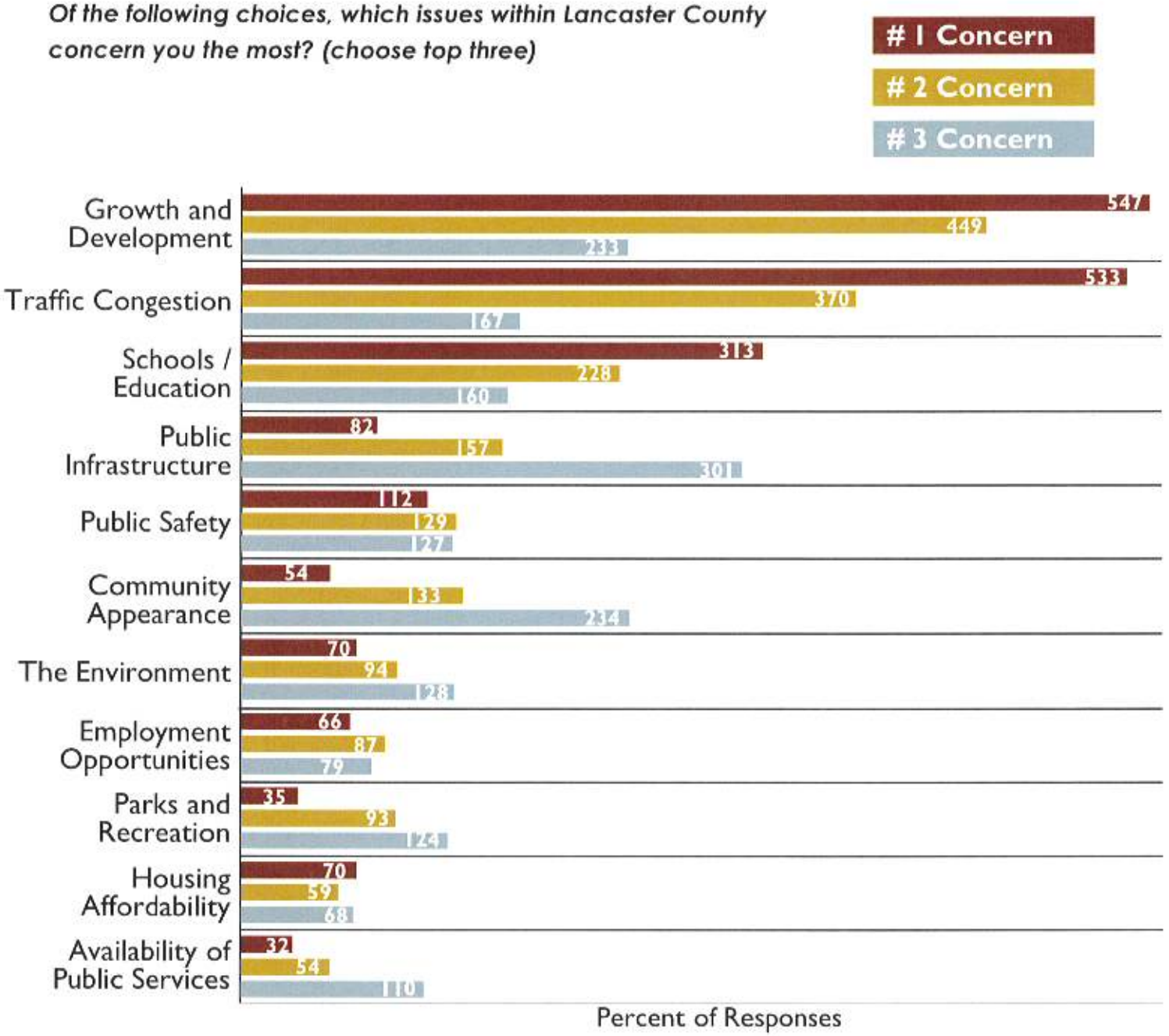
What is your perception of the following quality of life factors in Lancaster County?



Survey respondents were asked to rate their perception of a series of quality of life factors on a range from below average (1.0) to excellent (3.0). An average rating received a score of 2.0. All of the results were weighted and averaged to create the scores per quality of life factor as presented above. The greatest factors attributed to the County are proximity to larger cities, access to full-service grocery stores, overall cost of living, and public safety. While none of the factors received a weighted average score of "below average," recreation / entertainment, community character / appearance, environmental quality, availability of retail goods, employment opportunities, and healthcare options scored just under 2.0, or "average."

COMPREHENSIVE PLAN SURVEY : QUESTION 5

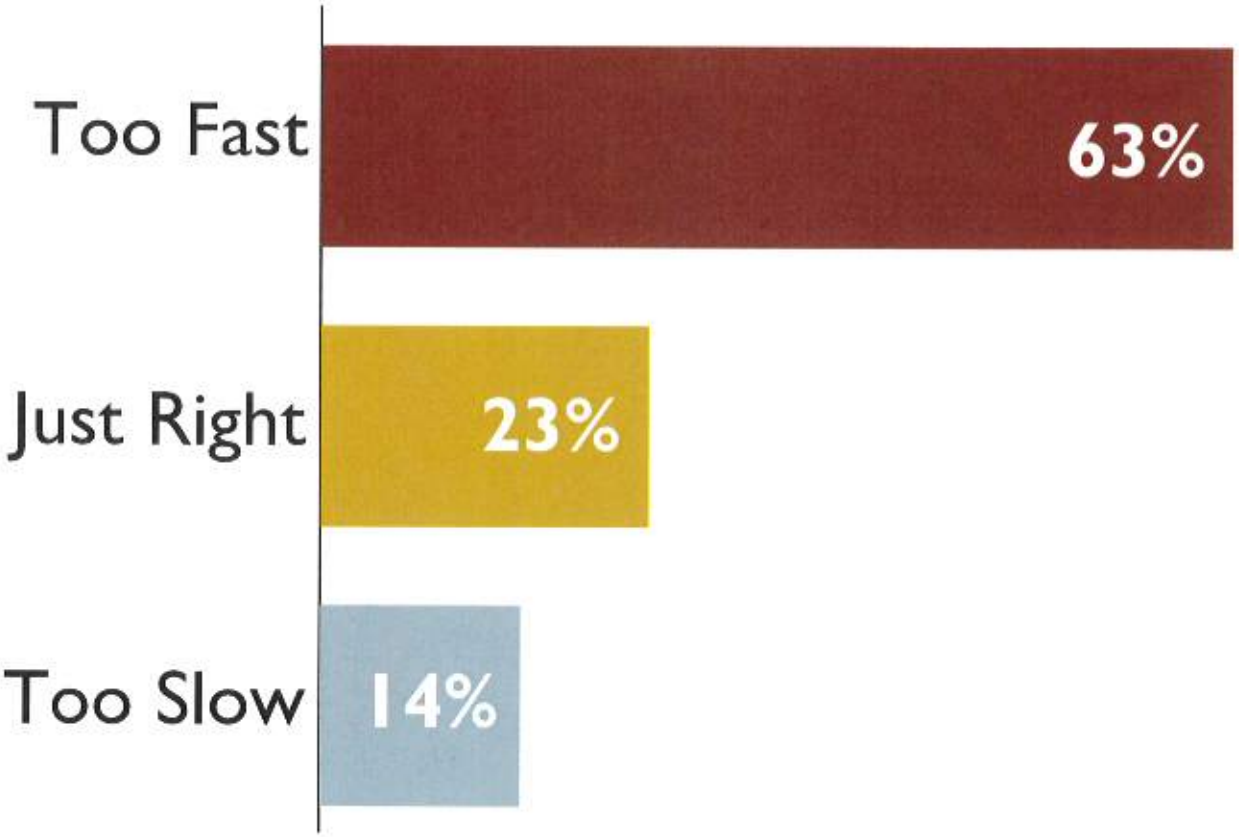
Of the following choices, which issues within Lancaster County concern you the most? (choose top three)



The graphic above shows the number of respondents who selected each issue as their number one concern (in red), their number two concern (in ocher), and their number three concern (in blue). Overall, the top three concerns are growth and development, traffic congestion, and schools / education. These are followed by public infrastructure, public safety, and community appearance. More than 200 people submitted a variety of additional comments on this question. The most commonly mentioned concerns include the Indy Plant's pollution, the lack of planning for growth, traffic congestion, and overcrowded schools.

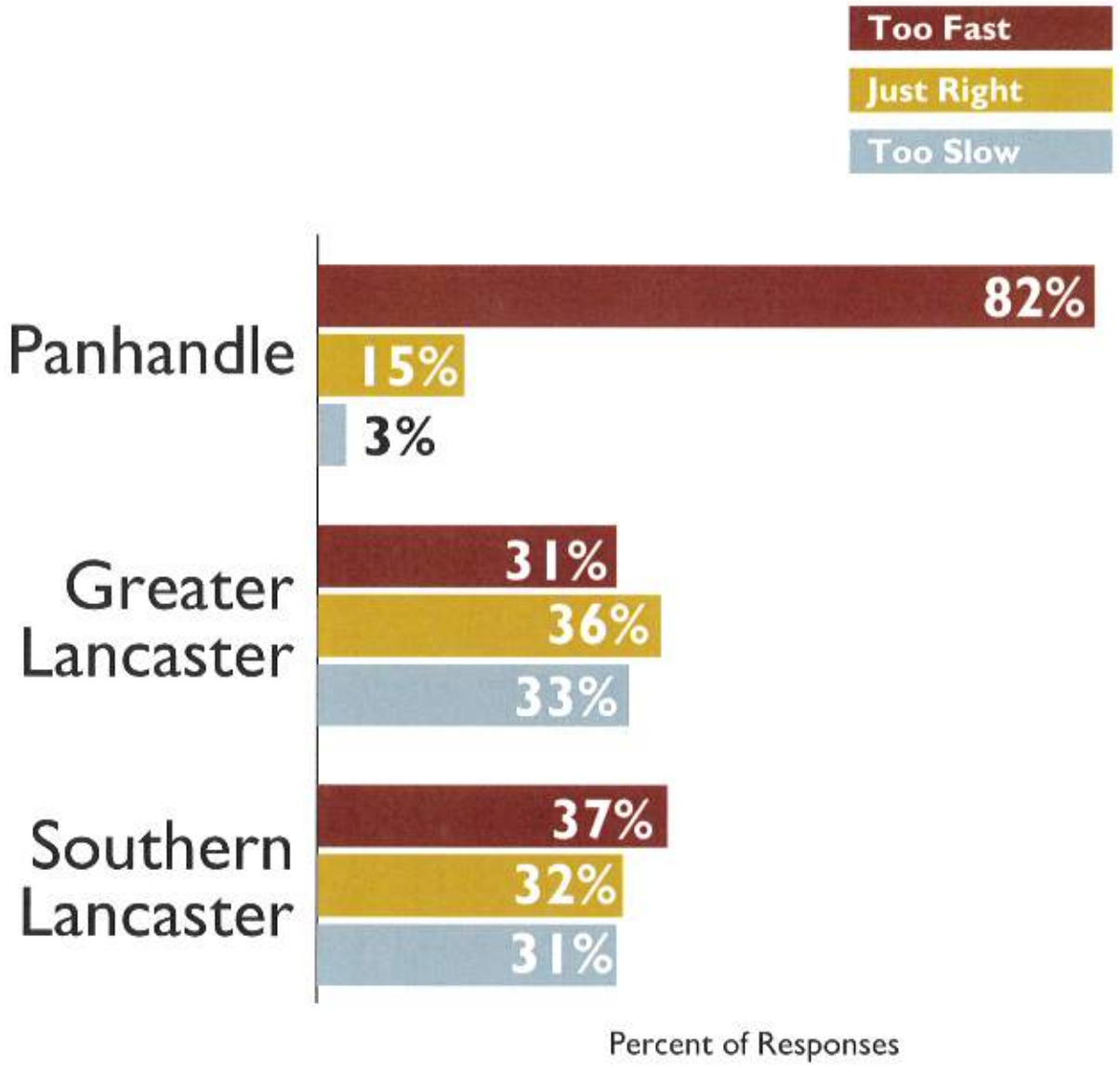
COMPREHENSIVE PLAN SURVEY : QUESTION 6

What is your perception of the recent pace of growth in your area of Lancaster County?



When looking at all of the survey responses together, almost two-thirds of respondents indicated that they feel the pace of growth in their area is too fast. Almost one-third indicated that they feel the pace of growth is just right, and about 14% indicated that the pace of growth is too slow. There were more than 700 comments submitted for this question. Many of these focused on concerns regarding development, schools, infrastructure, and traffic; as detailed in the previous question.

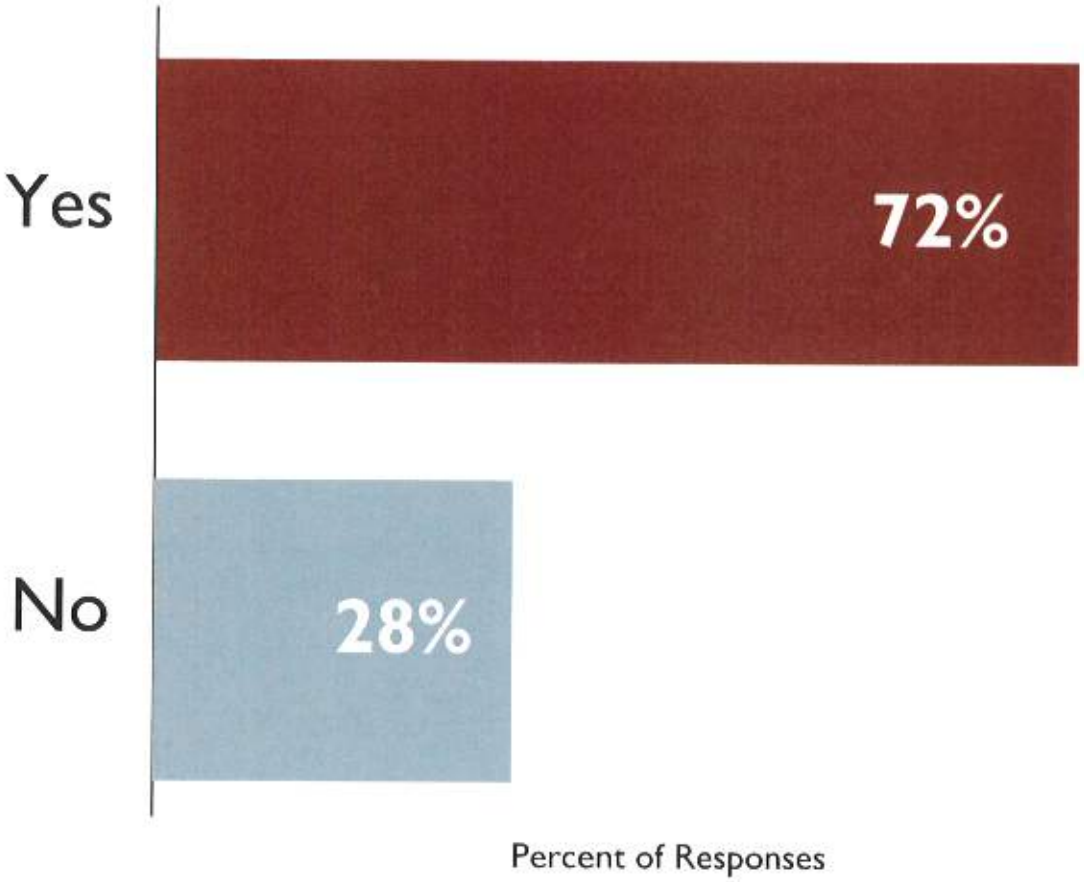
COMPREHENSIVE PLAN SURVEY : QUESTION 6



When filtering the responses to the question about growth by region of the County, the responses vary significantly. About 82% of the respondents from the Panhandle believe that growth is occurring too fast, while only 3% of Panhandle respondents feel growth is occurring too slowly. Responses from Greater Lancaster and Southern Lancaster are very divided, with about one-third of respondents selecting each answer in each region.

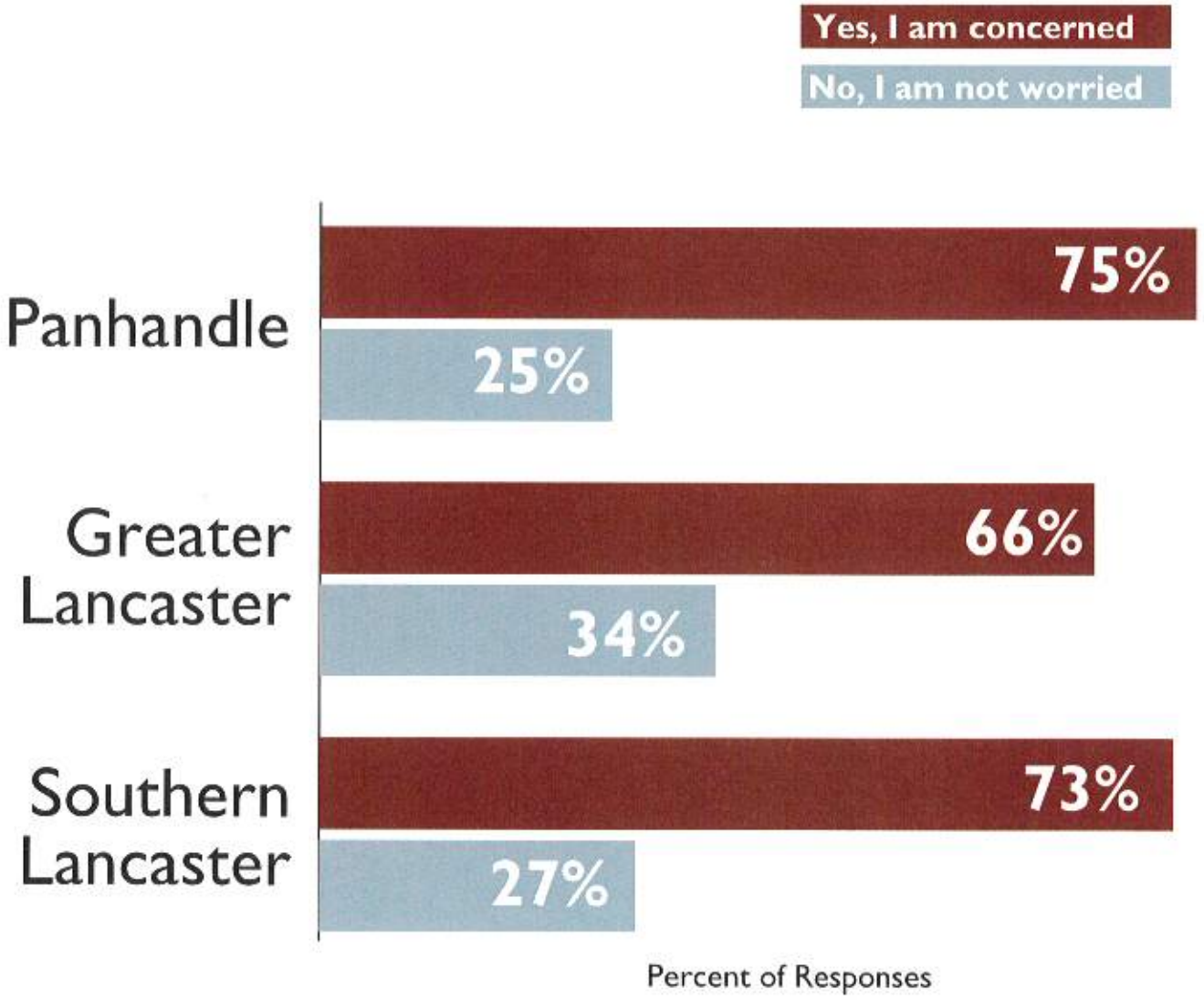
COMPREHENSIVE PLAN SURVEY : QUESTION 7

Do you have any concerns about the loss of farms and forest lands in your area of Lancaster County?



When asked if they are concerned about the loss of farms and forest lands, the majority of survey respondents (72%) indicated that they are concerned. Almost one-third of respondents are not concerned about the loss of farms and forest lands. Nearly 400 additional responses were received for this question that focused on the need to protect natural resources.

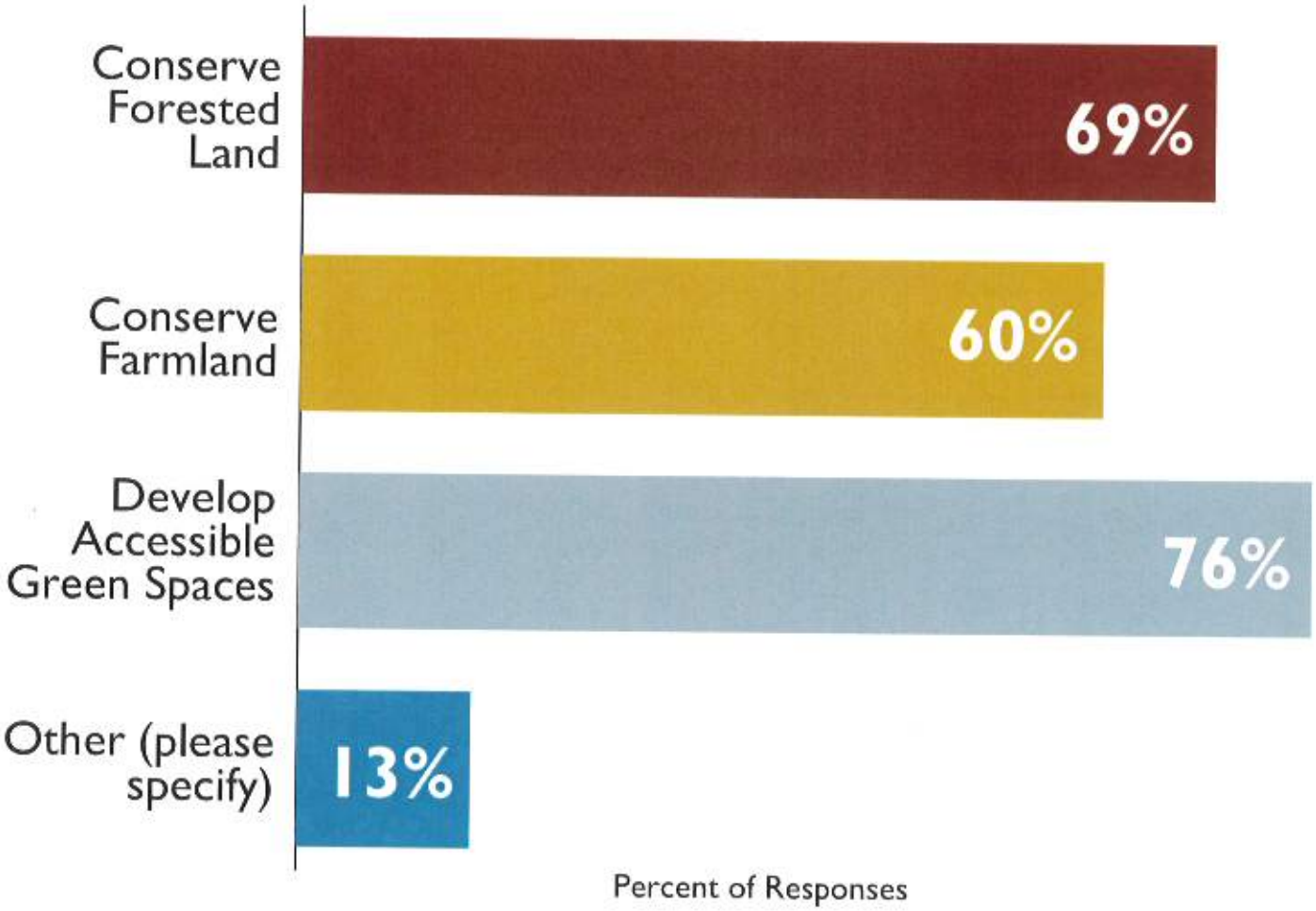
COMPREHENSIVE PLAN SURVEY : QUESTION 7



When you examine the responses by region, those who reside in the Panhandle and Southern Lancaster are slightly more concerned about the loss of farms and forest lands than those who live in Greater Lancaster.

COMPREHENSIVE PLAN SURVEY : QUESTION 8

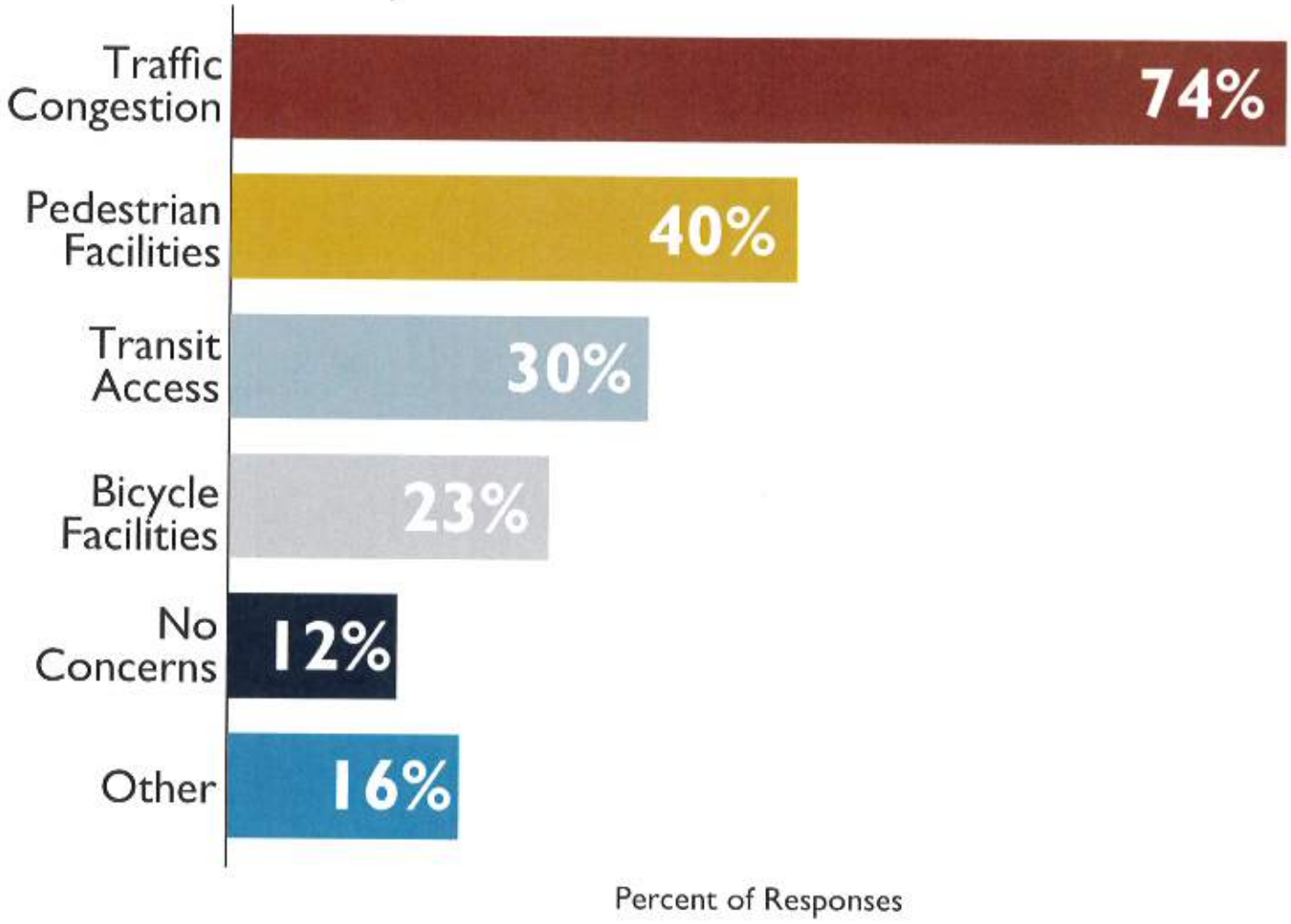
Do you think Lancaster County should develop policies to...? (check all that apply)



Just over three-fourths of survey respondents are interested in policies that develop accessible green spaces. Almost 70% of respondents are interested in policies that conserve forested land, and about 60% of respondents are interested in policies that conserve farmland. More than 200 survey respondents submitted comments related to this question and these generally expanded on why they selected different policies and their concern over future development destroying these resources.

COMPREHENSIVE PLAN SURVEY : QUESTION 9

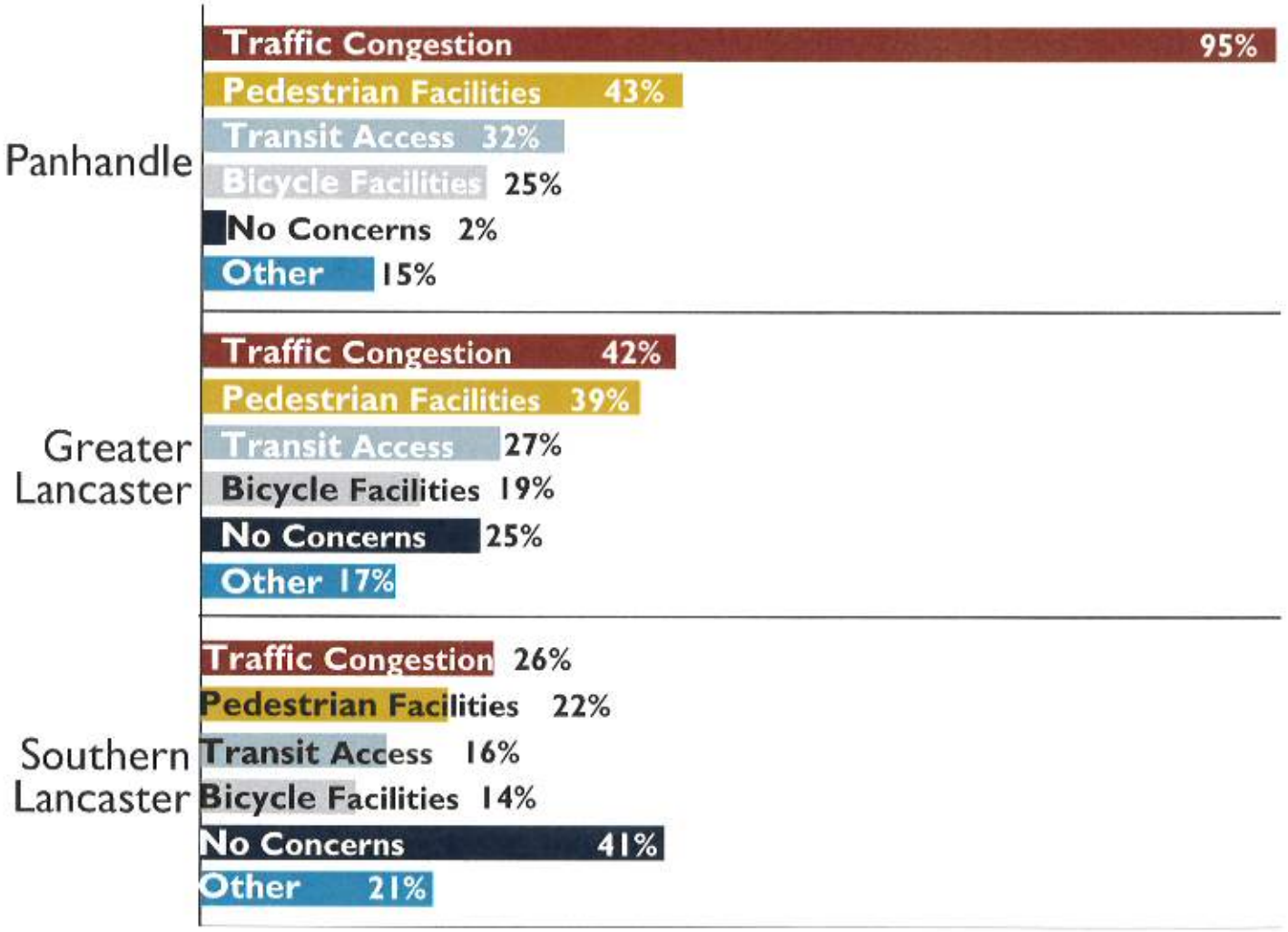
What are the top three transportation-related issues that currently affect you in your area of Lancaster County? (check all that apply)



Almost three-fourths of the people who participated in the community survey indicated that traffic congestion affects them. The second greatest issue, which affects 40% of respondents, is pedestrian facilities. This is followed by transit access (30%), bicycle facilities (23%), and no concerns (12%). More than 300 people selected "other" and 111 of these are specifically concerned about the condition of the roads throughout the County. Thirty-three people commented on a need for some form of public transportation, while twenty-nine people mentioned traffic congestion as a concern, with twenty-seven people concerned about the lack of traffic signals and/or poor traffic signal timing.

COMPREHENSIVE PLAN SURVEY : QUESTION 9

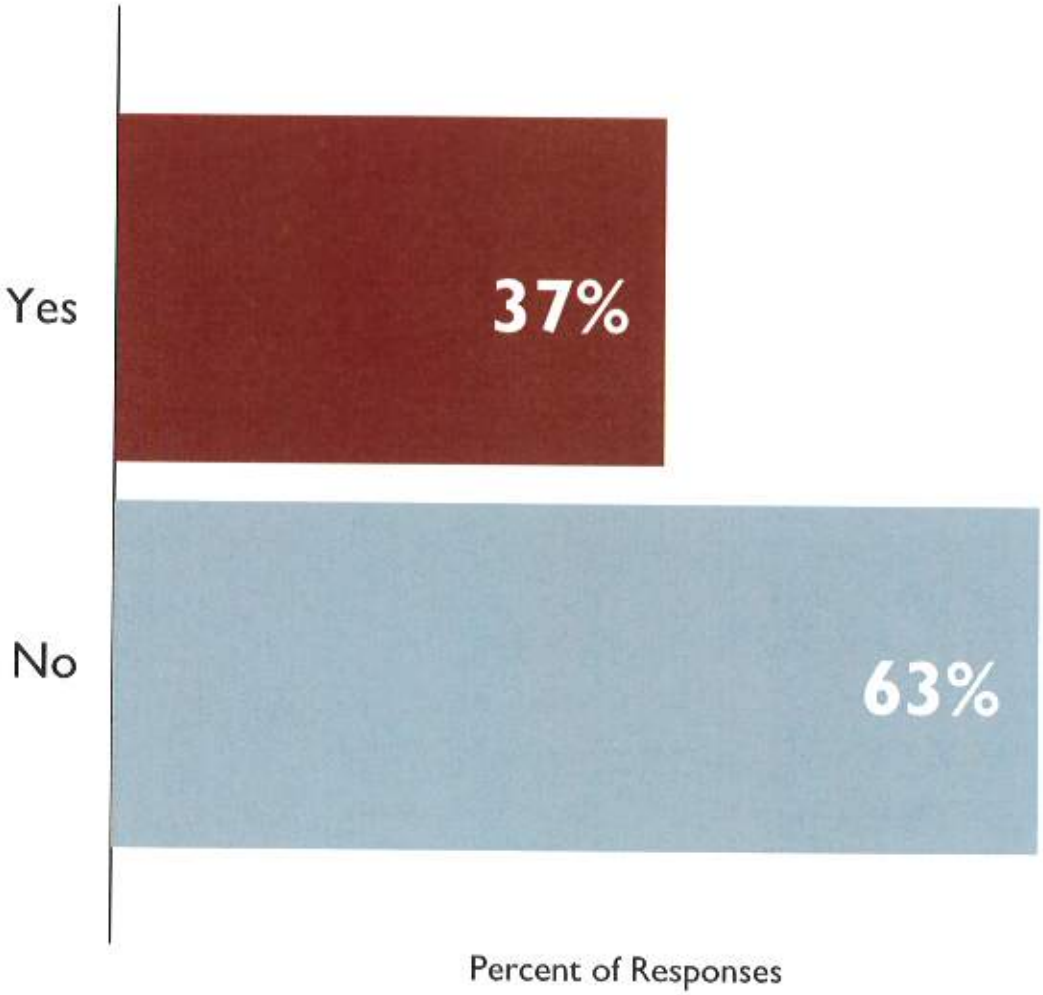
What are the top three transportation-related issues that currently affect you in your area of Lancaster County? (check all that apply)



The transportation-related concerns vary broadly by region. Almost every Panhandle respondent has an issue with traffic congestion, while only 42% of Greater Lancaster respondents and 26% of Southern Lancaster respondents have this same concern. About 40% of Panhandle and Greater Lancaster respondents are concerned with pedestrian facilities, but only 22% of Southern Lancaster respondents feel the same way. The remaining responses are moderately split, but it should be noted that more than 40% of respondents from Southern Lancaster have no concerns, while one-quarter of Greater Lancaster respondents have no concerns, and only 2% of Panhandle respondents have no concerns.

COMPREHENSIVE PLAN SURVEY : QUESTION 10

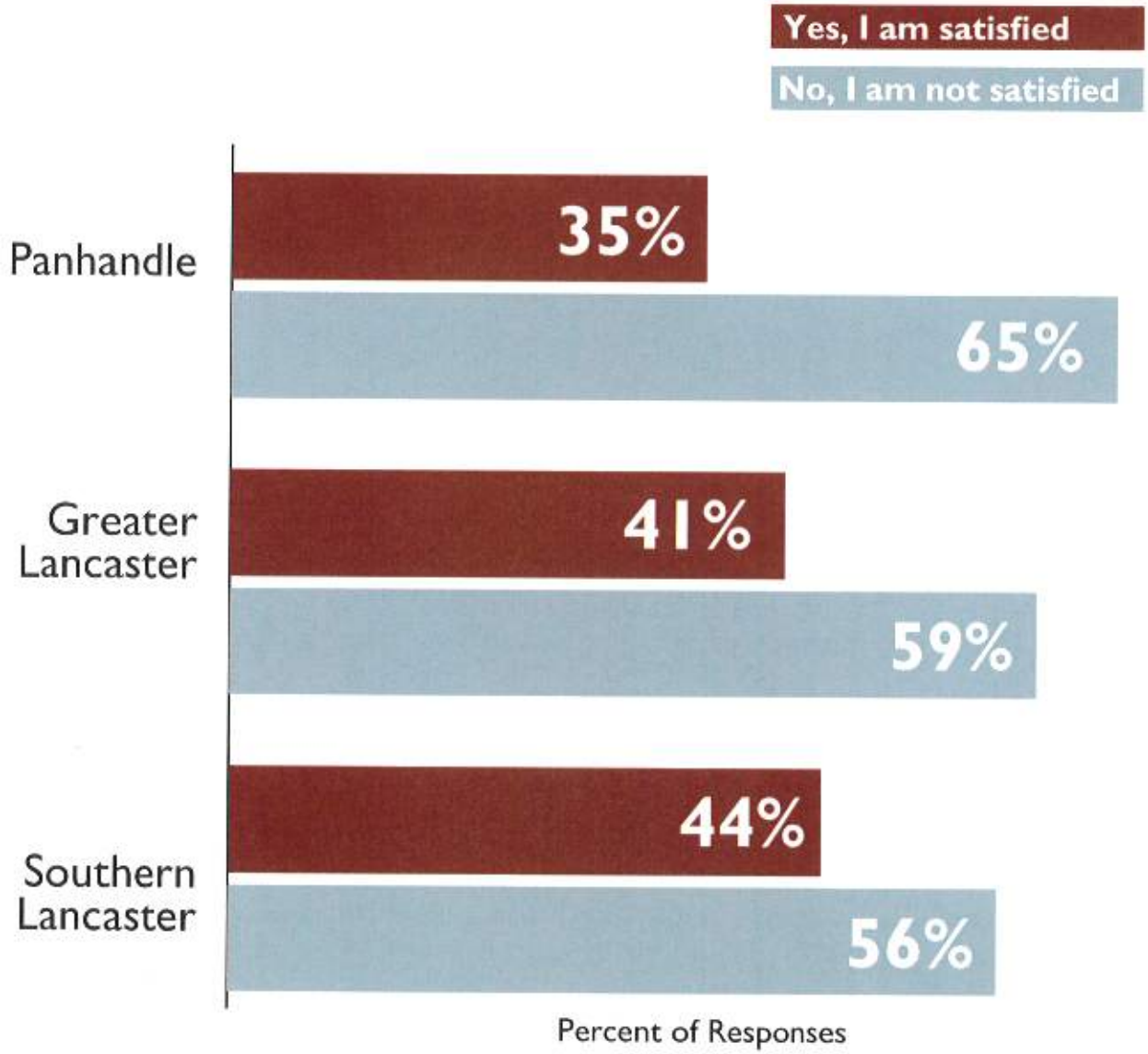
Are you satisfied with the parks, recreation facilities, and public open spaces available in your area of Lancaster County?



When asked about their satisfaction with parks and recreation facilities, the majority of respondents (63%) indicated that they are not satisfied. Just over one-third of respondents indicated that they are satisfied with the parks, recreation facilities, and public open spaces available in their area of Lancaster County.

COMPREHENSIVE PLAN SURVEY : QUESTION 10

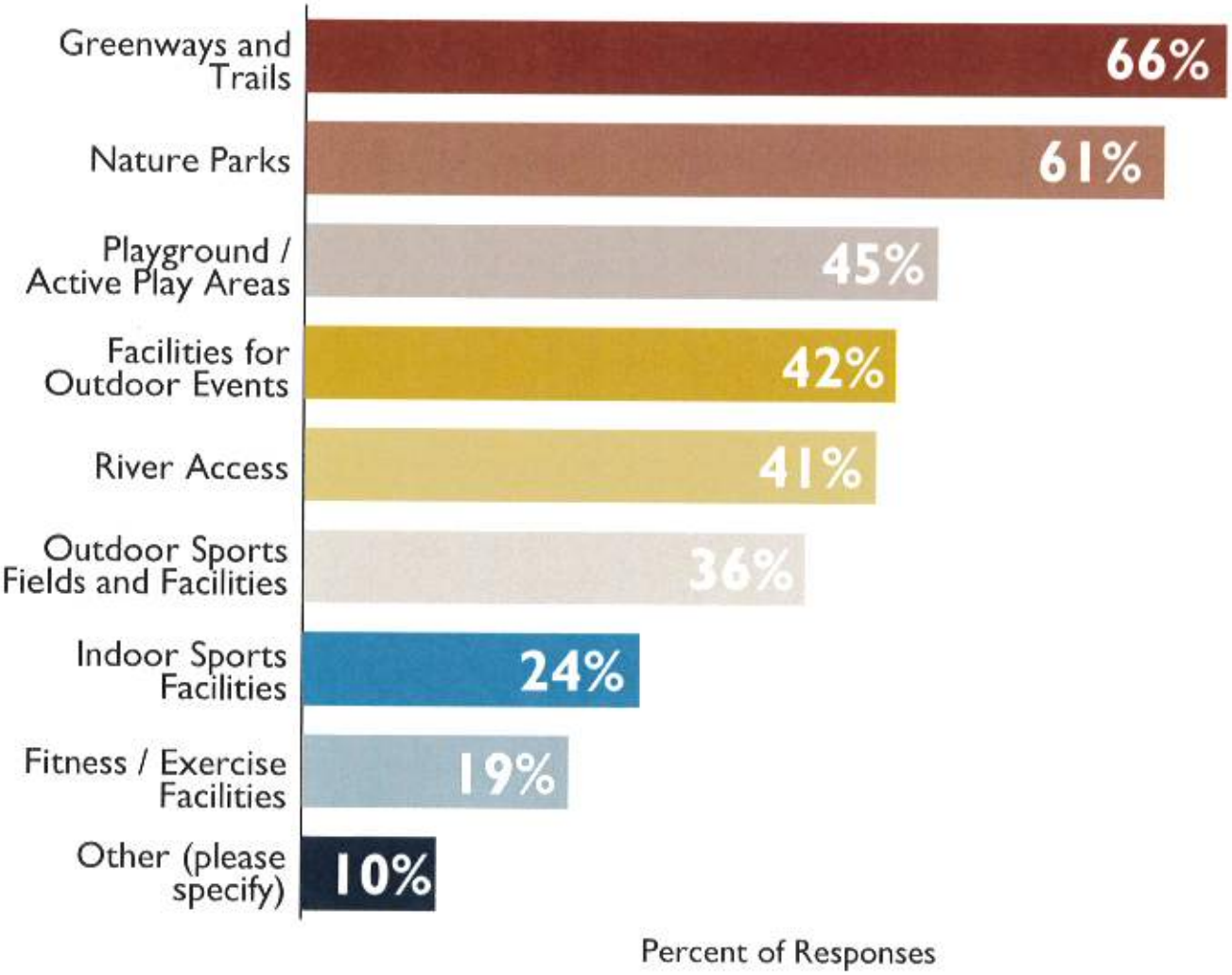
Are you satisfied with the parks, recreation facilities, and public open spaces available in your area of Lancaster County?



The satisfaction with parks, recreation facilities, and public open spaces ranges slightly from region to region. Panhandle respondents are least satisfied with the recreation facilities, and Southern Lancaster respondents are most satisfied; though the total range is just 9%.

COMPREHENSIVE PLAN SURVEY : QUESTION 11

What types of parks or other recreational amenities would you like to see in your area of Lancaster County? (check all that apply)



When asked about parks and recreational amenities they would like to see in the County, more than 60% of respondents indicated an interest in greenways, trails, and nature parks. Almost half of respondents also expressed an interest in playground / active play areas, facilities for outdoor events, and river access. About 180 respondents selected "other" and the top requests are for dog parks, bicycle and pedestrian trails, better dispersed parks / more parks, and improved safety.

COMPREHENSIVE PLAN SURVEY : QUESTION 11

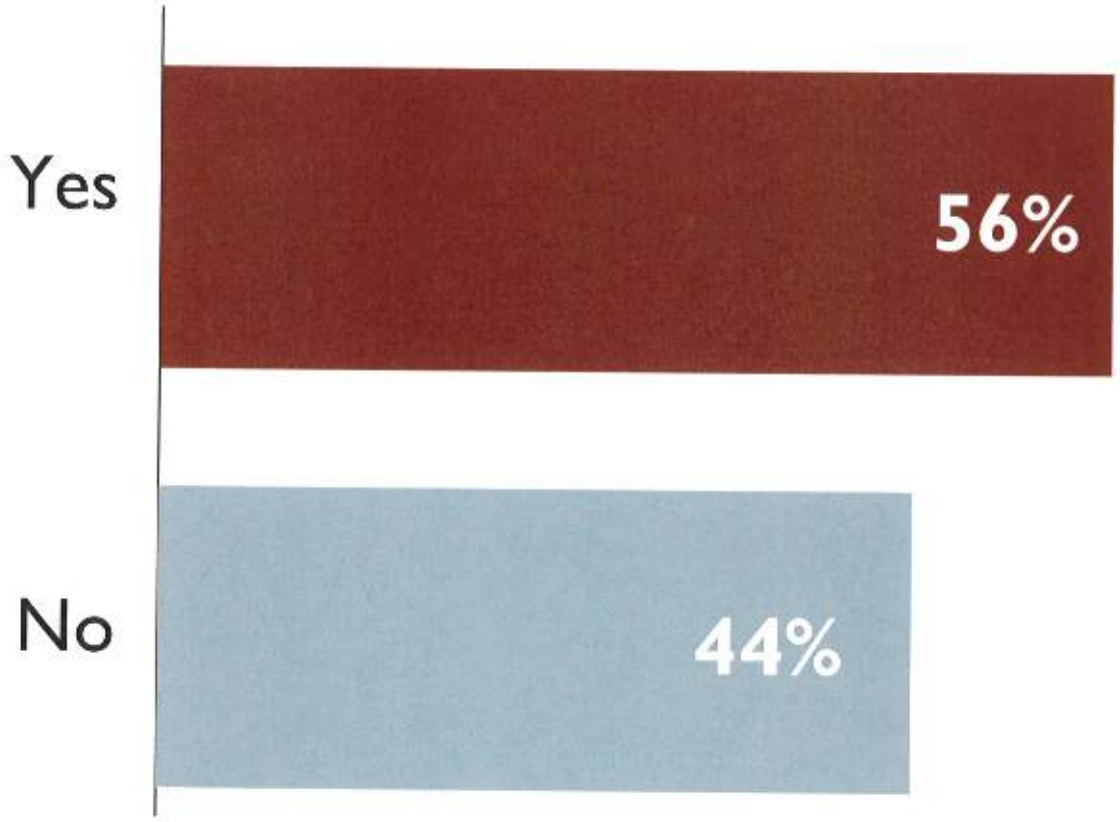
What types of parks or other recreational amenities would you like to see in your area of Lancaster County? (check all that apply)

PANHANDLE		GREATER LANCASTER		SOUTHERN LANCASTER	
#1	Greenways and Trails	#1	Nature Parks	#1	Facilities for Outdoor Events
#2	Nature Parks	#2	Facilities for Outdoor Events	#2	Nature Parks
#3	River Access	#3	Playground / Active Play Areas	#3	Playground / Active Play Areas

The top three parks and recreation desires by region are shown above. Nature parks are one of the top three desired facilities in all three regions, but greenways and trails and river access are only a top request in the Panhandle. Greater Lancaster and Southern Lancaster also have a preference for facilities for outdoor events, as well as playgrounds and active play areas.

COMPREHENSIVE PLAN SURVEY : QUESTION 12

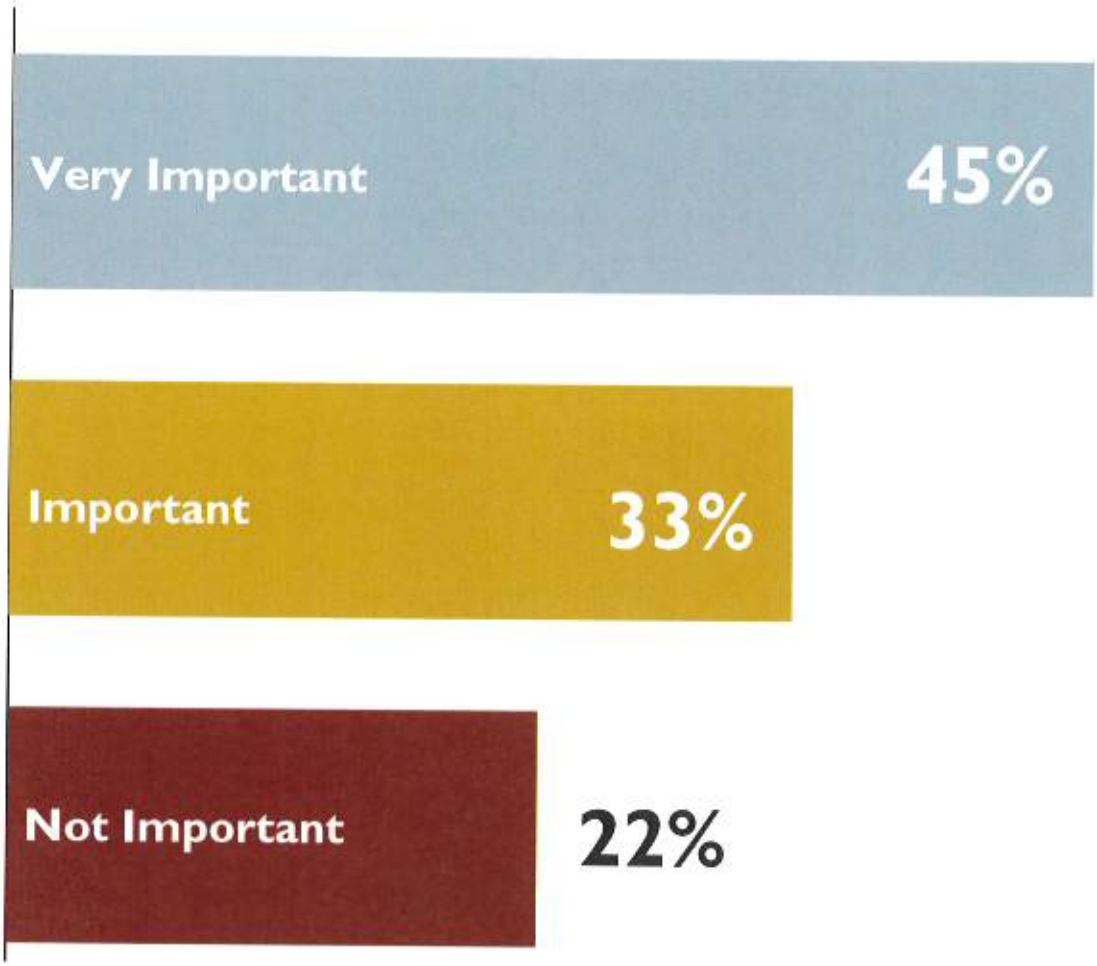
Is being able to access the Catawba River in Lancaster County important to you?



Just over half of those who took the survey stated that it is important for them to be able to access the Catawba River. About 44% of respondents do not feel that access to the Catawba River is important.

COMPREHENSIVE PLAN SURVEY : QUESTION 13

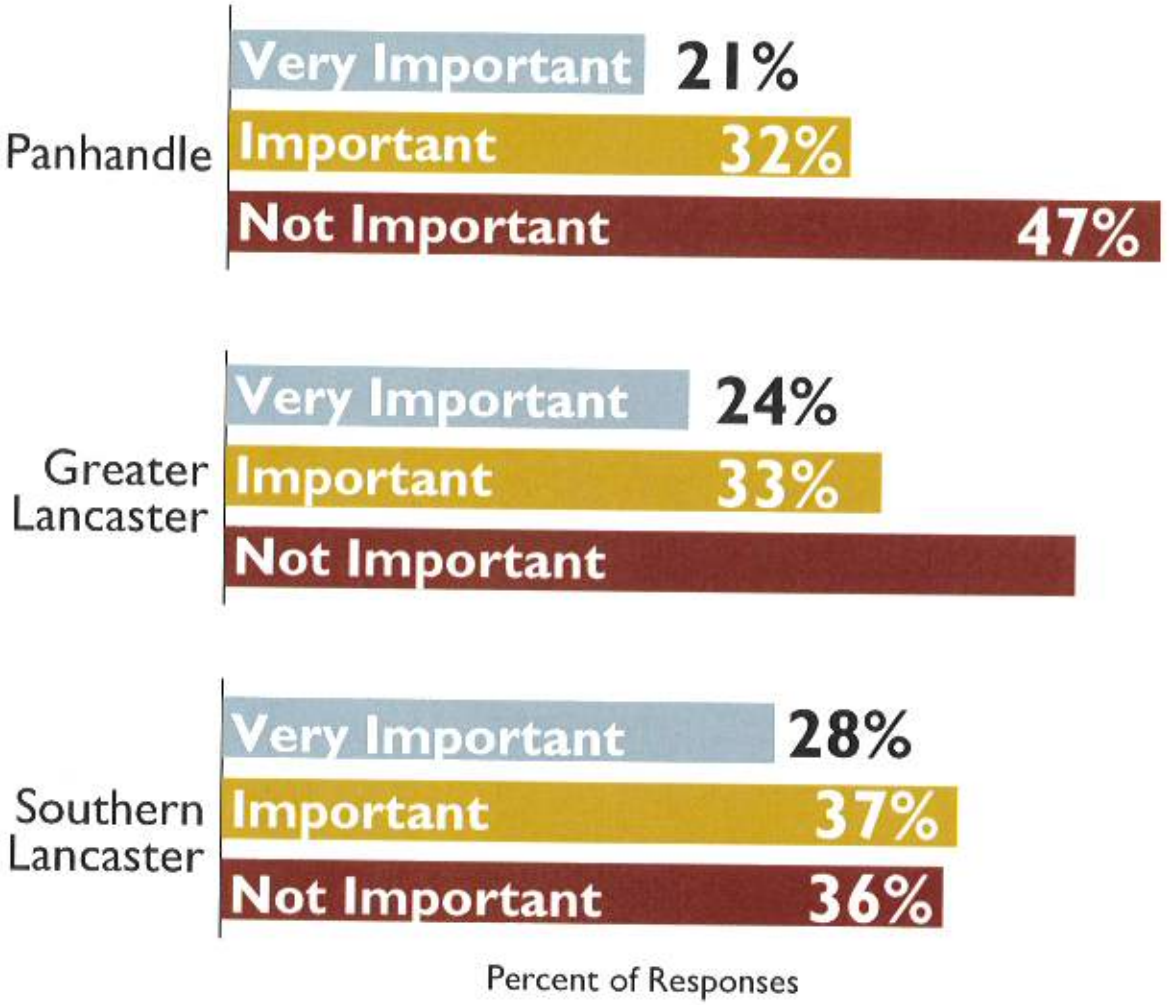
How important is it for your area of Lancaster County to have access to greenways and trails? (rating not important (0) to very important (2).



When asked how important it is to have access to greenways and trails, about 78% indicated that it is either important or very important to them, while about 45% of survey respondents indicated it is not important to them.

COMPREHENSIVE PLAN SURVEY : QUESTION 13

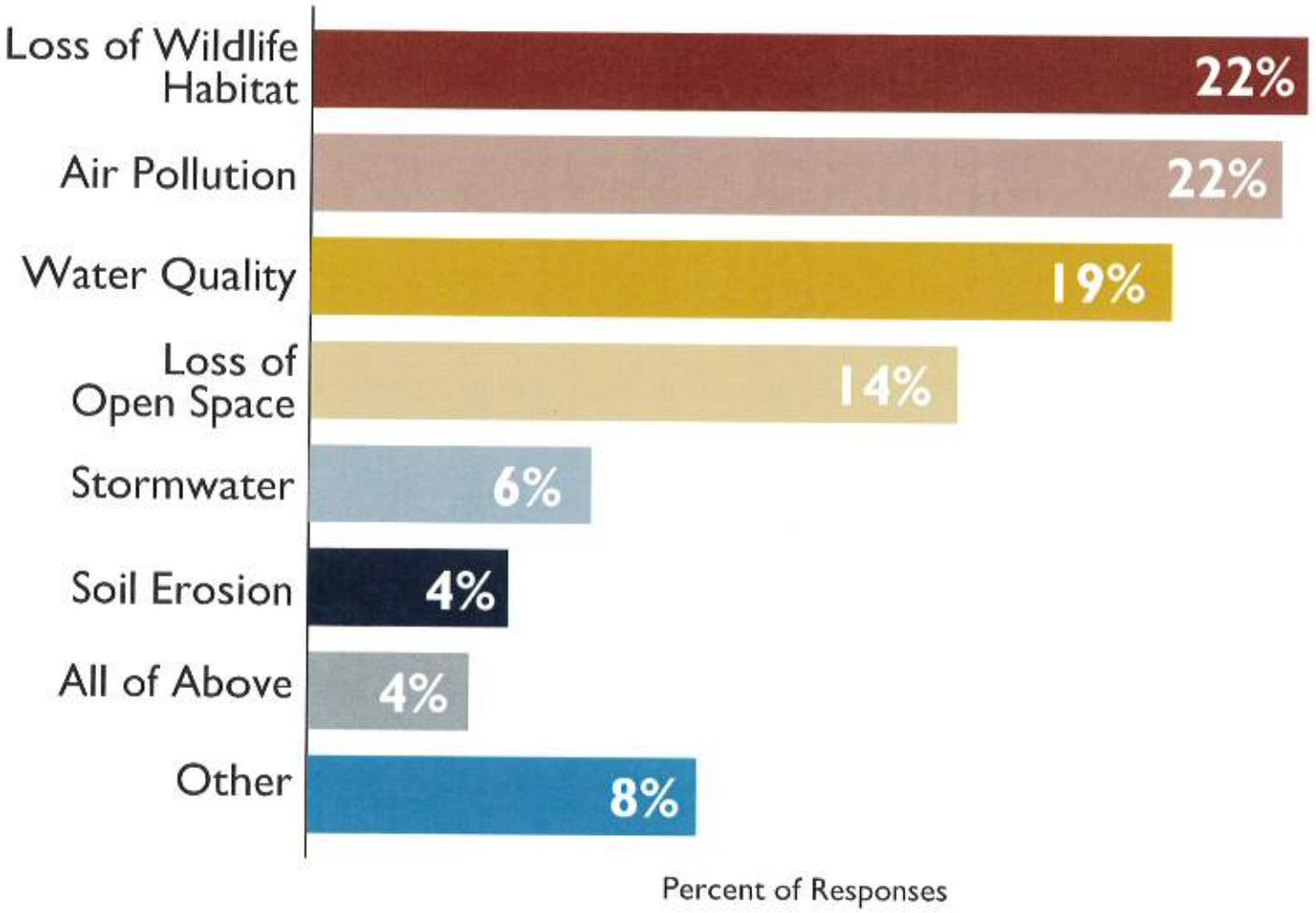
How important is it for your area of Lancaster County to have access to greenways and trails? (rating from 1 to 5, with 5 being the highest)



More than half of the people in all three regions indicated that greenway and trail access is important or very important. While not significantly different, the interest in greenways does vary by region of the County. Likely because of access, or lack thereof, to existing greenways, Southern Lancaster respondents are most interested in improved greenways and trail access, while residents of the Panhandle have the least interest.

COMPREHENSIVE PLAN SURVEY : QUESTION 14

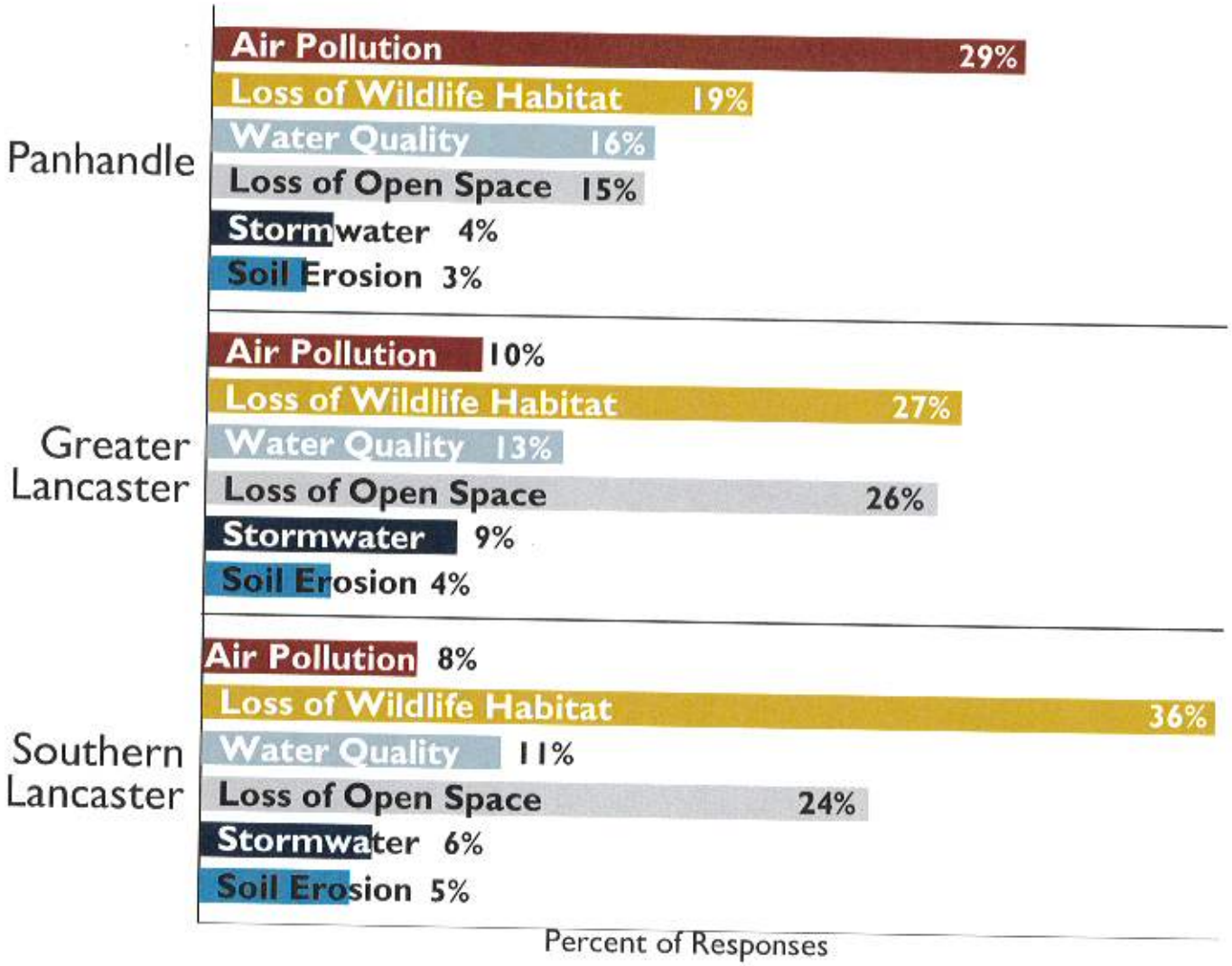
Do you have any concerns about the following environmental related issues for your area of Lancaster County?



More than 400 of the people who took the community survey are concerned about the loss of wildlife habitat and air pollution. A considerable number of people are also concerned about water quality, and comments regarding this referenced drinking water quality and pollution of the Catawba River. Further, 200 respondents submitted additional comments related to this question, with more than 60 indicating they are concerned about the paper mill. Other top comments included concerns about too much littering, clear cutting, and lack of opportunities for recycling.

COMPREHENSIVE PLAN SURVEY : QUESTION 14

Do you have any concerns about the following environmental related issues for your area of Lancaster County?



When you filter the survey responses by region of respondent, the primary concerns are variable. In the Panhandle, residents are most concerned about air pollution, while residents of Greater and Southern Lancaster are most concerned about the loss of wildlife habitat. Residents of Greater and Southern Lancaster are also slightly more concerned about the loss of open space and stormwater than residents of the Panhandle.

COMPREHENSIVE PLAN SURVEY : QUESTION 15

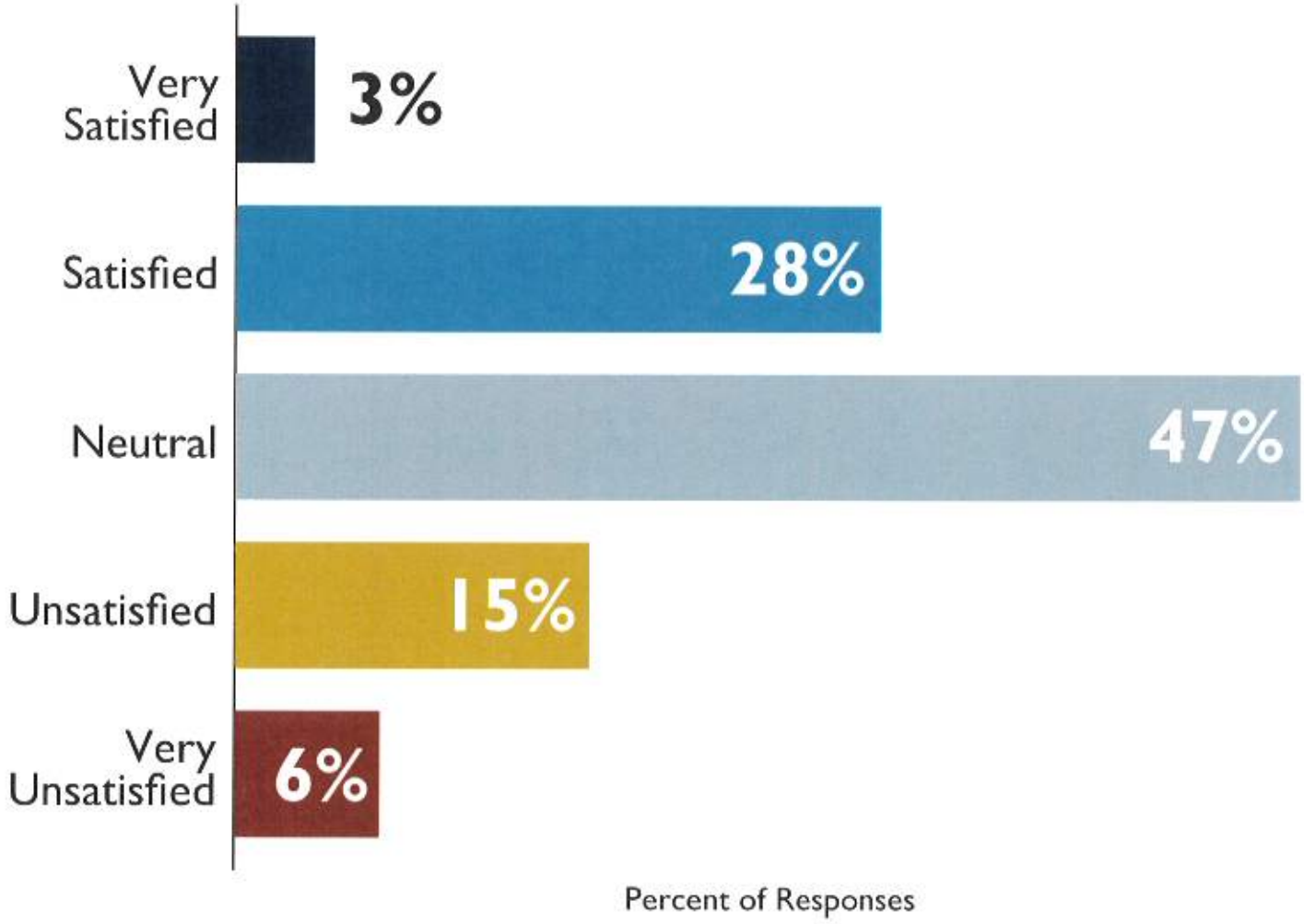
Do you have any suggestions for making your area of Lancaster County more visually attractive?

SUGGESTIONS	NUMBER 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
Maintain Roadways	57
Develop More Commercial	50
Reuse Vacant Buildings	36
Reduce Signage (number, size, etc.)	34
Demolish Old Buildings	30
Better Street Lights	24
We Need a Downtown in Indian Land	17
Need a Plan	16
Widen Roads	15

When asked for suggestions to improve the County's attractiveness, more than 230 people said that there should be a focus on cleaning up litter around the County. The second greatest request was for enhancing green spaces and trees. This was followed by improving landscaping on roadways, strengthening design and zoning regulations, improving the appearance of 521, and practicing stricter code enforcement. All of the responses which were submitted by ten or more people are shown in the graphic above, with larger text symbolizing responses which were received more frequently.

COMPREHENSIVE PLAN SURVEY : QUESTION 16

How satisfied are you with the quality and types of services offered by Lancaster County? (rating on a scale from 1 to 5, with 5 being the highest)



When asked to rate their level of satisfaction with the quality and types of services offered by Lancaster County, respondents gave the County an average rating of "neutral." Just under one-third of respondents are either satisfied or very satisfied with the quality and types of services offered by the County. Almost half of respondents feel "neutral" about the County's services and about 22% of respondents are either unsatisfied or very unsatisfied with the County's services.

COMPREHENSIVE PLAN SURVEY : QUESTION 17

Are there any services which Lancaster County does not currently offer but that it should consider offering in the future? Or are there any services that the County should improve the quality of? Please provide details.

SERVICE	NUMBER 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 Locations	48
Post Office	47
Build More Schools / Improve Schools	45
Better Policing / More Sheriffs	38
Greater Access to Hospital and Health Services	34
Homeless Shelter / Services	33
Trails / Greenways / Bike Lanes / Sidewalks	26
Social Welfare Services	24
Senior Services / Senior Center	22
Closer County Office / More Staff / Better Training	21
Litter Clean Up	19
Strengthen EMS / Fire Protection	18
Environmental Concerns	17
More Attention / Services in the Panhandle	15

More than 700 community survey participants provided feedback on desired service improvements. The number one request (made by 123 people) is for additional parks, recreation, programming, and open spaces. Other common requests are for public transportation options, more restaurants and commercial enterprises, and improved road conditions. The graphic above shows all requests that were made by at least ten respondents, with the larger words representing services requested more frequently.

COMPREHENSIVE PLAN SURVEY : QUESTION 18

What are three words that you would use to describe Lancaster County to a friend?

DESCRIPTION	NUMBER 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, greenspace, etc.)	133
Close to Charlotte / Convenient / Central	126
Affordable / Low Cost of Living	113
Traffic	109
Small Town	102
Poor Planning / Mismanaged	100
Safe / Low Crime	81
Nice / Good	77
Opportunity / Potential / Promising	69
Economically Challenged / Poor	62
Boring / Dull / Drab	57
Home	47

Survey respondents were asked to write three words which they feel best describe Lancaster County. Those responses which were submitted by 30 or more respondents are shown above, with the larger words representing the most often used descriptions. The number one response (346 people used) is growing / developing / expanding. Other top adjectives include: crowded / over developed / congested / over populated (295 responses), friendly / welcoming / hospitable (247 responses), beautiful / pretty / appealing (240 responses), outdated / old fashioned / bygone (144 responses).

COMPREHENSIVE PLAN SURVEY : QUESTION 19

If you were developing a long-range plan for Lancaster County, what would be the three most important topics?

TOPIC	NUMBER 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
Activities / Amenities / Entertainment	114
Housing	106
Appearance / Beautification	104
Conservation (open space / farms / forests / wildlife)	102
Better Planning	84
Air Pollution / Air Quality	82
Environment	76
Public Transit / Transportation System	71
Downtown Revitalization	66

The graphic above displays the topics which were noted as the most important topics for the Plan by at least 30 people. The larger words represent responses which were noted by more people. The number one topic is traffic management and this was noted by about 40% of survey respondents (629 people). Traffic management is followed by growth management (507 people), education / schools (475 people), and parks / recreation / open space (325 people). Many of the topics are things which have come up as important throughout the survey.

COMPREHENSIVE PLAN SURVEY : QUESTION 20

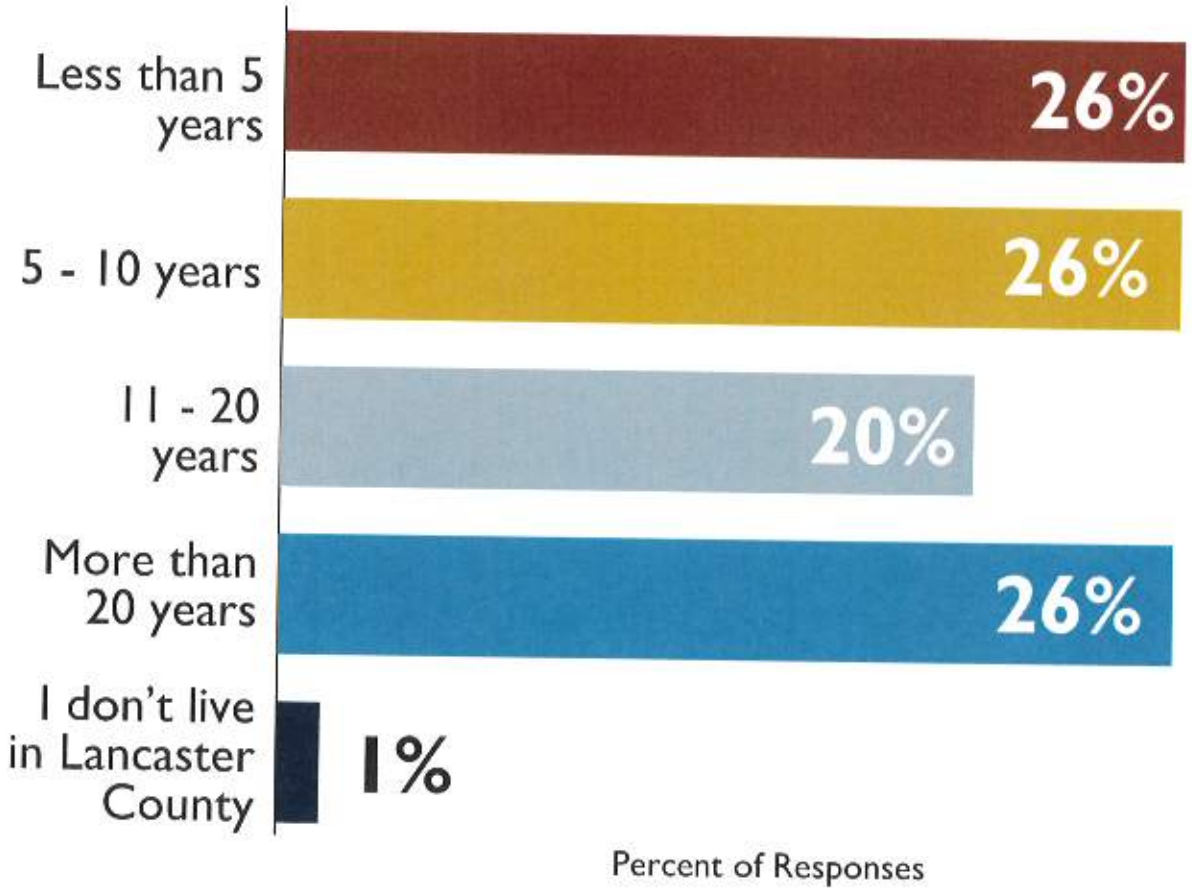
Thinking about the next twenty years (2040), please describe your vision for the future of Lancaster County. What should change? What should stay the same?

VISION	NUMBER 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
Habitat and Farmland Preservation	88
Bicycle and Pedestrian Facilities	83
Ensure Adequate Infrastructure / Utilities	77
Revive Downtown	72
Entertainment	61
Public Transportation	52
Create a Plan / Improve Planning	52
Address Different Regions Separately / Equitably	48

The word web above illustrates responses submitted by 18 or more residents when asked to describe their vision for the future of Lancaster County. Responses were simplified so that they could be quantified, but the top requests are for controlled growth (326 respondents), improved roads (295 respondents), and parks / greenspaces (222 responses). Generally, the larger the word above, the more people who described it as their vision. Additional responses received by less than 18 people generally reflect other answers displayed throughout the survey.

COMPREHENSIVE PLAN SURVEY : QUESTION 22

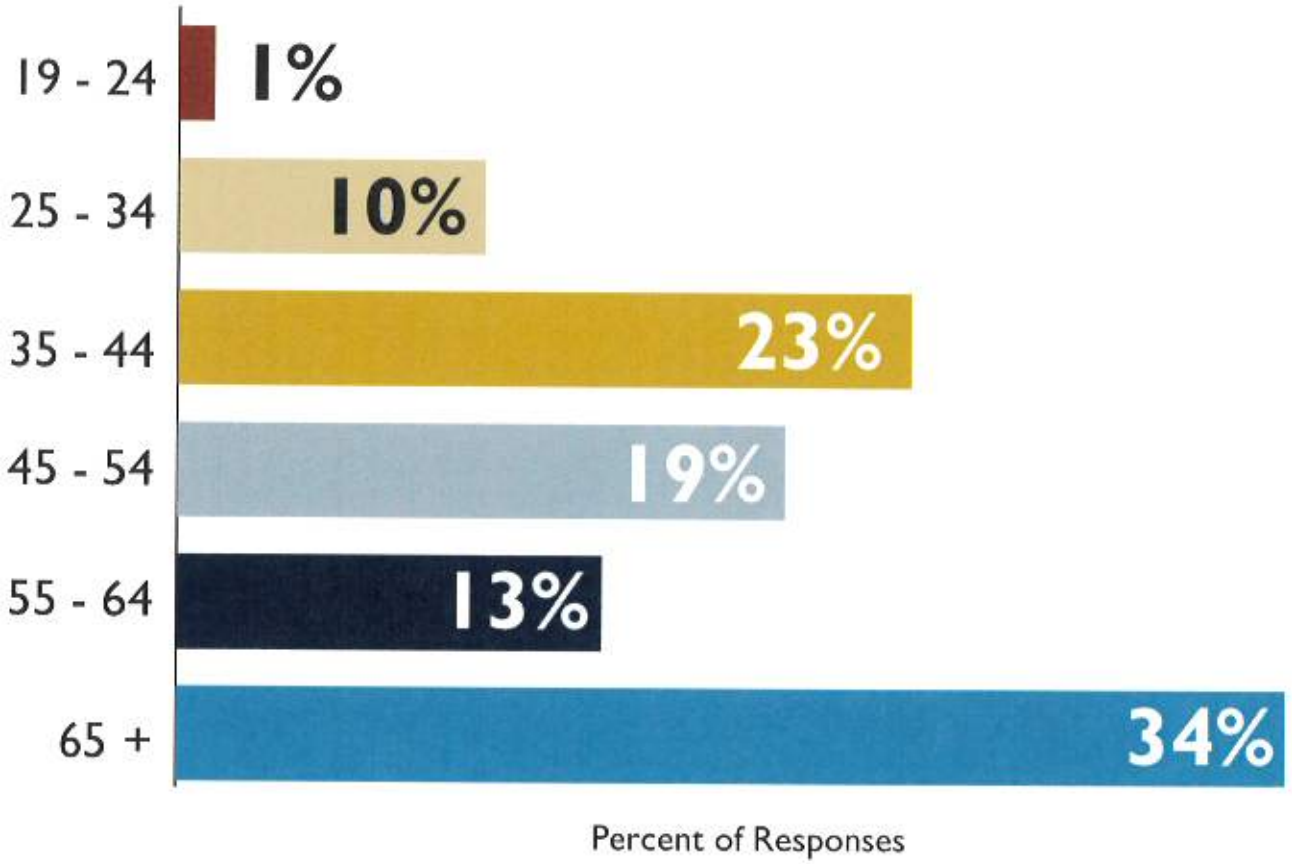
If you live in Lancaster County, how long have you lived here?



The longevity of residency for those who participated in the community survey was somewhat evenly distributed for each period of time.

COMPREHENSIVE PLAN SURVEY : QUESTION 23

Please indicate your age



Just over one-third of the people who participated in the community survey are over the age of 65 years old. Almost one-quarter of respondents are between the ages of 35 and 44, with about 19% between the ages of 45 and 54, and 13% between the ages of 55 and 64. About 10% of respondents are between the ages of 25 and 34.

Lancaster 2040
COMPREHENSIVE PLAN

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1901 / Planning Case Number: RZ-2023-2099
Contact Person / Sponsor: M. Blaszyk /Planning Department
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres located at 2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots.

The total project acreage is 129.5 acres, as 5.3 acres of the proposed development is already zoned MDR.

Strategic Plan Focus Area Alignment:

Public Safety
Meet the demands of the growth of the County without negatively impacting the quality of Public Safety Service.

Points to Consider:
Proposal is consistent is adjacent use types and is consistent with the Comprehensive Plan.

The Medium Density Residential Zoning District is located directly adjacent to the site.

Applicant has submitted a sketch plan for 303 proposed lot subdivision to undergo the preliminary plat process if the rezoning is approved. This sketch plan still has outstanding comments from multiple TRC reviewers and is not approvable as shown.

Eight (8) members of the public appeared either via email (2) or in person (6) in opposition of the request. Attendees cited concerns about increased traffic and noise, reduced safety, existing drainage issues on the site, and the capacity of the local volunteer fire department to serve an additional 300+ units without significant changes to operations.

Funding and Liability Factors:
Pros: Development brings additional housing to an area where MDR zoning exists in adjacent neighborhoods; McDonald Green Fire Department is a strong department that supports the area plus adjacent districts.

Cons: Any volunteer-based fire department would be stressed to serve an additional 300+ homes without investment from the County, to include career staffing and infrastructure updates.

Recommendation:
Planning Commission recommended denial 4-2 of the proposed rezoning during their March 19th regular meeting.

Many residents signed up to speak against the rezoning. Concerns that were mentioned included traffic effects on Lynwood Drive, flooding in the recent past due to rain closing Lynwood Drive, number of homes proposed, school capacity, Fire Departments ability to respond to this size of a development, wetland/sitting water on the property.

Staff recommended approval due to the surrounding uses adjacent to the site and the proposals consistency with the Comprehensive Plan.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1901	4/2/2024	Ordinance
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Location Map	3/6/2024	Exhibit
Sketch Plan	3/6/2024	Exhibit
Sketch Plan Review Comments TRC	3/6/2024	Exhibit
Recorded plat 97/3232 (2 parcels)	3/12/2024	Exhibit
Recorded Deed (3 parcels)	3/12/2024	Exhibit
Public Hearing Notice for Ordinance 2024-1901 (Planning Department Case Number: RZ-2023-2099	4/2/2024	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2024-1901**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 124.2 ACRES (TM# 0102-00-017.03) LOCATED AT 2421 LYNWOOD DR FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Franklin Craig, on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, applied to rezone a 124.2-acre tract of real property (TM# 0102-00-017.03) owned by B&C Land Holdings LLC, being located at 2421 Lynwood Dr, Lancaster, from Low Density Residential (LDR) District to Medium Density Residential (MDR) District. The application included a sketch plan showing a potential yield of 303 lots in the project.

(b) The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial "*are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.*" The requested district, MDR, is consistent with the Future Land Use Category of Transitional, and as such, is consistent with the 2014 – 2024 Comprehensive Plan.

(c) On March 19, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and recommended against approving the request (4-2).

- The applicant's representative indicated the intent for the property was "market price houses" to support the additional populations that are moving to Lancaster County.
- Eight (8) residents spoke and/or emailed in opposition of the proposal, citing concerns regarding traffic, capacity of the local volunteer fire department to protect an additional 300 houses without additional support, concerns about flooding observed on the property, and potential increase in noise.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. 0102-00-017.03, being located at 2421 Lynwood Dr, Lancaster

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: April 8, 2024
Public Hearing: April 8, 2024
Second Reading: April 22, 2024
Third Reading: May 13, 2024

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

PROPOSAL:	Request to rezone 124.2 acres of property (total project acreage 129.5 acres.
PROPERTY LOCATION:	At and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & TM# 0102-00-017.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR)
PROPOSED ZONING DISTRICT:	Medium Density Residential (MDR)
APPLICANT:	Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC
COUNCIL DISTRICT:	District 5, Steve Harper
STATUTORY NOTICES:	Sign posted 03/04/2024 Hearing notice published 03/02/2024 in The Lancaster News Mailed notices 03/04/2024 Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels totaling 124.2 acres in size. The intent is to develop a subdivision of 303 single family lots following the rezoning. A portion of TM # 0102-00-017.00 is already zoned MDR and is not included in this rezoning.

Site Information

The subject parcel is currently zoned Low Density Residential and located at, and adjacent to, # 2417 & #2421 Lynwood Drive, south of the city of Lancaster. The proposed site is located opposite a small subdivision named Rum Valley platted in 1983. A Sketch Plan for the proposed development has been submitted for review; Technical Review Committee comments are attached to this report.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded by residential and agricultural properties which are outlined in the table below.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; MDR	Residential; Agricultural
South	Lancaster County	LDR; MDR	Residential; Agricultural
East	Lancaster County	LDR; MDR	Residential; Agricultural
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the Low Density Residential district. Pursuant to UDO Chapter 2.3, the LDR 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 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living 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."*

Requested MDR

UDO Chapter 2.3 describes the requested MDR District as *"…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."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Medium Density Residential, Low Density Residential, and Manufactured Housing Zoning Districts. The surrounding uses are primarily residential and agricultural in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial "*are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.*" The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.

Suburban Single-Family Neighborhood: Land Use Considerations		
Mobile / Modular Homes	Church	Community Center
Single-Family Detached Home	School	Pool and Recreational Amenities
Single-Family Attached Home (Town Home / Duplex)	Community Park	Natural Area

INFRASTRUCTURE CONSIDERATIONS

Transportation
The proposed development after the rezoning process plans on access off of Lynwood Drive.

Public Utilities

Sewer Extension: The parcel does have access to water and sewer via the Lancaster County Water and Sewer District. There is a downstream sewer constraint that needs to be discussed with LCWSD.

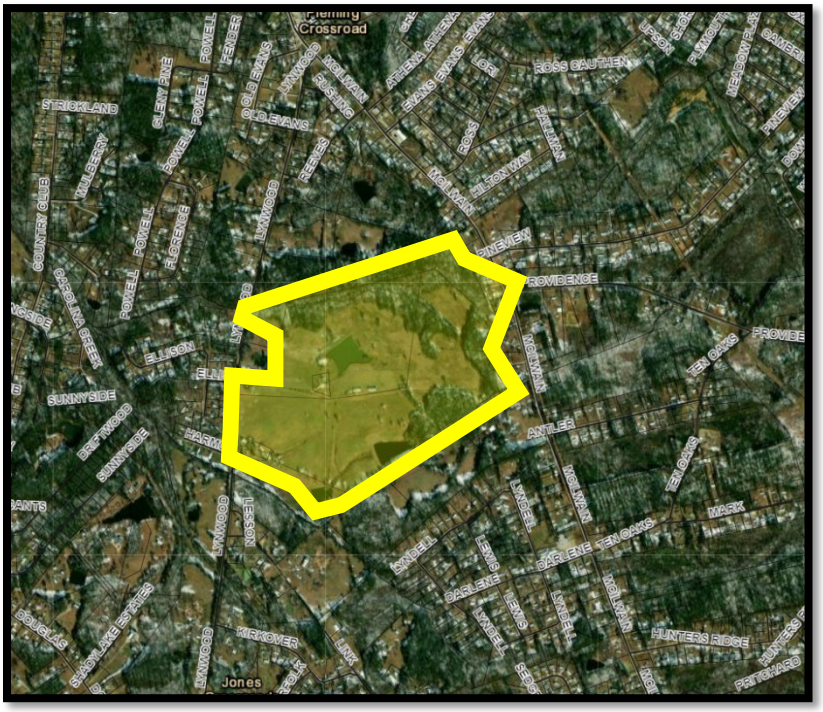
Public Schools

The Lancaster County School District has not provided feedback at this time. The schools affected by this rezoning include McDonald Green Elementary, South Middle and Lancaster High School.

Public Concern

Staff received several phone calls in opposition to the proposed rezoning. These concerns were based around the number of proposed units/density of the preliminary plat that would follow the rezoning.

PHOTOS OF PROJECT AREA:



Aerial View of Subject Parcel

Facing Subject Parcel off Flat Creek Road

Existing Development Across from subject parcel

STAFF RECOMMENDATION:

Staff recommends **[ ]** of the request to rezone 124.2 acres (TM# 0102-00-017.03 & TM # 0102-00-017.00)) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: (TM# 0102-00-017.03 & TM# 0102-00-017.00.05;
2. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
3. That the only connection to a public road is through Lynwood Drive;

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. TRC Comments
5. Recorded Plat(s)
6. Deed(s)

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-938

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 2424 Lynwood Drive

City Lancaster State SC Zip 29720 Tax Parcel ID 0102-00-017.00 (PORTION OF) [redacted] 0102-00-017.03

Current Zoning LDR Current Use Vacant

Proposed Zoning MDR Total Acres [redacted] 124.20 AC

Project Description 303 Lots Single Family Homes, Roads, Open Space

Surrounding Property Description Single family Homes

CONTACT INFORMATION

Applicant Name Upstate Palmetto Holdings LLC

Address 2627 Brekonridge Centre Drive

City Monroe State NC Zip 28110 Phone 704-363-9760

Fax _____ Email gwilliams@ccwdevelopment.com

Property Owner Name B&C Land Holdings LLC

Address 2627 Brekonridge Centre Drive

City Monroe State NC Zip 28110 Phone 704-774-1964

Fax _____ Email jmccall@carolina-development.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.

Applicant _____ Date 1/22/24

Property Owner(s) _____ Date 1/22/24

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.

LETTER OF AUTHORIZATION

To: Lancaster County SC
From: B&C Land Holdings LLC – Johnathan M McCall
Re: Lancaster 130_2424 Lynwood Drive

Dear Sir or Madame:

This letter shall constitute authorization from Johnathan M McCall, Manager for B&C Land Holdings LLC for Upstate Palmetto Holdings LLC to act as Owner's Agent.

The authorization is created for the purpose of signing and filing applications to the appropriate governmental entities to obtain necessary approvals and permits for the proposed Lancaster 130 properties located at 2424 Lynwood Drive. This shall include any government agency having authority in the approval process.

Respectfully,

B&C Land Holdings LLC, Johnathan M McCall, Manager

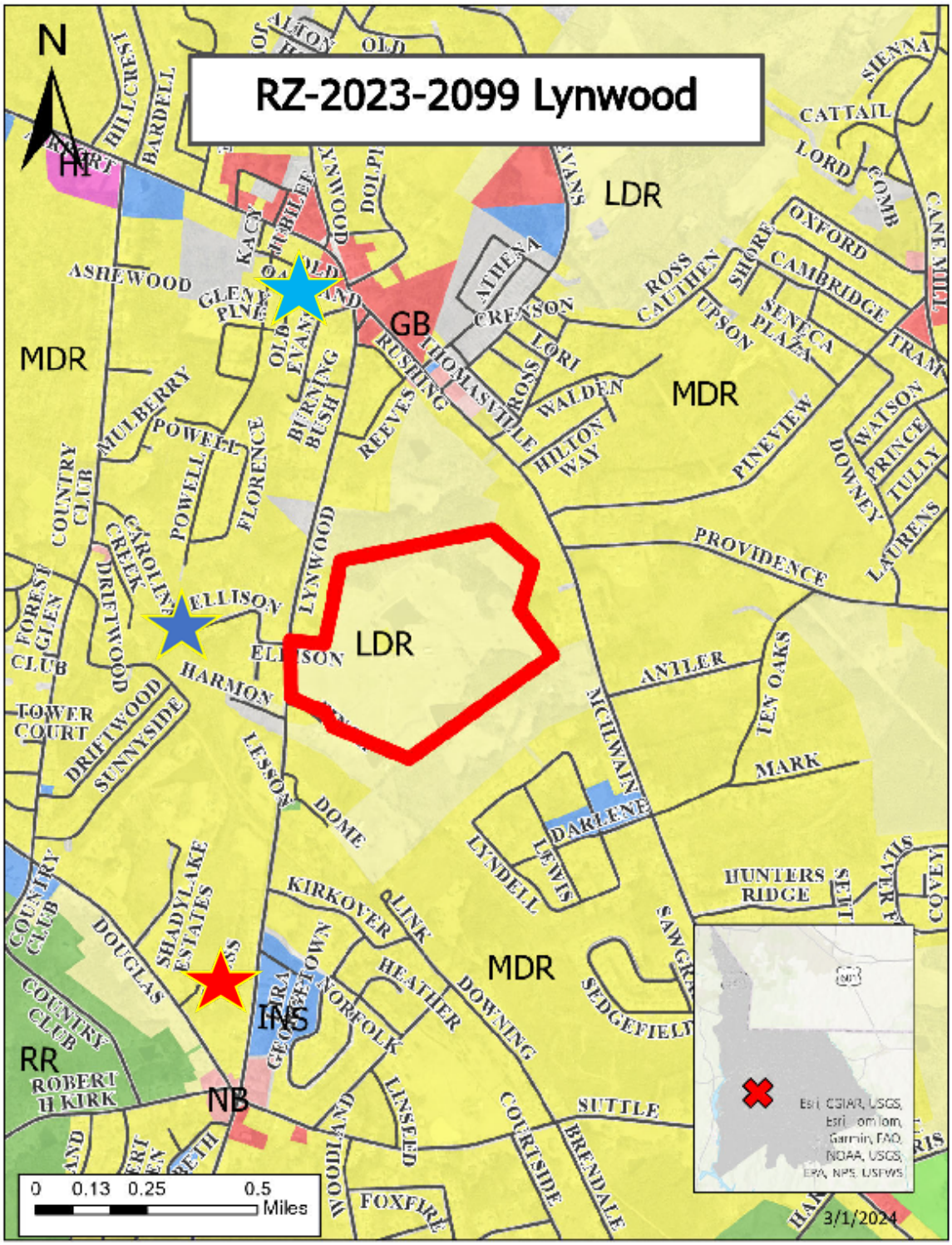
Johnathan M McCall

Printed Name

Signature

1/22/24

Date



Lancaster County
South Carolina

Proposal:
Rezoning LDR to MDR

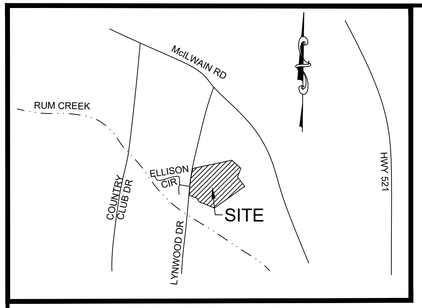
Subject Property

Airport Rd/McIlwain Rd

McDonald Green Elementary

Rum Valley Subdivision

ALL DESIGNS, DRAWINGS & SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF FRANKLIN S. CRAIG PE, CONSULTING ENGINEER. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.



VICINITY MAP
NOT TO SCALE

NANCY T. ALEXANDER
2297 LYNWWOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-014.00
ZONING: LDR
USE: RESIDENTIAL (QR)

GERALD & JANET MILLER
1480 McILWAIN ROAD
LANCASTER, SC 29720
PARCEL # 0102-00-056.00
ZONING: MDR
USE: RESIDENTIAL (QR)

QUINTUS M. LAYMAN
1536 McILWAIN ROAD
LANCASTER, SC 29720
PARCEL # 0102-00-057.02
ZONING: MDR
USE: LAND ONLY (NLN)

DANIEL & BARBARA J. ANDERSON
1580 McILWAIN ROAD
LANCASTER, SC 29720
PARCEL # 0102-00-018.01
ZONING: MDR
USE: RESIDENTIAL (QR)

JAMES C. LOCKRIDGE
2403 LYNWOOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-016.00
ZONING: MDR
USE: RESIDENTIAL (QR)

JAMES C. WRIGHT
1618 McILWAIN ROAD
LANCASTER, SC 29720
PARCEL # 0102-00-056.01
ZONING: LDR
USE: RESIDENTIAL (QR)

JAMES R. LUCAS
2481 LYNWWOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-057.01
ZONING: MDR
USE: RESIDENTIAL (QR)

LORIE L. BLACKMON
2475 LYNWWOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-058.01
ZONING: MDR
USE: RESIDENTIAL (QR)

GARY R. JACKSON
2499 LYNWWOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-057.02
ZONING: LDR
USE: RESIDENTIAL (QR)

LARRY P. ALTMAN
2523 LYNWWOD DRIVE
LANCASTER, SC 29720
PARCEL # 0102-00-064.00
ZONING: MDR
USE: RESIDENTIAL (QR)

BARBARA J. ANDERSON ETAL
1580 McILWAIN ROAD
LANCASTER, SC 29720
PARCEL # 0102-00-056.00
ZONING: LDR
USE: AGRICULTURE (QUSE)

TERESA W. BROWN
2849 LYNDELL WAY
LANCASTER, SC 29720
PARCEL # 0102-00-056.02
ZONING: LDR
USE: AGRICULTURE (QUSE)

ELLISON CIRCLE
ELLISON CIRCLE
LYNWOOD DRIVE
EXISTING HOME & DRIVEWAY
EXISTING TRIBUTARY
EXISTING TRIBUTARY
WETLANDS
WETLANDS
WETLANDS
WETLANDS
WETLANDS
BMP
BMP
EXISTING POND
EXISTING POND

303 LOTS

SITE SUMMARY:

OWNER: B & C LAND HOLDING, LLC
2627 BREKONRIDGE CENTRE DRIVE
MONROE, NC 28130

DEVELOPER: CC&W DEVELOPMENT GROUP, LLC
2005 WALKUP AVENUE
MONROE, NC 28110

SUBJECT: LYNWOOD ROAD SUBDIVISION
NEW 303 LOT SUBDIVISION ON LYNWOOD RD, LANCASTER, SC
SITE ADDRESS: 2424 LYNWOOD DRIVE, LANCASTER, SC
PROPOSED USE: RESIDENTIAL
PARCEL ID #: 0102-00-017.03, 0102-00-017.01, 0102-00-017.00
DEED BOOK-PG: 1719-139
CURRENT ZONING: LDR - LOW RESIDENTIAL DEVELOPMENT
PROPOSED ZONING: MDR - MEDIUM RESIDENTIAL DEVELOPMENT
LAND USES-DENSITY: 2.5 UNIT PER ACE
TOTAL SITE AREA: 129.85 ACRES TOTAL

SETBACKS
MIN. FRONT SETBACK: 30'
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 25'
MIN. SIDE SETBACK SIDE STREET: 15'

SITE SPECIFICS
MIN. LOT SIZE: 10,000 SF
LOT WIDTH: 70'
BUILDING HEIGHT: 35' (2 STORIES)
ACCESSORY STRUCTURES = SIDE SETBACK: 5'
REAR SETBACK: 5'
COOKOUT AREAS, 8' WALKING TRAIL, OPEN SPACE, DOG PARK
MAILBOX CLUSTER AREA
(2) DRIVEWAYS W/ ACCESS TO LYNWOOD ROAD WITH ROADS INTERCONNECTED, STREETS 50' R/W WITH 27' WIDE STREETS, 2.5' CURB & GUTTER, 5' SIDEWALKS

FLOOD PLAIN INFORMATION
ZONE X, MINIMAL FLOOD RISK
TRIBUTARY: RUM CREEK, CATAWBA RIVER WATERSHED
PANEL #: 2791
MAP #: 3710279100J
DATE: SEPTEMBER 5, 2007
LONGITUDE: 80.763548 LATITUDE: -34.666047

SOILS: HaB2

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. SITE INFORMATION TAKEN FROM THE LANCASTER COUNTY GIS DATA WEBSITE DATED OCTOBER 2023.
3. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ET. WITH APPROPRIATE UTILITY COMPANIES.
4. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
5. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH SCDOT & LANCASTER COUNTY, SC.
6. ALL TRAFFIC SIGNS, STRIP PAINTINGS ETC. TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL CONSTRUCTION TO CONFORM TO LANCASTER COUNTY, SC ZONING ORDINANCES & SCDOT STANDARDS.
8. ALL DRIVEWAYS SHALL COMPLY WITH LANCASTER COUNTY, SC & SCDOT STANDARDS. ALL CUL-DE-SAC TURN-AROUND AREAS SHALL COMPLY WITH LANCASTER COUNTY, SC & SCDOT SPECIFICATIONS. ALL ROAD CONNECTIONS TO LYNWOOD DRIVE WILL BE APPROVED BY SCDOT.
9. ALL BUILDINGS, HOUSES & DRIVEWAY DIMENSIONS TO BE PER ARCHITECTURAL BUILDING PLANS.
10. A TRAFFIC IMPACT STUDY (TIA) WILL BE COMPLETED FOR THIS PROJECT & WILL BE REVIEWED BY THE LANCASTER COUNTY TRAFFIC ENGINEER CONSULTANT. FINAL TIA WILL BE INCLUDED IN THE FINAL CIVIL DOCUMENTS.
11. HANDICAP RAMPS ARE LOCATED AT EACH INTERSECTION, HC RAMPS TO BE PER SCDOT STANDARDS & ADA STANDARDS.
12. 10' X 70' SIGHT TRIANGLE PER SCDOT STANDARDS REQUIRED AT ALL STREET INTERSECTIONS.
13. ALL BUFFERS WILL BE ESTABLISHED THROUGHOUT THE PERIMETER OF THE SITE THRU THE LANCASTER COUNTY, SC ZONING PROCESS.
14. SETBACKS FOR THE DEVELOPMENT ARE ESTABLISHED & NOTED AS PART OF THE DEVELOPMENT AS: FRONT - 30', SIDE - 10', REAR - 25', STREET SIDE - 15'.
15. THE PROPERTY IS LOCATED WITHIN THE WS-IV PROTECTED AREA OF THE SOUTH FORK CATAWBA RIVER.
16. ALL LOCKED GATES USED AS AN EMERGENCY ENTRANCES SHALL BE EQUIPPED WITH A "KNOX" PADLOCK.
17. STREET SECTIONS WILL BE A 26' SECTION WITH 22' ASPHALT 2'-0" CURB & GUTTER & A 50' R/W, PER LANCASTER COUNTY, SC & SCDOT STDS.
18. STREET TREES WILL BE SPACED 40' O.C. ON ALL INTERNAL STREETS.
19. THE PROJECT WILL BE SERVED WITH NEW WATER LINES, 2",6" & 8" LOOPED I INTERNALLY WITH FIRE HYDRANTS SPACED 1,000' APART. ALL STRUCTURES MUST BE 500' WITHIN A FIRE HYDRANT. TWO WATER LINE CONNECTIONS AT EACH ENTRANCE ON LYNWOOD DRIVE WILL BE REQUIRED.
20. A 50' COMMON OPEN SPACE WITH A 100' BUFFER WILL BE IN THE MIDDLE SECTION OF THE PROPERTY & WILL BE ON THE EXISTING UN-NAMED TRIBUTARY. OPEN SPACE = 4.22 AC (14.30%)
21. STREET LIGHTS WILL BE PROVIDED. STREET LIGHT LOCATIONS & PHOTOMETRIC WILL BE COMPLETED DURING THE CONSTRUCTION DOCUMENTS PHASE.
22. ALL EROSION CONTROL DESIGNS TO BE PER THE LANCASTER COUNTY,SC & SCDHEC EROSION CONTROL DESIGN STANDARDS.
23. ALL PROPOSED WATER LINES TO MEET LANCASTER COUNTY, SC WATER & SEWER DISTRICT (LCWSD) DESIGN STANDARDS & SPECIFICATIONS. WATER-SEWER PLANS WILL BE COMPLETED UNDER SEPARATE SUBMITTED PER LCWSD REQUIREMENTS.
24. STREET TREES PLANTINGS TO MEET LANCASTER COUNTY & SCDOT GUIDELINES FOR PLANTINGS WITHIN HIGHWAY RIGHT-OF-WAY.
25. AN AMENITY AREA WITH A CLUB HOUSE, POOL, PLAYGROUND & COOK-OUT AREAS WILL BE PART OF THE DEVELOPMENT.
26. AN 8" GRAVITY SEWER & A SEWER LIFT STATION WILL SERVE THE PROJECT & WILL TIE INTO THE EXISTING LCWSD SANITARY SEWER SYSTEM.
27. ALL STREET ACCESSES MUST MEET ARMS REQUIREMENTS FOR SEPARATION, SIGHT DISTANCE - VERTICAL & HORIZONTAL.
28. ALL STORMWATER BMPS WILL BE PROVIDED STRATEGICALLY THROUGHOUT THE SITE LOWER AREAS ALL BMP. ALL STORMWATER PERMITTING WILL BE THROUGH SCDHEC. ALL STORMWATER PIPING WILL BE A MINIMUM OF 18".
29. NO WATER METERS OR SEWER CLEAN-OUTS WILL BE PLACED IN CONCRETE DRIVEWAYS.
30. EACH ROAD CONNECTION TO LYNWOOD DRIVE & ALL INTERNAL STREETS WILL HAVE ROAD SIGNS TO IDENTIFY THE DEVELOPMENT & STREET ADDRESSING.
31. EACH SINGLE FAMILY HOME WILL HAVE INDIVIDUAL "ROLL-OUT" TRASH CANS.

PRELIMINARY PLANS
FOR REVIEW & COORDINATION

BEFORE YOU DIG
STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

150' 0 75' 150' 300' 600'
SCALE: 1" = 150'

ISSUE DATE: JAN 2024		
NO.	DATE	REVISION

FRANKLIN S. CRAIG, P.E.
CONSULTING ENGINEER
2543 Glenedgden Drive
Gastonia, NC 28056
PH: (704) 813-0764

Franklin Simmons Craig
NORTH CAROLINA PROFESSIONAL SEAL 17596 ENGINEER FRANKLIN S. CRAIG
JAN 03,2024

LYNWOOD SUBDIVSION
LYNWOOD DRIVE
LANCASTER COUNTY, SC

MASTER SITE PLAN

C-1

Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

February 22, 2024

Franklin Craig

2543 Glen Eagle Drive
Gastonia, NC 28056

Project Number	20232099
Project Name	Lynwood Subdivision
Location	2424 Lynwood Drive, Lancaster S
Stage	Sketch Plan
Parcel(s)	0102-00-017.00, 0102-00-017.01
Status	Not Approved

Dear: Franklin Craig

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

Sincerely,

Chanda Kirkland

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

Building - Darin Robinson - (803) 416-9399
drobinson@lancastersc.net

Conditional

Review Comments:

- Changes made to now eliminate such defined open Amenity area (by resubmittal 1/18/24).

- Required information/details to be provided for any elements/structures inclusive of existing Pond (such as pier, docks, landings), for which might require Accessibility (including accessible parking, accessible route, and related)

- More detailed review upon next stage Civil review submittal

---

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Conditional

Review Comments:

General Comments:
1. The provided Sketch plan does not provide adequate detail to formally comment, but the following are items of note from the information given.
2. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
3. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
4. There appear to be several stream crossing and wetland crossings. These will require permitting from US Army Corp of Engineers and potentially a LOMR for the floodplain fill added.
a. It is our suggestion that the wetland area be excluded from this development such that about 20 +/- lots would be removed and the wetland impacts avoided.
5. SCDOT will need to approve encroachment permits for all driveways accessing Lynwood Drive.
6. A traffic impact analysis (TIA) will be required for this project. Scoping Documents need to be uploaded as a separate project. The TIA will be reviewed by our traffic consultant at the cost of the developer. Once any issues are resolved, any improvement called for in the final TIA will need to be included in the civil plans.
7. The stub road at Lots 73 and 74 will need an approved turnaround.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil submission.
2. All buildings must be within 500 feet of a fire hydrant

Planning - Allison Hardin - 803-416-9422
ahardin@lancastersc.net

Not Approved

Review Comments:

When submitting for final plan review, we will look for the following:

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located ...on a road improved to necessary industrial capacity as determined by the Administrator.

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

All materials stored outdoors must follow the separation requirements in Section C of this ordinance.

All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.

All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

E911 Address - Sandra Burton - (803) 416-9325 **Conditional**
sburton@lanc911.com

Review Comments:

1. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to parcelmaps@lancastersc.net and addresser@lanc911.com. Please send in a version around 2010 and no 3D.
2. Please advise the name you want the subdivision to be titled. It will be compared with others within Lancaster County. Upon approval of the Civil Plans, the subdivision name can not be changed.
3. Please submit a list of road names to be considered for this subdivision to addresser@lanc911.com. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Road names must be vetted prior to the project going before the Planning Commission as they must sign off on the new road names. Once road names are approved in the vetting stage, a road name application will need to be completed with a $250 fee for each road. I will send this form once names are vetted. All roads, including alleys, must be named.
4. Please have the lot numbers flowing in order. Lot #9 is out of sequence and there are 2 lot #86.

LC Water & Sewer District - Erin Evans - 8032856919 **Not Approved**
eevans@lcwasd.org

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

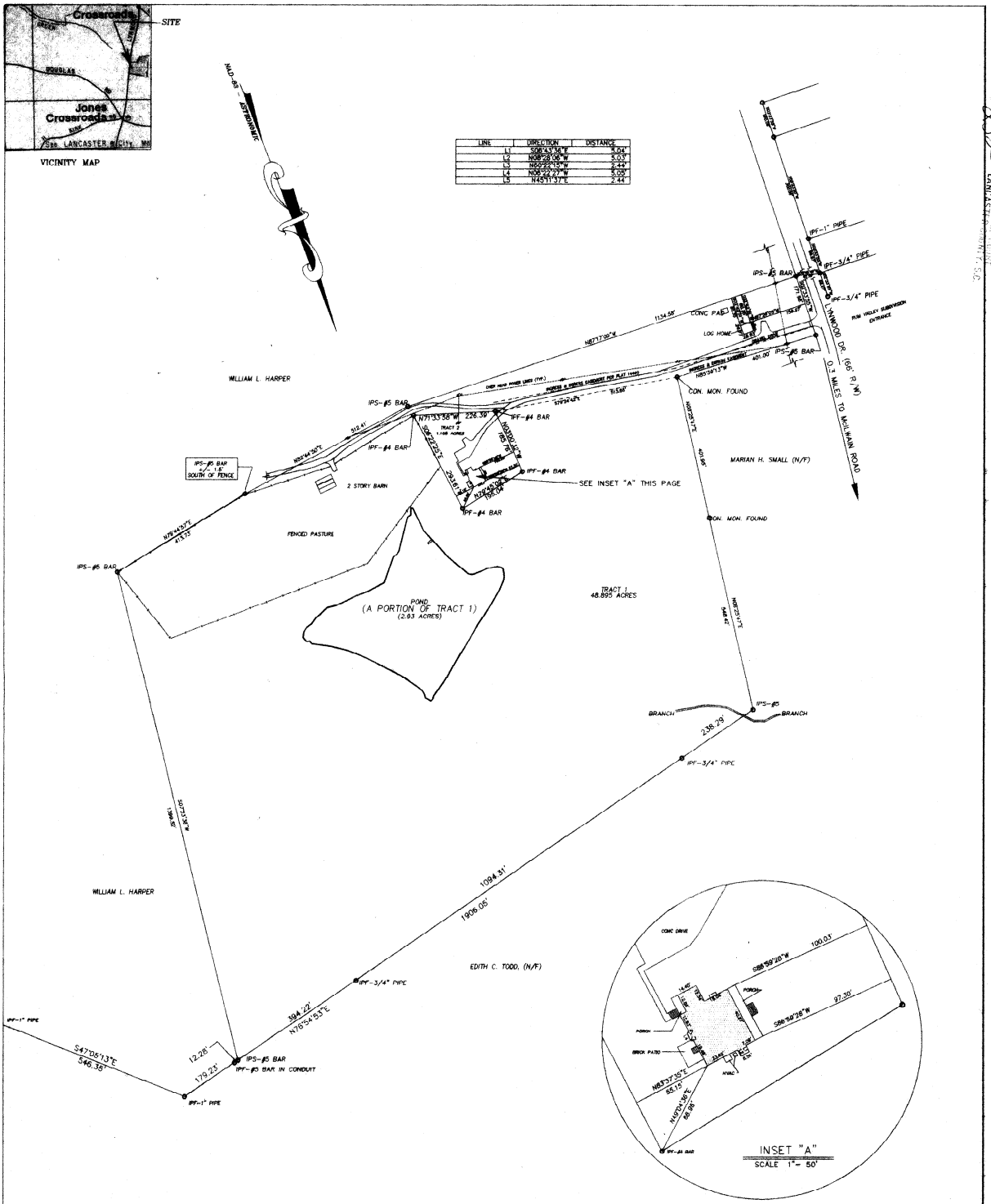
The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

* There is a downstream sewer constraint that needs to be discussed with LCWSD.

SCDOT - David Gamble - (803) 385-4280 **Conditional**
GambleDD@scdot.org

Review Comments:

The Department agrees in concept. Driveway locations will be accessed during the permitting process.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

3/19/97

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PRONE AREA.

SOUTH CAROLINA PRECISION SURVEYING INCORPORATED No. - C01244 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

DATE: MARCH 17, 1997
PRECISION: 1/22542

PLAT

COUNTY OF LANCASTER
STATE OF SOUTH CAROLINA

THE SAME BEING OF CERTAIN PROPERTY SHOWN ON PLAT 7547 & 14460 AS RECORDED IN DEED BK H14, PAGE 191 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY. CURRENT TAX MAP NUMBERS ARE 102-17 & 102-17.01. ALL PROPERTY BEING CONVEYED IS FROM PLAT 14460 AND A PORTION OF PLAT 7547 AS TRACT 2 & TRACT 1 RESPECTIVELY.

SURVEYED FOR
MELVIN SNIPES, Jr.

SURVEYED BY
PRECISION SURVEYING, INC.
606 GREGG AVENUE - PO BOX 7173 - FLORENCE, SC - 29502

APPROVED FOR RECORDING
Lancaster County Planning Commission 3-26-97

DRAWN BY: JES	DATE: 03/17/97
CHECKED BY: CSB	DRAWING NAME: HARPR50
JOB NO.: 97-7035	CREW CHGS: JES INST: TH

FILED
OFFICE OF CLERK OF COURT
Mar 28 9 55 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.

FILED
OFFICE OF CLERK OF COURT
Mar 28 9 55 AM '97
CLERK OF COURT
LANCASTER COUNTY, S.C.

RECORDED THIS 18th DAY
OF OCTOBER, 2023
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0102 00 017 01
0102 00 017 00
0102 00 017 03

LANCASTER COUNTY, SC	
2023013073	DEED
RECORDING FEES	$15.00
STATE TAX	$3315.00
COUNTY TAX	$1402.50
PRESENTED & RECORDED	
10-17-2023	09:31:43 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1719 PG:139-141	

PREPARED BY TRIMNAL & MYERS, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Kenneth Goulet** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of ONE MILLION TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($1,275,000.00) Dollars, to him paid by **B & C Land Holdings, LLC a North Carolina Limited Liability Company** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), ***SUBJECT to Lease Agreement recorded in Book 1718 Page 82**, have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

B & C Land Holdings, LLC a North Carolina Limited Liability Company ,
its successors and/or Assigns Forever:

All that certain piece, parcel or tract of land, with buildings and improvements thereon, lying, being and situate in Lancaster County, South Carolina, lying to the east of Lynwood Drive containing one and one hundred five thousandths (1.105) acres, more or less and being shown, described and designated as Tract Number Two (2) on plat of survey made by Precision Surveying, Inc. dated March 17, 1997 entitled 'SURVEYED FOR MELVIN SNIPES JR. and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 97-232, TOGETHER with a perpetual, non-exclusive easement and right of way for pedestrian and vehicular ingress and egress from Lynwood Drive on the west of to the western boundary of said Tract Number Two (2) having & width of twenty-five (25') feet and being shown, described and designated as INGRESS & EGRESS PER PLAT #14460' and INGRESS & EGRESS EASEMENT and GRAVEL DRIVE on the above identified plat. Reference is also made to plat of survey recorded as Plat Number 14460, Reference to said plat is craved for a more minute description.

TMS# 102-00-017.01

ALSO: All that certain piece, parcel or tract of land, lying, being and situate with any and all improvements thereon, lying, being and situate in Lancaster County, South Caroling, about three (3) miles Southwest of the City of Lancaster; near Jones Crossroads, lying on the East side of South Carolina road Number S-29-19 (known as Coil Road) containing 134.3 acres, more or less, being bounded now of formerly as follows: On the North by lands of Neil Todd, lands of Edith Todd and lands of K.S. Balkcum, et al; on the East by lands of K.S. Balkcum, et al, lands of Arthur W. Wright; on the South by lands of Arthur W. Wright, lands of Hazel Lucas, et al and lands of Phillip; and on the West by South Carolina Road Number S-29-19, and lands of Marion Sowell, LESS AND EXCEPT HOWEVER; the following properties: (1) containing 48.895 acres, more or less conveyed to Melvin Snipes, Jr. by the deed of William L, Harper dated March 27, 1997 and recorded March 28, 1997 in Deed Book W-14 at Page 235 (2) containing 1.105 acres, more or less

conveyed to Melvin Snipes, Jr. by deed book of William L. Harper dated March 27, 1997 and recorded March 28, 1997 in Deed Book W-14 at Page 231, both recorded in the Office of the Clerk of Court for Lancaster County, South Carolina.
LESS AND EXCEPT: all that certain pisce, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, west of Mcllwain Road approximately four miles south of Tancaster containing 0.882 acres, more or less and being shown, described on plat of survey entitled 'Plat of Survey for Carl Wright' dated March 14, 2001 made by Jack Smiith, RLS, recorded as Plat No. 2001-216 in the Office of the Clerk of Court for Lancaster County, South Carolina, being the identical property conveyed from the decedent to J. Carl Wright and Shelby D. Wright by deed dated April 18, 2001 and tecorded in the Office of the Clerk of Court for Lancaster County, SC in deed book 115 at Page 212.)

LESS AND EXCEPT: All that certain piece, parcel or fract of land, lying, being and situate about three (3) miles Southwest of the City of Lancaster, near Jones Crossroads being irregular in shape and cofitaining 0.672 acres, more or less as is more particularly shown, on plat of property of Liston C, and Lois L. Lyles by J.C. Crumpler, RLS dated August 13, 2004 and recorded as Plat No. 2004-351 in the Office of the Register of Deed for Lancaster County, Reference to said plat is made for a more accurate description.

TMS# 102-00-017.00

ALSO: All that certain piece, parcel or tract of land, with building and improvements thereon, lying, being and situate in Lancaster County, South Carolina, on the east side of Lynwood Drive containing forty eight and eight hundred ninety-five thousandths (48.895) acres, more or less and being shown, described and designated as Tract Number One (1) on plat of survey made by Precision Surveying Inc. dated March 17, 1997 entitled 'SURVEYED FOR MELVIN SNIPES JR.' and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 97-232, Reference to said plats is craved for a more minute description.

TMS# 102-00-017.03

Being the property conveyed to Kenneth Goulet by Deed recorded February 8, 2021 in Deed Book 1405 Page 177 in the Register of Deeds Office for Lancaster County, South Carolina.

Grantee's Address: 2027 Brekonridge Centre Drive, Monroe NC 28110

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.

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 16 day of October in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Kenneth Goulet

Witness #2

STATE OF SC)
) ACKNOWLEDGEMENT
COUNTY OF Lancaster)

I, Brian Tillman, Notary Public for the State of SC,

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 16 day of October, 2023

Notary Public for the State of SC
My Commission Expires: 9/25/2030

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, March 19, 2024 and Monday, April 8, 2024, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. TA-2024-0162: (Continued) Application at the request of Council, to amend the Unified Development Ordinance at Sec. 2.5 Uses Permitted and Sec. 5.9 Industry/Wholesale/Storage Uses, to establish the newly adopted use "Non-Metallic Mineral Manufacture" as a Conditional Use
2. TA-2024-0344 Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.
3. RZ-2023-1099 Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres.
4. RZ-2024-0236 Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single-family residential subdivision.
5. RZ-2024-0269 Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

The following item requires review by the Lancaster County Planning Commission but does not require a public hearing.

1. NRN-2024-0405 New Road Names: Group Submittal, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.
2. NRN-2023-2146 Elite Avenue: new road name pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (https://www.mylancastersc.org/), email to SSimpson@lancastersc.net, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on March 2nd 2024.

SWORN to before me this 4th day of March, 2024

Ashley L Johnson
NOTARY PUBLIC
SOUTH CAROLINA

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1902 / Planning Case Number: RZ-2024-0269
Contact Person / Sponsor: M. Blaszyk / Planning Department
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

Strategic Plan Focus Area Alignment:

Points to Consider:
Adjacent TM Number 0013-00-080.00 is currently zoned Neighborhood Business and owned by the same property owner as subject parcel.

Applicant leases out building on TM Number 0013-00-080.00 for commercial use.

Applicant is going to combine the subject parcel and TM Number 0013-00-080.00 after the rezoning process.

Consistent with the adjacent use types and Comprehensive Plan.

Funding and Liability Factors:
N/A

Recommendation:
Planning Commission recommended unanimous recommendation for denial during their March 19th meeting.

The commissioners discussed their concerns for the current condition of Dogwood Trail, particularly, how narrow it is.

Accidents at the intersection of Dogwood Trial and U.S. 521 was also a point of discussion.

Access for the subject parcel was also a concern which was discussed during the meeting.

3 members of the community signed up to speak against the rezoning.

Staff recommended approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1902	4/2/2024	Ordinance
Staff Report	3/12/2024	Exhibit
Application	3/6/2024	Exhibit
Location Map	3/6/2024	Exhibit
Deed	3/6/2024	Exhibit
Plat	3/6/2024	Exhibit

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2024-1902**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 0.50 ACRES (TM# 0013-00-080.02) LOCATED AT 126 DOGWOOD TRAIL LN FROM MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT TO NEIGHBORHOOD BUSINESS (NB) DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Judy Anderson applied to rezone a 0.50 acre parcel of real property (TM# 0013-00-080.02) that she owns, being located at 126 Dogwood Trail Ln, Lancaster, from Medium Density Residential (MDR) District to Neighborhood Business (NB) District. The property abuts the NB district to the west and is a portion of the original lot that fronts on Charlotte Hwy.

(b) The Future Land Use Category of the subject properties is Neighborhood Mixed Use. which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the 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 category which are depicted in the table below. The requested NB district is compatible with the Comprehensive Plan

(c) On March 19, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and recommended against approving the request (6-0).

- The applicant indicated that the previous nuisances had been removed and the lot was cleared of all structures and materials. The intent is to use it for parking.
- Two (2) residents spoke in opposition of the proposal, citing concerns regarding additional commercial traffic on the narrow street.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Medium Density Residential (MDR) District to Neighborhood Business (NB), for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No0013-00-080.02, being located at 126 Dogwood Trail Ln, Lancaster

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: April 8, 2024
Public Hearing: April 8, 2024
Second Reading: April 22, 2024
Third Reading: May 13, 2024

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

PROPOSAL:	Request to rezone .50 acres
PROPERTY LOCATION:	126 Dogwood Trail Lane, Indian Land (TM# 0013-00-080.02)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR) District
PROPOSED ZONING DISTRICT:	Neighborhood Business (NB)
APPLICANT:	Judy Anderson
COUNCIL DISTRICT:	District 1 Terry Graham
STATUTORY NOTICES:	Sign posted 03/04/2024 Hearing notice published 03/02/2024 in The Lancaster News Mailed notices 03/04/2024 Posted agenda in lobby 03/12/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 0.50-acre property at 126 Dogwood Trail Lane, Indian Land. The intent is to combine the property with her adjacent business property 8143 Charlotte Highway.

Site Information

The 0.50-acre parcel was formerly residential property. The residence has been demolished. The adjacent property houses "Shield Roofing and Custom Doors" which currently accesses Charlotte Highway with a secondary driveway off Dogwood Trail.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Neighborhood Business, Medium Density Residential and PDD zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD-7 Food Lion	Mixed commercial and residential Catawba Shopping Center/Cobblestone subdivision & townhomes
South	Lancaster County	NB	Small businesses
East	Lancaster County	RB	Widewaters development
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, the 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."*

Requested NB

Pursuant to UDO Chapter 2.3, "the requested NB District *is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Neighborhood Business, Medium Density Residential and PDD zoning districts. The surrounding uses are primarily residential and commercial in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Neighborhood Mixed Use. which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the 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 category which are depicted in the table below. The requested NB district is compatible with the Comprehensive Plan.

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

Public Concern

Staff received one phone call in opposition to the proposed rezoning. Concerns stated included the current condition of the road, property owners, and tenants at adjacent existing business.

INFRASTRUCTURE CONSIDERATIONS

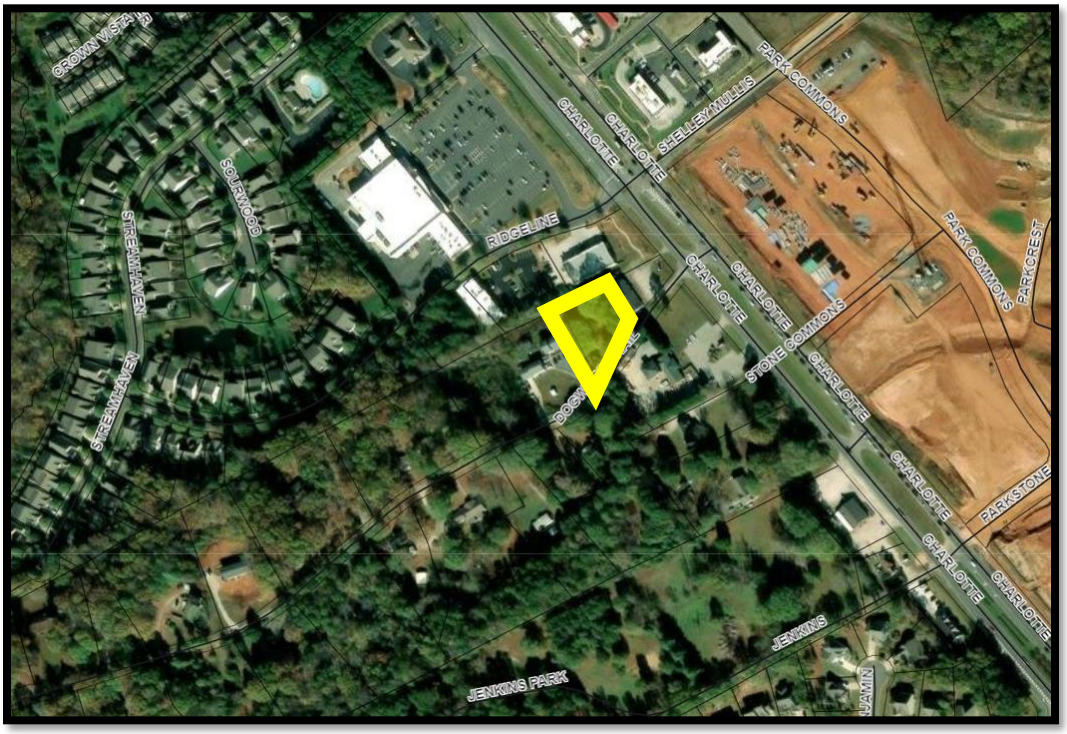
Public Utilities

The parcel has access to water on site, sewer lines are located nearby.

Access

The parcel currently has access to Dogwood Trail which is a county road. The parcel is located directly across from the access for the adjacent existing Unit Paving Incorporated business which is zoned Neighborhood Business. The property owner's intent is to combine Tax Map Number 0013-00-080.02 with the adjacent Neighborhood Business zoned Tax Map Number 0013-00-080.00. Tax Map Number 0013-00-080.00 has an existing roofing business which intended to be expanded onto the parcel when combined.

PHOTOS OF PROJECT AREA:



Aerial View of the Subject Property

Facing Subject Parcel on Dogwood Trail

Facing out from Subject Parcel on Dogwood Trail

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone .50 acres at 126 Dogwood Trail Lane, Indian Land (TM# 0013-00-080.02) from Medium Density Residential (MDR) District to Neighborhood Business (NB) District, pursuant to the following conditions:

1. That the subject project consists of the following parcel: TM# 0013-00-080.02;
2. That the subject property is currently zoned MDR District and proposed to be rezoned NB District;
3. The nearby uses are commercial in nature;
4. That the subject property has a Future Land Use designation of Neighborhood Mixed Use; and
5. That the proposed NB District is consistent with the Comprehensive Plan;

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Recorded Plat
4. Deed

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-9380

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 126 (+136) Dogwood Trail Lane
City Indian Land State SC Zip 29707 Tax Parcel ID 0013-00-080.02
Current Zoning MDR Current Use vacant land
Proposed Zoning NB Total Acres .15 ac
Project Description to change zoning from MDR to NB to combine 8143 Charlotte Hwy w/ .15ac adjoining on Dogwood Trail Lane

Surrounding Property Description Commercial, Food Lion, O'Reilly Auto Parts, Any Time Fitness, Small Restaurants

CONTACT INFORMATION

Applicant Name Judy P. Anderson
Address 602 Fairway Dr
City Ft. Mill State SC Zip 29715 Phone 803-517-0745
Fax _____ Email jphawkins@comporium.net
Property Owner Name Judy P. Anderson
Address _____
City Same State _____ Zip _____ Phone _____
Fax _____ Email _____

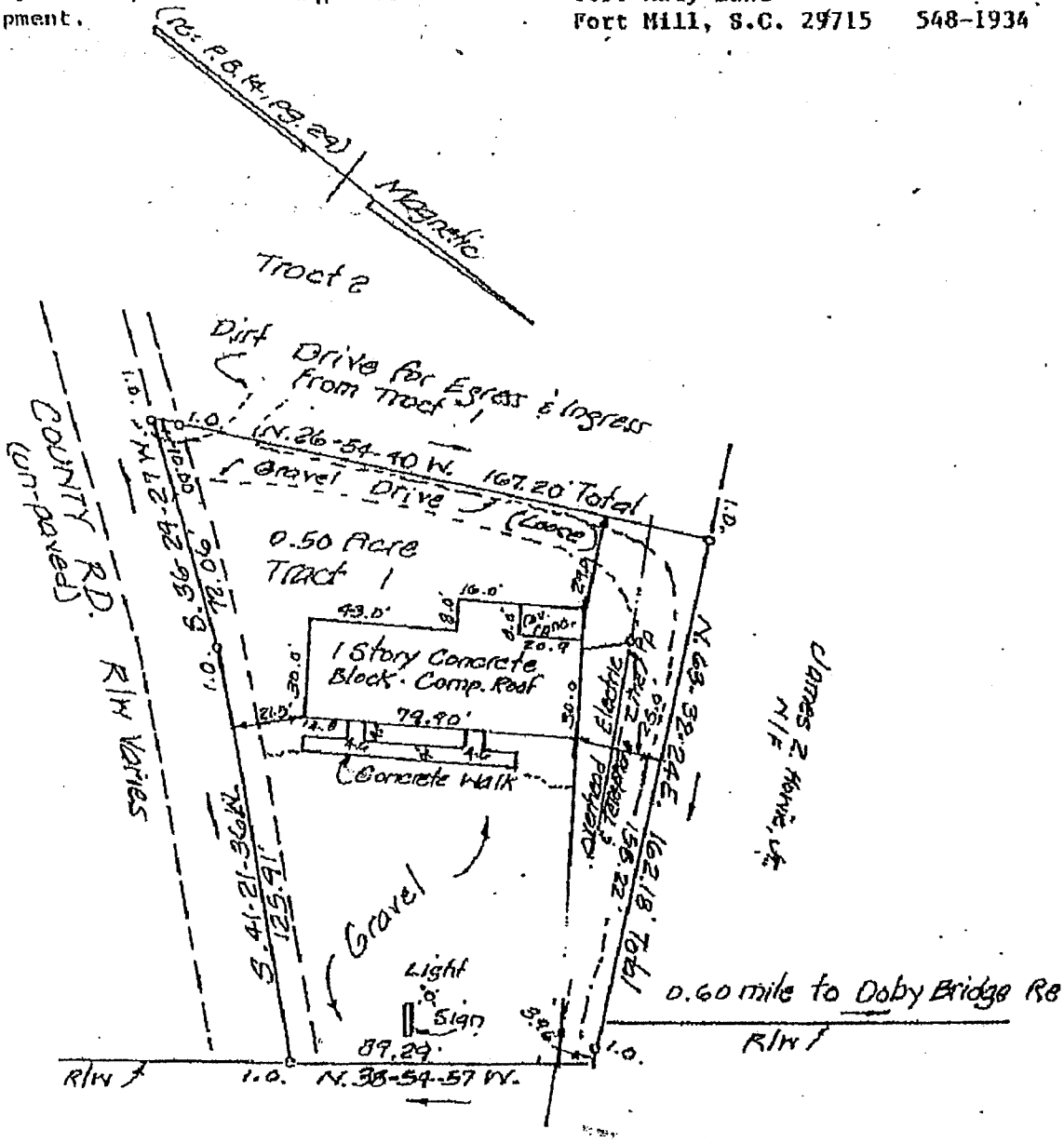
THIS IS TO CERTIFY THAT ON THE 14th DAY OF May 1990 I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE SHOWN HEREON.

I, hereby certify that the ratio of precision of the field survey is 1:10,000' as shown hereon and the area was determined by DMD method.

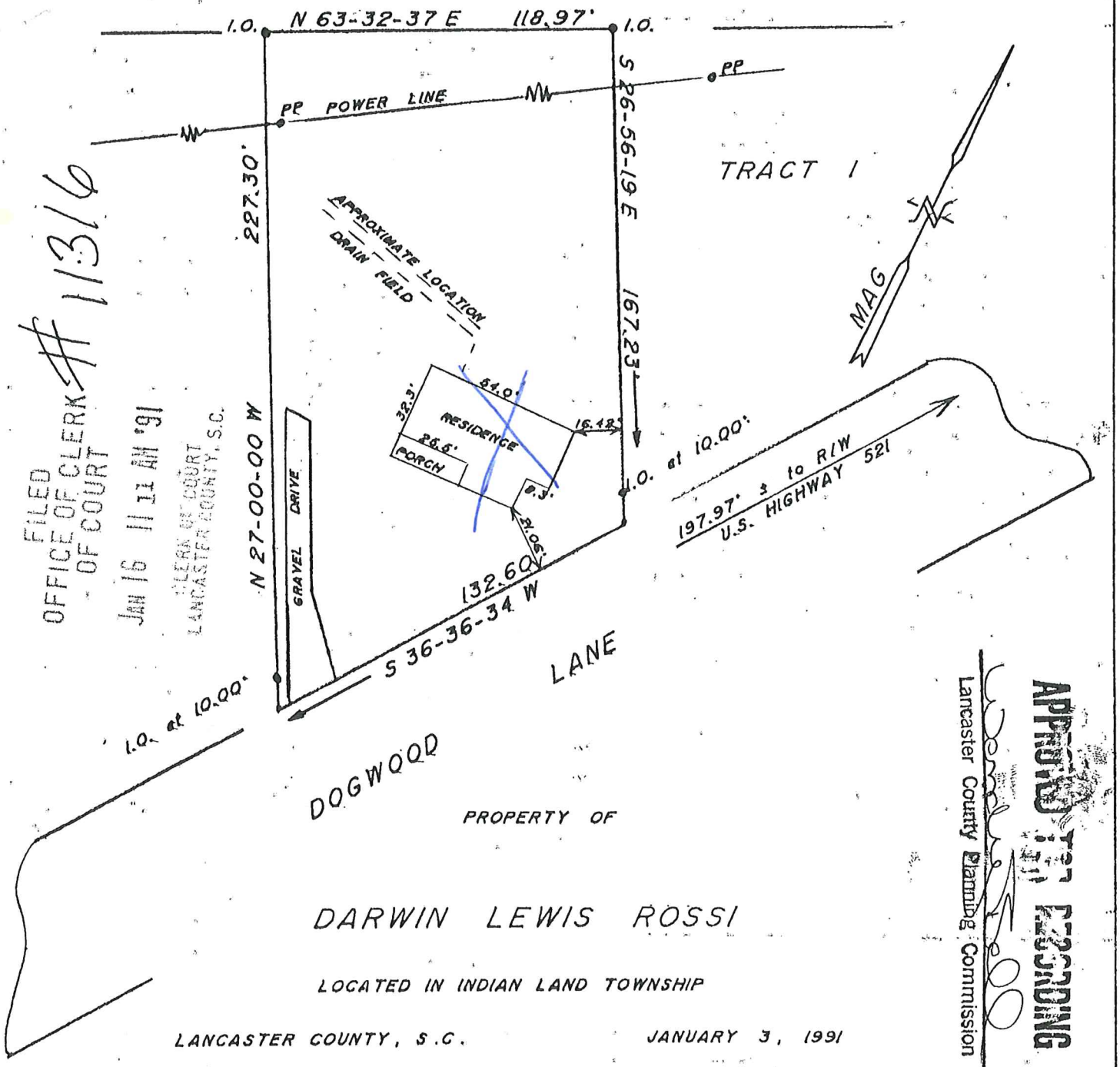
The property hereon is not located in a special flood hazard area as determined by the Dept. of Housing & Urban Development.

SIGNED Anthony E. Manes
REGISTERED SURVEYOR

Anthony E. Manes
S.C. Registered Land Surveyor #1244
1656 Katy Lane
Fort Mill, S.C. 29715 548-1934



186' U.S. HWY. #521 148'



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JAN 16 11 11 AM '91
CLERK OF COURT
LANCASTER COUNTY, S.C.

#11316

APPROVED FOR RECORDING
Lancaster County Planning Commission

PROPERTY OF

DARWIN LEWIS ROSSI

LOCATED IN INDIAN LAND TOWNSHIP

LANCASTER COUNTY, S.C. JANUARY 3, 1991

THIS PROPERTY IS DESIGNATED AS TRACT 2 ON PLAT OF ROBERT E. LEE PREPARED BY RICHARD D. WOOTEN ON AUGUST 12, 1987.

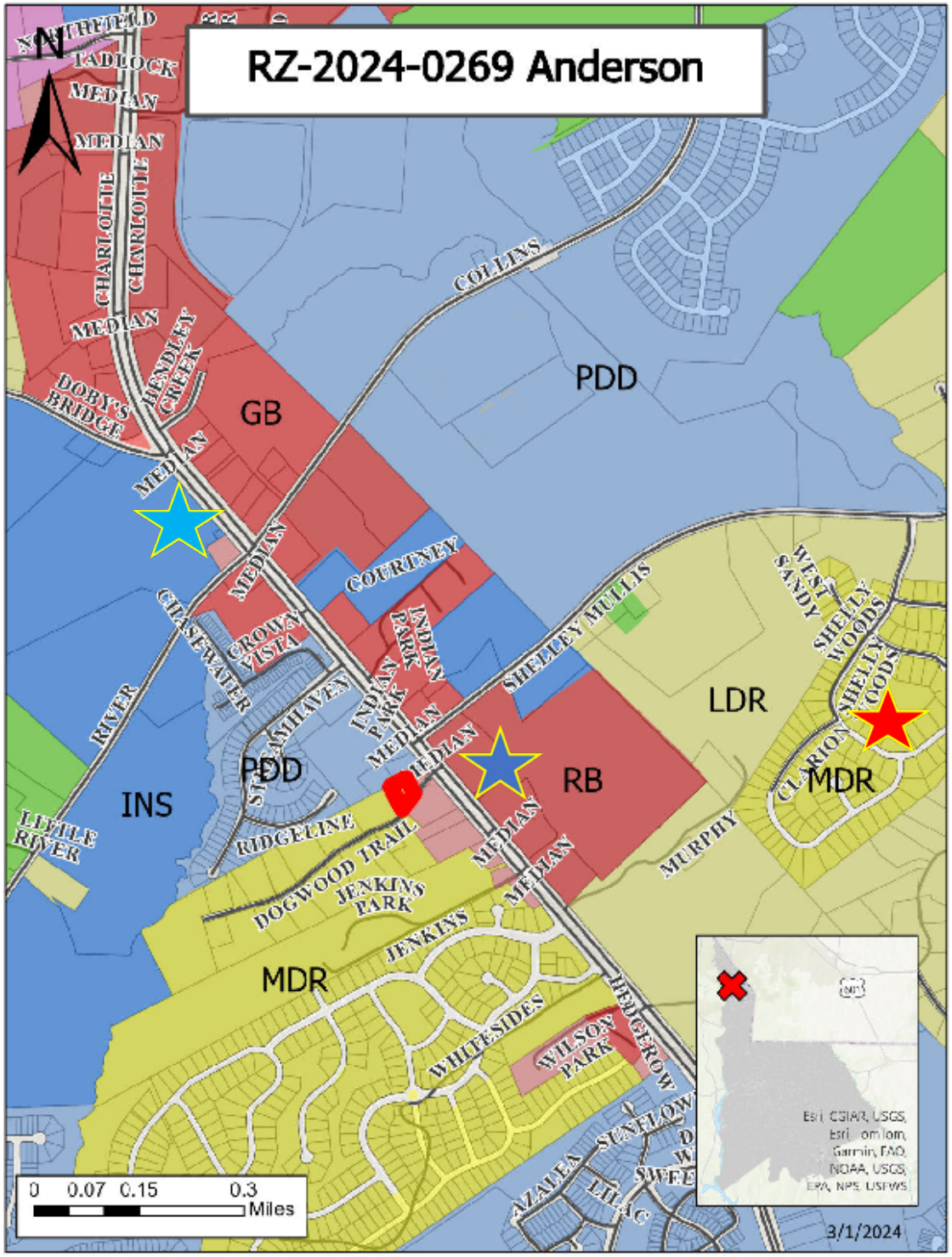
SCALE: 1" = 50'

0' 50' 100' 150'

On this date a survey was made of the property shown hereon. No encroachments or projections onto the property were found except as shown. The ratio of precision of the field survey is 1/ 10,000 . This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described IS NOT located in a special flood hazard area.

J B Wooten

S.C.R.L.S. 4179
1470 Ebenezer Road
Rock Hill, S.C. 29730



Proposal:
Rezoning MDR to NB

Lancaster County
South Carolina

IL Intermediate School

Shelly Woods Subdivision

Parkstone Development

Subject Property

RECORDED THIS 5th DAY
OF MARCH, 2019
IN BOOK 00 PAGE 00

LANCASTER COUNTY ASSESSOR
Tax Map:
0013 00 008 02

2019002923

DEED
RECORDING FEES $10.00
STATE TAX $130.00
COUNTY TAX $55.00
PRESENTED & RECORDED:
03-04-2019 11:07 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1214
PG:35-36

Auditor, Lancaster County, SC

Susan D. Hunter Wallace

Return to:
LANDO LAW FIRM, LLC
6277-600 Carolina Commons Drive
PMB #210
Indian Land, SC 29707

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT on March 1, 2019, **Ella J. Rossi** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of **Fifty Thousand and 00/DOLLARS** (U.S.) (**$50,000.00**) to it in hand paid at and before the sealing of these presents by **Judy P. Anderson, in fee simple,** ("GRANTEE"), of 602 Fairway Dr, Fort Mill, S.C. 29715 in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, in fee simple, the following described real property, to wit:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Lancaster, Indian Land Township on Dogwood Lane and being designated as Tract 2 of the Robert E. Lee property and according to a survey thereof prepared by J.B. Fisher, R.L.S. dated January 3, 1991 and recorded as Plat No. 11316 having the following courses and distances, to wit:

BEGINNING at an iron pin at edge of right of way of Dogwood Lane; which iron pin is located approximately 197.97 feet from the right of way of U.S. Highway 521; thence along edge of right of way of Dogwood Lane S36-36-34W 132.60 feet thence N27-00-00W 227.30 feet to an iron pin; thence N63-32-37E 118.97 feet to an iron pin; thence S26-56-19E 167.23 feet to the point of beginning.

DERIVATION: This being the identical property conveyed to Ella J. Rossi by the Estate of Darwin Lewis Rossi, Case # 2016ES2900292, dated February 21, 2019 and recorded February 25, 2019 in Deed Book 1212 at Page 189 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 126 Dogwood Trail Lane, Indian Land, SC 29707

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his heirs and assigns, forever, in fee simple.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, in fee simple, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 27th day of February, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Sharon Brown
Signature 1st Witness

Sarah Wheaton
Signature 2nd Witness &/or Notary Public

GRANTOR:

Ella J. Rossi
Ella J. Rossi

STATE OF Pennsylvania)
)
COUNTY OF Susquehanna)

ACKNOWLEDGMENT

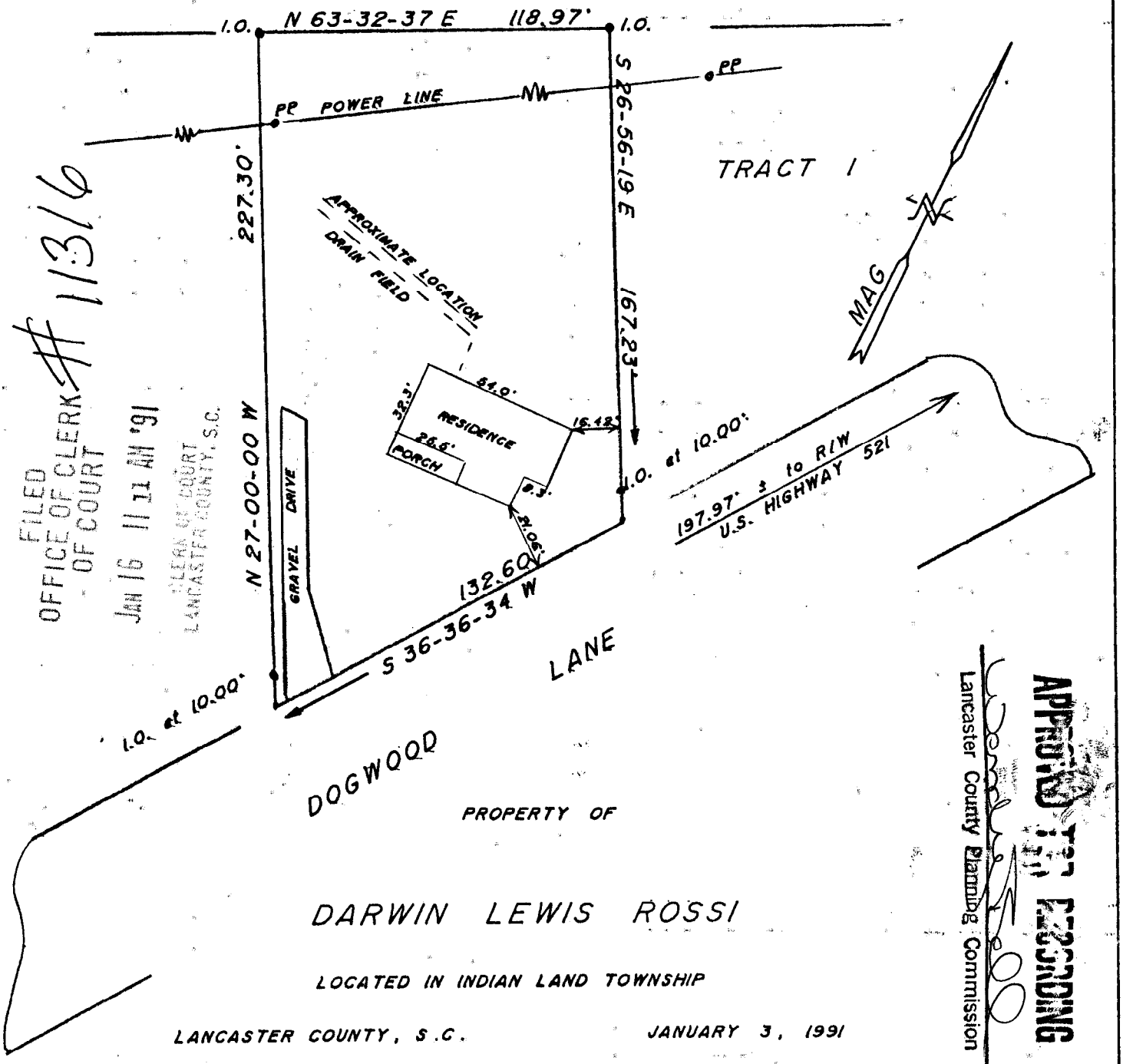
I, the undersigned Notary Public do certify *Ella J. Rossi* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 27th day of February, 2019.

Sharon Brown
1st Witness – same as above

Sarah Wheaton
Notary Signature
Notary Public for State of Pennsylvania
My Commission Expires: Dec 29, 2022

Commonwealth of Pennsylvania - Notary Seal
SARAH WHEATON - Notary Public
Susquehanna County
My Commission Expires Dec 29, 2022
Commission Number 1259622



#11316

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OF COURT
JAN 16 11 11 AM '91
FILED IN OFFICE OF COURT
LANCASTER COUNTY, S.C.

APPROVED FOR REZONING
Lancaster County Planning Commission

PROPERTY OF

DARWIN LEWIS ROSSI

LOCATED IN INDIAN LAND TOWNSHIP

LANCASTER COUNTY, S.C. JANUARY 3, 1991

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J B Bailey

S.C.R.L.S. 4179
1470 Ebenezer Road
Rock Hill, S.C. 29730

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, March 19, 2024 and Monday, April 8, 2024, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. TA-2024-0162: (Continued) Application at the request of Council, to amend the Unified Development Ordinance at Sec. 2.5 Uses Permitted and Sec. 5.9 Industry/Wholesale/Storage Uses, to establish the newly adopted use "Non-Metallic Mineral Manufacture" as a Conditional Use
2. TA-2024-0344 Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.
3. RZ-2023-1099 Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres.
4. RZ-2024-0236 Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single-family residential subdivision.
5. RZ-2024-0269 Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

The following item requires review by the Lancaster County Planning Commission but does not require a public hearing.

1. NRN-2024-0405 New Road Names: Group Submittal, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.
2. NRN-2023-2146 Elite Avenue: new road name pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (https://www.mylancastersc.org/), email to SSimpson@lancastersc.net, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on March 2nd 2024.

SWORN to before me this 4th day of March, 2024

Ashley L Johnson
NOTARY PUBLIC
SOUTH CAROLINA

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature Kristi Rees

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1904
Contact Person / Sponsor: Sabrena Harris / Finance Director
Department: Administration
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Amendment to the FY 2024 Budget for the following:

- Within the Road Maintenance departmental budget, transfer funds to cover the significant cost associated with the purchase of stone.

Strategic Plan Focus Area Alignment:

Resource Optimization
Identify and execute strategic leverage opportunities to drive efficiency and effectiveness.

Points to Consider:
This budget adjustment authorizes the transfer of $155,000 within the Road Maintenance departmental budget from the Supply-Signage line-item to the Supply-Stone line-item due to the more immediate need that stone be poured on job sites and roads that have been compromised as a result of the wet winter.

Funds that had been previously approved for contractual services to provide overhead signage will be redirected to cover the purchase price of stone.

Funding and Liability Factors:
There is no change to the County Budget, just a transfer of funds between Public Works Department operating budget line items.

Recommendation:
Approve the departmental budget transfer.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1904	4/3/2024	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1904

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2023-1849, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024 (FY 2023-2024), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Appropriations; Detailed Budget.

(a) Section 2 and Section 4. of Ordinance No. 2023-1849 are amended to read:

A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2023, and ending June 30, 2024 (FY 2023-2024):

APPROPRIATIONS	AMOUNT
Airport Fund	376,738
Capital Improvement Fund	3,901,970
Capital Project Sales Tax 2 Fund	16,500,000
County Debt Fund	4,511,750
County Transportation Committee Fund	19,379,024
Court Mandated Security Fund	2,088,988
E-911 Fund	1,623,052
General Fund	88,338,863
Hospitality Tax Fund	1,900,000
Indian Land Fire Protection District Fund	364,410
Local Accommodations Tax Fund	120,000
Pleasant Valley Fire Protection District Fund	416,186
Victims Services Fund	47,000
State Accommodations Tax Fund	224,250
Stormwater Fund	2,825,512
Van Wyck Fire Protection District Fund	155,520
Capital Project Sales Tax 3 Fund	29,001,500
Indian Land Consolidated Fire District	3,980,481

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the adopted FY 2023-2024 Annual Budget, as previously approved by Council via Ordinance No. 2023-1849, for the following items:

		Revenue	Expense
General Fund	Departmental Budget Transfer Supplies – Sign Making		($155,000)
General Fund	Departmental Budget Transfer Supplies - Stone		$155,000

Section 4. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 5. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 6. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of May, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	April 8, 2024
Second Reading:	April 22, 2024
Public Hearing:	May 13, 2024
Third Reading:	May 13, 2024

Approved as to form:

_____
Virginia L. Merck-Dupont, County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Staff will discuss and map out impacts of the following options:

- Reinstating the 1,320 ft separation for these uses from residential, educational, and civic uses.

- Including a distance from the Catawba River, based on the speed of groundwater and air particulates.

- DHEC limits for odor, fumes, particulates, and other nuisance effects from the use.

- How staff would enforce these options.

Strategic Plan Focus Area Alignment:

Quality Development
Inform land use, growth management, and development decisions with sound data and scenario planning techniques.

Points to Consider:
County Council recently established updated conditions for nonmetallic mineral product manufacturing (asphalt plants), with some Councilmembers stating an interest in establishing additional conditions. These conditions will need to be reviewed by the Planning Commission prior to full adoption of any ordinance. Once Council decides on which additional requirements, if any, will be involved, staff will convey that information to the Planning Commission for discussion at their next hearing.

Funding and Liability Factors:
N/A

Recommendation:
Provide feedback on additional conditions that Council would like to include in Pending Ordinance 2024-1893.

ATTACHMENTS:

Description	Upload Date	Type
Code Citations	3/6/2024	Backup Material
Section of DHEC Reg 61-62, Air Pollution Control	3/28/2024	Backup Material
DHEC Emissions Tool	3/28/2024	Backup Material
DHEC Info on Asphalt Plant in Rock Hill	3/28/2024	Backup Material
DHEC Air Quality Permitting	3/28/2024	Backup Material
DHEC General Info re Asphalt Plants	3/28/2024	Backup Material

LANCASTER COUNTY

CURRENT CONDITIONS ON NONMETALLIC MINERAL PRODUCT MANUFACTURING SECTION 5.9.17

B. Permitted Location and Size

1. Such uses shall be exclusively located in the HI zoning district.
2. Such uses shall be sited on a parcel(s) of not less than 6 acres.

C. Separation Requirements

1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: Any lots located in the LDR, MDR, HDR, MH, RMX, MX, IMX, BP, and INS zoning districts; and
2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.

D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75- foot setback area and utilities may be located within the 75-foot setback area.

E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 linear feet will be placed between adjoining properties. Buffer can be placed within required setbacks.

F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

H. Outdoor Storage

1. All materials stored outdoors must follow the separation requirements in 5.9.17.C.
2. All materials must be contained within a defined area or structure and shall not be allowed to spill out into adjacent areas or the separation buffers.

3. All materials shall be stored and maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

OTHER JURISDICTION REGULATIONS

See attached:

Chester County, SC
Horry County, SC
Kershaw County, SC
York County, SC

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592-explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	Principal structure - 10 feet from interior side lot line. Accessory structure - 6 feet from interior side lot line.
Minimum rear yard:	Principal structure - 15 feet from interior rear lot line. Accessory structure - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, or 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, or as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.

SECTION 903 - ASPHALT, CONCRETE AND AGGREGATE PROCESSING FACILITIES

Section 903 - Facilities engaged in the processing of aggregates used in the production, demolition or recycling of asphalt and/or concrete products shall be subject to the following conditions.

A. HOURS OF OPERATION

Hours of operation shall be governed by the Horry County Noise Ordinance.

B. SEPARATION FROM RESIDENTIAL.

1. All proposed batch production facilities shall be located a minimum of five hundred (500) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to three hundred (300) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.
2. All proposed outdoor aggregate processing (i.e., crushing, sorting and recycling) facilities are required to be separated by one thousand (1,000) feet from any residentially used or zoned lot, whether said lot is located within the unincorporated county or a municipal jurisdiction. The distance shall be measured from the parcel line of the proposed site to the residential zoning line or residentially used lot line. The separation distance shall be reduced to five hundred (500) feet if the facility is separated from the residential by an active railroad right-of-way or highway with at least two hundred fifty (250) feet of right-of-way.

C. MINIMUM LOT AREA

2.5 acres.

D. MINIMUM SETBACKS

Mixing, batching, crushing and processing equipment shall be a minimum of fifty (50) feet from all property lines. Setbacks may be greater if required by the zoning district in which the facility is being constructed. Setbacks for all other buildings or uses on the property are required to meet the minimums for that zoning district.

E. ENCLOSURE REQUIREMENTS

All asphalt and concrete batch plants under this section shall be located in fully enclosed structures. Aggregate

processing (i.e., crushing, sorting and recycling) facilities are not required to be fully enclosed as long as they meet all other requirements of this ordinance.

F. VEHICLE AREAS

All internal vehicle use areas shall be maintained in a dust free condition. All aggregate processing facilities must submit a dust control plan prior to receiving approval.

G. LANDSCAPING/BUFFERING.

1. Roadway Screening.

   The site shall be screened from adjacent roadways to a minimum height of ten (10) feet. This can be accomplished from any combination of walls, berms and/or vegetation whether planted or existing. If screening is composed solely of vegetation the buffer width from the roadway must be a minimum of twenty-five (25) feet and no less than eighty (80) percent opacity in the winter season. Buffers shall contain landscape materials equal to twice that of the standard supplemental planting requirements of Article V. If the screen contains walls and/or berms a minimum of ten (10) feet in height or the roadway only services adjacent industrial uses then the site only has to meet the landscaping requirements of Article V.

2. Side and rear property lines. All side and rear property lines must be screened according to the requirements of Article V, unless subject to (c) below.

3. Enhanced buffers. Asphalt and concrete batch facilities within one thousand (1,000) feet of a residentially used or zoned property shall be screened through enhanced buffers. The enhanced buffer shall be around the entire work area with openings provided for approved entrances. The site should be designed so that structures and or walls are designed to provide interior site screening in front of the openings provided for access. The enhanced buffer shall consist of one of the following options:

   a) Buffer one hundred (100) feet in width with twice the landscaping material as required by the supplemental planting in buffer areas. Existing vegetation may be supplemented using a combination of evergreen trees and shrubs to reach eighty (80) percent winter season opacity within three (3) years; or
   b) A ten-foot wall, berm or combination in addition to the landscape buffer requirements of Article V..

H. TRUCK ROUTES.

1. All such facilities shall submit to the County for approval a map showing a pre-designated route for all transport trucks traveling north, east, south, and west between the facility and the nearest arterial/collector street. The intent of this section is to control the route between the nearest arterial/collector street and the facility, taking into consideration that the routes may be different depending on the travel direction.

2. The route maps shall restrict to the greatest extent possible the routing of transport trucks so as to minimize routes that traverse residential neighborhoods, that unreasonably and adversely impact residential dwelling units, or that damage or degrade public streets from repetitive heavy weights or the spillage of materials from transport trucks. No facility operations shall commence until the county has approved

the truck route map as conforming to the requirements of this section. Once the route map is approved by the county, all transport trucks shall travel the approved routes as shown on the route map unless a temporary diversion is necessary to avoid emergency or hazardous conditions along the approved route. The owner or operator shall promptly contact the county in the event of any circumstance necessitating a diversion from the route map.

I. MAINTENANCE OF PUBLIC STREETS.

1. Facilities shall employ measures to limit the tracking, carrying, or depositing of aggregates, fillers, dirt, dust, mud, sludge, or other materials associated with the facility upon any public street or thoroughfare.
2. All transport trucks and equipment leaving a facility shall be completely rinsed of asphalt, concrete, aggregates, fillers, dirt, dust, mud, sludge, or other facility materials prior to leaving the site.
3. All facilities shall provide paved aprons from any paved public or private right-of-ways onto the site for a distance of at least one hundred (100) feet.
4. If, on paved public roadways, there are visible tracks or deposits of aggregates, fillers, dirt, dust, mud, sludge, or an other material associate with the operation of a concrete or asphalt facility along the travel path of vehicles exiting the facility site, all such paved public road(s) shall be swept by the owner or operator at least once each day of operation or more often as reasonably required by the county to remedy and remove the tracking and deposit. All sweeping shall be done by a commercial grade mechanical, vacuum or regenerative air sweeper that uses water for controlling dust. The owner or operator shall keep a daily written log of sweeping activities. The log shall be kept for one month.
5. If accessing off an unpaved road the facility operator will be required to maintain said road to Horry County standards. This will involve, at a minimum, the provision of a water truck and motor grader for all plant locations.

J. STORMWATER.

1. All sites regardless of size will be required to obtain a Horry County stormwater permit.
2. All liquid residues resulting from the cleaning of transport trucks and equipment shall be directed to impervious process holding basins approved by the county.
   a) Basins shall be designed to hydraulically separate from the stormwater detention/water quality control facilities.
   b) All liquids from such basins shall be either recycled through the facility or discharged to the sanitary sewer system.
   c) All residual material from the basins shall be collected and disposed of or recycled, in accordance with applicable laws and regulations.
   d) After issuance of approval by the county, records evidencing proper disposition of residue materials must be maintained on site.
   e) The stormwater detention pond and liquid and the holding basins may be combined into a single facility where it can be demonstrated that the facility will meet the discharge and

water quality requirements.

KERSHAW COUNTY

3:3.18 Manufacturing Facilities

The following performance standards shall be used to ensure that all conditionally permitted manufacturing uses shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. The Planning and Zoning Commission or the Planning Official, as applicable, may require additional restrictions based on proximity to schools, churches, residential areas, etc. Furthermore, the Planning and Zoning Commission may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

3:3.18-1 Vibration

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following velocity levels, measured with a vibration monitor in inches per second at the nearest:

A. Residential property line: 0.02
B. Non-residential property line: 0.10

3:3.18-2 Fire and Explosives

All activities and all storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate fire fighting and fire suppression equipment, as prescribed in the applicable building codes.

3:3.18-3 Noise

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the values given in the night time and day time schedules below in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to American National Standards Institute (ANSI) type 2 standards.

A. Night Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m.:

Table 3-7 MAXIMUM CONTINUOUS SOUND PRESSURE LEVELS - NIGHT TIME

Frequency Band (In Cycles per Second)	Sound Pressure Levels (In Decibels)	
	At Non-Residential Lot Line	At Residential Lot Line
20-75	69	65
76-150	60	50

151-300	56	43
301-600	51	38
601-1,200	42	33
1,201-2,400	40	30
2,401-4,800	38	28
4,801-10,000	35	20

B. Day Time Schedule

Maximum permissible sound pressure levels at the lot line for noise radiated from a facility between the hours of 7 a.m. and 9 p.m. shall not exceed the limits of the preceding table except as specified and corrected below:

Table 3-8 MAXIMUM SOUND PRESSURE LEVEL EXCEPTIONS - DAY TIME

Type of Operation in Character of Noise	Correction in Decibel*
Day time operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5
Noise source operates less than 5% of any one-hour period	plus 10
Noise source operates less than 1% of any one-hour period	plus 15
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, speech, etc.)	minus 5
* Applicable only if these corrections may be applied to the preceding table.	

Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements. Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

3:3.18-4 Air Pollution

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC) and the SCDHEC Air Operating Permit. Air pollution emanating from construction activities shall be governed by the SCDHEC Air Construction Permit.

3:3.18-5 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

3:3.18-6 Glare

There shall be no direct or sky reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, so as to be visible in any residence.

3:3.18-7 Fumes and Vapors

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

3:3.18-8 Heat, Cold, Dampness, or Movement of Air

Activities which could produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

3:3.18-9 Toxic Matter

The measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold*

3:3.18-10 Exterior Illumination

All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed below.

In general, the pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall comply with light intensities indicated in Column A, below. Light sources visible in commercial or industrial areas shall comply with light intensities indicated in Column B below.

Table 3-9 MAXIMUM INTENSITY FOR EXTERIOR LIGHTING

	Column A	**Column B**
Bare Incandescent Bulbs	5 watts	40 watts
Illuminated Buildings	15 ft. candles	30 ft. candles
Internally Illuminated Signs	150 ft. lamberts	250 ft. lamberts
Externally Illuminated Signs	25 ft. candles	110 ft. candles
Any Other Unshielded Sources, Intrinsic Brightness	50 candela per square centimeter	50 candela per square centimeter

Illumination shall be measured from any point outside the property. Measurements are to be conducted by Illumination Engineering Society of North America (IESNA) standards.

3:3.18-11 Compliance Guarantee

The applicant of a permit for a manufacturing or processing plant which would produce any of the above “objectionable elements” shall acknowledge in writing his understanding of the performance standards applicable to the proposed use, and shall submit with the permit application, an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this Ordinance and shall be treated accordingly.

AN ORDINANCE

TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SO AS TO PROVIDE FOR "NONMETALLIC MINERAL PRODUCT MANUFACTURING"("NMPM"); TO PROVIDE FOR REGULATORY PROVISIONS RELATED THERETO; TO AMEND THE DEFINITION AND USE TABLE IN ORDER TO ESTABLISH THE USES AND PROVIDE FOR THE DISTRICTS IN WHICH THEY ARE ALLOWED OR REMOVED; TO CHANGE FROM A PERMJTFED USE TO A SPECIAL EXCEPTION USE IN ID; AND TO REMOVE AS A PERMITTED USE IN UD; TO AMEND INDIVIDUAL DISTRICT USE REGULATIONS IN ID BY ADDING SUPPLEMENTAL REGULATIONS IN ORDER TO ADDRESS ITEMS SUCH AS MINIMUM LOT SIZE; ACCESS AND ROUTING PLANS; SEPARATION, SCREENING, DUST REGULATION; PERFORMANCE STANDARDS AGREEMENTS; AND PROOF OF OTHER GOVERNMENTAL REGULATORY COMPLIANCE REQUIREMENTS/PERMITS; TO REMOVE NMPM AS AN ALLOWABLE USE IN UD; TO INVOKE THE PENDING ORDINANCE DOCTRINE; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

I.I The Code of Ordinances of York County, South Carolina, should be amended by amending through amendments to Chapter 155, Zoning Code, in order to clarify the ordinance governing uses which are not set out sufficiently in the Code or which are developing to such a degree or with such impact that additional regulation is needed to safeguard our citizenry and promote orderly prospective treatment of the uses in order to guide development with regard to existing and future zoning needs and promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under S.C. Code Ann. Section 6-29-710, as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for the orderly and subsequent growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes; and further the public welfare.

1.4 Specifically, Council finds that regulation of nonmetallic mineral product manufacturing will expound upon a zoning use not sufficiently regulated within the existing code of ordinances and will thereby provide a regulation process specific for the NMPM (concrete) industry within York County while safeguarding the interests of the York County citizens and the integrity of the County.

SECTION 2. Code of York County Amended.

Chapter 155, ZONING CODE, is hereby amended **in** the particulars established in Exhibit A, attached an incorporated herewith by reference.

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

Additionally, the York County Council hereby invokes the application of the Pending Ordinance Doctrine to this Ordinance.

EXHIBIT A

York County Code of Ordinances, Section 155.009, DEFINITIONS is hereby amended by adding the following terms {in alphabetical order within the Code) and definitions, as follows:

NONMETALLIC MINERAL PRODUCT MANUFACTURING {NA/CS CODE 32J: An industrial facility used for the manufacturing and production of Clay Product and Refractory Manufacturing (NAICS 3271); Glass and Glass Product Manufacturing (NAICS 3272); Cement and Concrete Product Manufacturing (NAICS 3273); Lime and Gypsum Product Manufacturing (NAICS 3274); and Other Nonmetallic Mineral Product Manufacturing (NAICS 3279).

York County Code of Ordinances, Section 155.010, TABLE OF PERMITTED USES AND SPECIAL EXCEPTIONS, Paragraph {Fl is hereby amended, to remove uses "Asphalt Manufacturing, Clay Product Manufacturing, Concrete Manufacturing and Production, Enamel Manufacturing and Production, Glass and Glass Production Manufacturing, Stone and Masonry Manufacturing and Production," and Add "Nonmetallic Mineral Product Manufacturing" as follows:

Table of Permitted Uses and Special Exceptions															
Uses	*Supplemental Regulations?*														
MANUFACTURING															
Nonmetallic mineral product manufacturing	Yes												SE		

The York County Code of Ordinances, Section 155.161, INDUSTRIAL DEVELOPMENT DISTRICT {ID) PERMITTED USES is hereby amended by deleting paragraphs (L) (3), (6), (9), (12), (18), (32), and renumbering subsequent paragraphs:

The York County Code of Ordinances, Section 155.162, INDUSTRIAL DEVELOPMENT DISTRICT (ID) SPECIAL EXCEPTIONS is hereby amended by adding new paragraph *(BJ (BJ, asfollows:*

"(B) (8) Nonmetallic mineral product manufacturing, provided:

(a) *Minimum lot size.* Minimum lot size is 5 acres.

(b) *Access and routing plan.*

1. The purpose of the access and routing plan is to avoid unreasonable impacts on residential land uses and to maintain the safe conditions of public roads in the vicinity of the proposed use, which may deteriorate or be damaged by heavy truck traffic associated with industrial uses.

2. The access and routing plan shall include:
   (i) All public roads within two (2) miles of any property boundary of the proposed site;
   (ii) Access ways to the site, including public rights-of-way, intersections, existing and proposed paving and drainage improvements;
   (iii) State- and federally-designated truck routes; and
   (iv) County roadway classifications for each public road.

3. The access and routing plan shall demonstrate compliance with the following criteria:
   (i) Reasonable steps have been taken to avoid regular hauling and transport routes and points of access in residential areas;

(ii) All means of access for heavy trucks must be onto a major road, as defined by York County Zoning Code Section 155.009, unless the Zoning Board of Appeals determines that:

a. The minor road is sufficient to accommodate safe turning movements into and out of the site;

b. The minor road is built to conditions sufficient to withstand the impacts of heavy truck ingress and egress to the site or the applicant commits to necessary upgrades or to repairs, if needed, through a liability agreement;

c. Ingress and egress by heavy truck traffic at the proposed access points will not unreasonably impact residential land uses and areas; and

d. Measures have been included at all intersections where access drives connect with a public right-of-way to limit dirt, rocks, and other debris from collecting on the road surface.

(iii) No minor roads will be used for regular hauling and transport within the 2-mile plan area, unless the ZBA determines that:

a. Regular hauling and transport routes will not unreasonably impact residential land uses or lands zoned for residential uses; and

b. Minor roads in the plan area are built to conditions sufficient to withstand the impacts of heavy truck traffic, based on projected trips to and from the site, or the applicant commits to necessary upgrades to the minor roads or to any repairs attributable to the use, through a liability agreement.

(iv) The applicant has instituted procedures for ensuring drivers of heavy trucks associated with the site are provided with maps indicating the roads within the 2-mile plan area approved for regular hauling and transport.

(v) If the Director of Public Works determines that any road designated for regular hauling and transport is not adequately constructed to meet the weight and volume of heavy truck traffic associated with the proposed use, a special exception must include as a condition the execution of a liability agreement with the County prior to final site plan approval.

(c) *Separation Requirements.*

1. Nonmetallic mineral product manufacturing uses shall be located at least 500 feet from:

(i) Any existing or approved residence, school, day care center, church or similar religious land use, hospital, or public park.

(ii) The following zoning districts: RC-I, RC-II, RD-I, RD-II, PD, and TND; and

(iii) The following overlay zoning districts: Lake Wylie and Catawba River Buffers and AGC and RUD Significant Historical and Architectural Sites Overlay.

2. Separation distances shall be measured from the property line of the manufacturing facility to the nearest property line of the existing land use or the nearest zoning district boundary, as applicable.

3. *Setbacks.* All elements of the facility, including structures/buildings, equipment, parking areas, and access roads, shall be located at least 125 feet from all property lines; except that access roads may cross the 125-foot setback area and utilities may be located within the 125-foot setback area.

(d) *Screening.*

1. A Type D bufferyard shall be required along all property lines regardless of the adjacent land use.

2. Access roads may cross the bufferyard.
3. Utilities may be located within the bufferyard. Where utilities are located within the required buffer, only the minimum amount of disturbance necessary shall be allowed for installation of the utility. The Zoning Board of Appeals may require supplemental buffering including, but not limited to, additional buffer width, supplemental plantings in other areas of the buffer, or a privacy fence, if the ZBA determines the placement of the utilities in the buffer negatively impacts adjacent property owners.
4. All existing trees within the buffer area shall be preserved, except for reasonable allowances for construction of necessary road crossings and utilities.
5. When located within 1,000 feet of a residential use, the ZBA may require additional screening measures in order to protect nearby residential areas from noise and visual blight.

(e) *Dust reduction measures.* Dust reduction measures shall be employed to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to:
1. Utilization of stabilized roadways within the site;
2. On-site speed limits to minimize disturbance; and
3. Application of water and other dust palliatives.

(f) *Performance Standards Agreement.* All nonmetallic mineral product manufacturing uses shall comply with the provisions of the Performance Standards Agreement in Appendix D, Exhibit 1. A signed copy of the agreement shall be submitted with the special exception application.

(g) *Proof of other required permit approvals.*
1. In conjunction with the special exception application, the applicant shall submit one complete digital (PDF) copy of all final approvals to operate from other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
2. In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to the permitting agency. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to County staff prior to the start of manufacturing operations."

61-62.1

Definitions and General Requirements

Regulation History as Published in State Register			
Date	Document Number	Volume	Issue
February 25, 1983	-	-	-
June 24, 1983	314	7	6
May 24, 1985	457	9	5
May 23, 1986	715	10	5
February 26, 1988	769	12	2
April 22, 1988	970	12	4
February 24, 1989	868	13	2
March 24, 1989	1053	13	3
May 25, 1990	1067	14	6
August 24, 1990	1267	14	9
August 24, 1990	1310	14	9
June 26, 1992	1507	16	6
June 23, 1995	1798	19	6
January 26, 1996	1913	20	1
June 26, 1998	2244	22	6
August 28, 1998	2328	22	8
June 25, 1999	2352	23	6
May 26, 2000	2444	24	5
July 27, 2001	2622	25	7
October 26, 2001	2648	25	10
August 23, 2002	2736	26	8
June 27, 2003	2840	27	6
February 25, 2005	2873	29	2
June 24, 2005	2943	29	6
August 26, 2005	2980	29	8
May 25, 2007	3069	31	5
October 24, 2008	3224	32	10
May 28, 2010	4085	34	5
November 26, 2010	4131	34	11

May 27, 2011	4130	35	5
November 25, 2011 (Errata)	4130	35	11
January 27, 2012 (Errata)	4130	36	1
September 28, 2012 (Errata)	4130	36	9
April 26, 2013	4330	37	4
December 27, 2013	4387	37	12
June 27, 2014	4388	38	6
November 27, 2015	4577	39	11
June 24, 2016	4590	40	6
September 23, 2016	4650	40	9
August 25, 2017	4750	41	8
April 24, 2020	4873	44	4

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SECTION I – DEFINITIONS

The following words and phrases when used in the Regulations and Standards shall, for the purpose of these regulations, have the meanings respectively ascribed to them in this section, unless a different meaning is clearly indicated. This section augments the South Carolina Pollution Control Act.

(1) Acid Mist – Means mist or droplets of sulfuric or other acids. Sulfuric acid mist includes sulfur trioxide (SO_3) and sulfuric acid vapor as well as liquid mist.

(2) Add – Means additions to a process which will increase size, scope, or emissions from such process.

(3) Administrator – Means the Administrator of the United States Environmental Protection Agency (EPA) or his/her designee.

(4) Afterburner – Means an auxiliary burner for destroying unburned or partially burned combustion gases after they have passed from the combustion chamber.

(5) Air Curtain Incinerator – Means an incinerator that operates by forcefully projecting a curtain of air across an open chamber or pit in which burning occurs. Incinerators of this type can be constructed above or below ground and require a refractory lined chamber or pit.

(6) Alter – Means modification or change in a process or processes which would affect emissions to the atmosphere.

(7) Ambient Air Quality Standards – Means the standard for the quality of ambient air at or beyond a property line on which a source of pollution is emitting.

(8) Application – Means a form provided by the Department which is prescribed to provide the information required to grant approval to construct and operate a source or an incinerator; or to report an existing incinerator.

(9) Biologicals – Means preparations made from living organisms and their products, including vaccines, cultures, etc., intended for use in diagnosing, immunizing, or treating humans or animals or in research pertaining thereto.

(10) Blood Products – Means any product derived from human blood, including but not limited to blood plasma, platelets, red or white blood corpuscles, and other derived licensed products, such as interferon, etc.

(11) Board – Means Board of Health and Environmental Control.

(12) Body Fluids – Means liquid emanating or derived from humans and limited to blood; dialysate; amniotic, cerebrospinal, synovial, pleural, peritoneal, and pericardial fluids; and semen and vaginal secretions.

(13) Boiler – Means an enclosed device using controlled flame combustion and having specific characteristics including the following:

(a) The combustion chamber and primary energy recovery section shall be of integral design (for example, waste heat recovery boilers attached to incinerators are not boilers). To be of integral design, the combustion chamber and the primary energy recovery sections (such as water walls and super heaters) shall

be physically formed into one (1) manufactured or assembled unit. A unit in which the combustion chamber and the primary energy recovery sections are joined only by ducts or connections carrying flue gas is not integrally designed; however, secondary energy recovery equipment (such as economizers or air preheaters) need not physically be formed into the same unit as the combustion chamber and the primary energy recovery section. The following units are not precluded from boilers solely because they are not of integral design: process heaters (units that transfer energy directly to a process stream) and fluidized bed combustion units; and

(b) At least seventy-five (75) percent of recovered energy shall be "exported," for example, not used for internal uses like preheating of combustion air or fuel, or driving combustion air fans or feedwater pumps.

(14) Bypass Stack – Means a device used for discharging combustion gases to avoid severe damage to the air pollution control device or other equipment.

(15) CAA – Means the Clean Air Act, as amended, 42 U.S.C. 7401, et seq. Also referred to as "the Act."

(16) Chemotherapeutic Waste – Means all waste resulting from the production or use of antineoplastic agents used for the purpose of stopping or reversing the growth of malignant cells. Chemotherapeutic waste shall not include any waste containing antineoplastic agents that are listed as hazardous waste under Section 261 of Regulation 61-79, Hazardous Waste Management.

(17) Clean Wood – Means untreated wood or untreated wood products including clean untreated lumber, tree stumps (whole or chipped), and tree limbs (whole or chipped). Clean wood does not include yard waste, which is defined elsewhere in this section, or construction, renovation, and demolition waste (including but not limited to railroad ties and telephone poles).

(18) Code of Federal Regulations (CFR) – Means the general and permanent rules codified and published in the Federal Register by the departments and agencies of the federal government.

(19) Commercial Incinerator – Means an incinerator that burns non-hazardous waste from commercial activities with a design capacity of no more than 1250 pounds per hour (lb/hr) and which burns no more than six (6) tons per day (tons/day). Incinerators of this type not meeting these limits are considered municipal waste combustors. This definition does not include retail and industrial incinerators nor does it include waste from maintenance activities at commercial establishments.

(20) Commissioner – Means the Commissioner (also known as the Director) of the Department of Health and Environmental Control.

(21) Conditional Major Source – Means a stationary source that obtains a federally enforceable physical or operational limitation from the Department to limit or cap the stationary source's potential to emit to avoid being defined as a major source as defined by applicable federal and state regulations.

(22) Continuous Emission Monitoring System or CEMS – Means a monitoring system for continuously measuring and recording the emissions of a pollutant from an affected facility.

(23) Continuous Program of Physical On-site Construction – Means significant and continuous site preparation work such as major clearing or excavation followed by placement of footings, pilings, and other materials of construction, assembly, or installation of unique facilities or equipment at the site of the source. With respect to a change in the method of operating, this term refers to those on-site activities, other than preparatory activities, which mark the initiation of the change.

(24) Crematory Incinerator – Means any incinerator designed and used solely for the burning of human remains or animal remains.

(25) Department – Means the South Carolina Department of Health and Environmental Control.

(26) Dioxins/Furans – Means the combined emissions of tetra- through octa-chlorinated dibenzo-paradioxins and dibenzofurans, as measured by EPA Reference Method 23 (40 CFR Part 60, Appendix A).

(27) Emission – Means a release or discharge to the outdoor (ambient) atmosphere of air contaminants, including fugitive emissions.

(28) Emission Data – Means the definition contained in 40 CFR 2.301(a)(2), July 1, 1986, is incorporated by reference.

(29) Emission Limitation (and Emission Standard) – Means a requirement established by the state or by the Administrator which limits the quantity, rate, or concentration of emissions of air pollutants on a continuous basis, including any requirements which limit the level of opacity, prescribe equipment, set fuel specifications, or prescribe operation or maintenance procedures for a source to assure continuous emission reduction.

(30) Federally Enforceable – Means all limitations and conditions which are enforceable by the Administrator and citizens under the Act, including those requirements developed pursuant to 40 CFR Parts 60, 61, 63, and 70; requirements within the South Carolina State Implementation Plan (SIP); and any permit requirements established pursuant to 40 CFR 52.21 or under regulations approved pursuant to 40 CFR Part 51 Subpart I, including operating permits issued under an EPA-approved program that is incorporated into the SIP and expressly requires adherence to any permit issued under such program.

(31) Fuel Burning Operation – Means use of a furnace, boiler, device, or mechanism used principally, but not exclusively, to burn any fuel for the purpose of indirect heating in which the material being heated is not contacted by and adds no substance to the products of combustion.

(32) Fugitive Dust – Means a type of particulate emission that becomes airborne by forces of wind, man's activity, or both, including, but not limited to, construction sites, tilled land, materials storage piles, and materials handling.

(33) Fugitive Emissions – Means emissions which could not reasonably pass through a stack, chimney, vent, or other functionally equivalent opening.

(34) Garbage – Means animal and vegetable waste resulting from the handling, preparation, cooking, and serving of foods.

(35) Hazardous Air Pollutant (HAP) – Means a pollutant which is the subject of National Emission Standards for Hazardous Air Pollutants (NESHAP) promulgated by the EPA by publication in the Federal Register.

(36) Hazardous Waste – Means any waste identified as such by Regulation 61-79.

(37) Hazardous Waste Fuel – Means hazardous waste that has a heat value greater than 5000 British thermal unit per pound (Btu/lb) and is burned in an industrial or utility boiler or industrial furnace for energy recovery, except for hazardous wastes exempted by Section 266.30(b) of Regulation 61-79.

(38) Hazardous Waste Incinerator – Means an incinerator whose primary function is to combust hazardous waste, except for devices which have qualified for exemption as provided in Sections 264.340(b) or 265.340(b) of Regulation 61-79.

(39) Hospital – Means any facility which has an organized medical staff, maintains at least six (6) inpatient beds, and where the primary function of the institution is to provide diagnostic and therapeutic patient services and continuous nursing care primarily to human inpatients who are not related and who stay on average in excess of twenty-four (24) hours per admission. This definition does not include facilities maintained for the sole purpose of providing nursing or convalescent care to human patients who generally are not acutely ill but who require continuing medical supervision.

(40) Hospital/Medical/Infectious Waste Incinerator or HMIWI or HMIWI Unit – Means any device that combusts any amount of hospital waste and/or medical/infectious waste.

(41) Hospital Waste – Means discards generated at a hospital, except unused items returned to the manufacturer. The definition of hospital waste does not include human corpses, remains, and anatomical parts that are intended for interment or cremation.

(42) Incinerator – Means any engineered device used in the process of controlled combustion of waste for the purpose of reducing the volume; removing the contamination and/or reducing or removing the hazardous potential of the waste charged by destroying combustible matter leaving the noncombustible ashes, material, and/or residue; and which does not meet the criteria nor classification as a boiler nor is listed as an industrial furnace.

(43) Industrial Boiler – Means a boiler that produces steam, heated air, or other heated fluids for use in a manufacturing process.

(44) Industrial Furnace – Means any of the following enclosed devices that are integral components of manufacturing processes and that use controlled flame devices to accomplish recovery of materials or energy:

(a) Cement kilns

(b) Lime kilns

(c) Aggregate kilns

(d) Phosphate kilns

(e) Coke ovens

(f) Blast furnaces

(g) Smelting, melting, and refining furnaces (including pyrometallurgical devices such as tray furnaces, cupolas, reverberator furnaces, sintering machines, roasters, and foundry furnaces)

(h) Titanium dioxide chloride process oxidation reactors

(i) Methane reforming furnaces

(j) Pulping liquor recovery furnaces

(k) Combustion devices used in the recovery of sulfur values from spent sulfuric acid

(l) Such other devices as the Department may determine on a case-by-case basis using one (1) or more of the following factors:

(i) The design and use of the device primarily to accomplish recovery of material products;

(ii) The use of the device to burn or reduce raw materials to make a material product;

(iii) The use of the device to burn or reduce secondary materials as effective substitutes for raw materials in processes using raw materials as principal feedstocks;

(iv) The use of the device to burn or reduce secondary materials as ingredients in an industrial process to make a material product;

(v) The use of the device in common industrial practice to produce a material product; and

(vi) Other factors as appropriate.

(45) Industrial Incinerator – Means any incinerator utilized in an industrial plant that does not meet the definition for any other type of incinerator or an incinerator used to combust Type 5 or 6 waste at any site.

(46) In Existence – Means that the owner or operator has obtained all necessary construction permits required by this Department and either has:

(a) Begun, or caused to begin, a continuous program of physical on-site construction of the source; or

(b) Entered into binding agreements or contractual obligations, which cannot be canceled or modified without substantial loss to the owner or operator, to undertake a program of construction of the source to be completed in a reasonable time, or that the owner or operator possesses a valid operating permit for the source prior to the effective date of a regulation or standard.

(47) Kraft Pulp Mill – Means any stationary source which produces pulp from wood by cooking (digesting) wood chips in a water solution of sodium hydroxide and sodium sulfide (white liquor) at a high temperature and pressure. Regeneration of the cooking chemicals through a recovery process is also considered part of the kraft pulp mill.

(48) Major Source – Means, except as otherwise provided, any source which directly emits, or has the potential to emit, greater than or equal to the major source threshold as defined by applicable federal and state regulations.

(49) Malfunction – Means any sudden, infrequent, and not reasonably preventable failure of air pollution control equipment, process equipment, or a process to operate in a normal or usual manner. Failures that are caused, in part, by poor maintenance or careless operation are not malfunctions. During periods of malfunction, the operator shall operate within established parameters as much as possible, and monitoring

of all applicable operating parameters shall continue until all waste has been combusted or until the malfunction ceases, whichever comes first.

(50) Mass Emission Rate – Means the weight discharged per unit of time.

(51) Medical/Infectious Waste – Means any waste generated in the diagnosis, treatment, or immunization of human beings or animals, in research pertaining thereto, or in the production or testing of biologicals listed below; and any waste defined as infectious waste in Regulation 61-105, Infectious Waste Management. The definition of medical/infectious waste does not include hazardous waste identified or listed in Regulation 61-79.261; household waste, as defined in Regulation 61-79.261.4(b)(1); ash from incineration of medical/infectious waste, once the incineration process has been completed; human corpses, remains, and anatomical parts that are intended for interment or cremation; and domestic sewage materials identified in Regulation 61-79.261.4(a)(1).

(a) Cultures and stocks of infectious agents and associated biologicals, including: cultures from medical and pathological laboratories; cultures and stocks of infectious agents from research and industrial laboratories; wastes from the production of biologicals; discarded live and attenuated vaccines; and culture dishes and devices used to transfer, inoculate, and mix cultures.

(b) Human pathological waste – tissues, organs, body parts, and body fluids that are removed during surgery or autopsy or other medical procedures, and specimens of body fluids and their containers.

(c) Human blood and blood products including:

(i) Liquid waste human blood;

(ii) Products of blood;

(iii) Items saturated and/or dripping with human blood; or

(iv) Items that were saturated and/or dripping with human blood that are now caked with dried human blood; including serum, plasma, and other blood components, and their containers which were used or intended for use in either patient care, testing and laboratory analysis, or the development of pharmaceuticals. Intravenous bags are also included in this category.

(d) Sharps – instruments used in animal or human patient care or treatment or in medical, research, or industrial laboratories, including hypodermic needles, syringes (with or without the attached needle), pasteur pipettes, scalpel blades, blood vials, needles with attached tubing, and culture dishes (regardless of presence of infectious agents). Also included are other types of broken or unbroken glassware that were in contact with infectious agents, such as used slides and cover slips.

(e) Animal waste including contaminated animal carcasses, body parts, and bedding of animals that were known to have been exposed to infectious agents during research (including research in veterinary hospitals), production of biologicals, or testing of pharmaceuticals.

(f) Isolation wastes – biological waste and discarded materials contaminated with blood, excretions, exudates, or secretions from humans who are isolated to protect others from highly communicable diseases or isolated animals known to be infected with highly communicable diseases.

(g) Unused sharps including the following unused, discarded sharps: hypodermic needles, suture needles, syringes, and scalpel blades.

(52) Multiple-Chamber Incinerator – Means an incinerator consisting of at least two (2) refractory lined combustion chambers (primary and secondary) in series, physically separated by refractory walls, interconnected by gas passage ports or ducts.

(53) Municipal Solid Waste, MSW, or Municipal-type Solid Waste – (a) Means household, commercial/retail, and/or institutional waste. Household waste includes material discarded by single and multiple residential dwellings, hotels, motels, and other similar permanent or temporary housing establishments or facilities. Commercial/retail waste includes material discarded by stores, offices, restaurants, warehouses, nonmanufacturing activities at industrial facilities, and other similar establishments or facilities. Institutional waste includes material discarded by schools, nonmedical waste discarded by hospitals, material discarded by nonmanufacturing activities at prisons and government facilities, and material discarded by other similar establishments or facilities. Household, commercial/retail, and institutional wastes include:

(i) Yard waste;

(ii) Refuse-derived fuel; and

(iii) Motor vehicle maintenance materials limited to vehicle batteries and tires.

(b) Household, commercial/retail, and institutional waste (MSW) does not include used oil; sewage sludge; wood pallets; construction, renovation, and demolition wastes (which includes, but is not limited to, railroad ties and telephone poles); clean wood; industrial process or manufacturing wastes (including Type 5 or 6 waste); medical waste; radioactive contaminated waste; hazardous waste; or motor vehicles (including motor vehicle parts or vehicle fluff).

(54) Municipal Waste Combustor, MWC, or Municipal Waste Combustor Unit – Means any setting or equipment that combusts solid, liquid, or gasified municipal solid waste including, but not limited to, field-erected incinerators (with or without heat recovery), modular incinerators (starved-air or excess-air), boilers (for example, steam generating units) and furnaces (whether suspension-fired, grate-fired, mass-fired, or fluidized bed-fired, etc.), air curtain incinerators, and pyrolysis/combustion units. Municipal waste combustors do not include pyrolysis/combustion units located at plastics/rubber recycling units. Municipal waste combustors do not include internal combustion engines, gas turbines, or other combustion devices that combust landfill gases collected by landfill gas collection systems. For the purpose of determining reconstruction or modification, as defined in 40 CFR Part 60 Subpart A, or Regulation 62.5, Standard No. 3, to a municipal waste combustor, the following applies:

(a) The boundaries of a municipal solid waste combustor are defined as follows. The municipal waste combustor unit includes, but is not limited to, the municipal solid waste fuel feed system, grate system, flue gas system, bottom ash system, and the combustor water system. The municipal waste combustor boundary starts at the municipal solid waste pit or hopper and extends through:

(i) The combustor flue gas system, which ends immediately following the heat recovery equipment or, if there is no heat recovery equipment, immediately following the combustion chamber;

(ii) The combustor bottom ash system, which ends at the truck loading station or similar ash handling equipment that transfers the ash to final disposal, including all ash handling systems that are connected to the bottom ash handling system; and

(iii) The combustor water system, which starts at the feed water pump and ends at the piping exiting the steam drum or superheater.

(b) The municipal waste combustor unit does not include air pollution control equipment, the stack, water treatment equipment, or the turbine-generator set.

(55) NAICS Code – Means North American Industry Classification System (NAICS) Code, a six (6) digit coding system, which attempts to classify all business establishments by the types of products or services they provide.

(56) Non-Industrial Boiler – Means any boiler not classified as an industrial boiler.

(57) Non-Industrial Furnace – Means any furnace not classified as an industrial furnace.

(58) Non-Spec. Oil (Off-Spec. Oil) – See definition of used oil.

(59) Opacity – Means the degree to which emissions reduce the transmission of light and obscure the view of an object in the background.

(60) Open Burning – Means any fire or smoke-producing process which is not conducted in any boiler plant, furnace, high temperature processing unit, incinerator or flare, or in any other such equipment primarily designed for the combustion of fuel or waste material.

(61) Part 70 Permit – Means any permit or group of permits covering a source subject to the permitting requirements of Regulation 61-62.70. The use of the term "Title V Permit" shall be construed to mean "Part 70 Permit."

(62) Particulate Matter – Means any material, except uncombined water, that exists in a finely divided form as a liquid or solid at standard conditions.

(63) Particulate Matter Emissions – Means all finely divided solid or liquid material, other than uncombined water, emitted to the ambient air as measured by an applicable reference method described in 40 CFR Part 60, July 1, 1987, or an equivalent or alternative method approved by the Department, with the concurrence of the EPA.

(64) Pathological Waste – Means waste material consisting of only human or animal remains, anatomical parts, and/or tissue; the bags/containers used to collect and transport the waste material; and animal bedding (if applicable).

(65) Plant – Means, except as otherwise provided, any stationary source or combination of stationary sources, which is located on one (1) or more contiguous or adjacent properties and owned or operated by the same person(s) under common control.

(66) Plastics/Rubber Recycling Unit – Means an integrated processing unit where plastics, rubber, and/or rubber tires are the only feed materials (incidental contaminants may be included in the feed materials) and they are processed into a chemical plant feedstock or petroleum refinery feedstock where the feedstock is marketed to and used by a chemical plant or petroleum refinery as input feedstock. The combined weight of the chemical plant feedstock and petroleum refinery feedstock produced by the plastics/rubber recycling unit on a calendar quarter basis shall be more than seventy (70) percent of the combined weight of the plastics, rubber, and rubber tires processed by the plastics/rubber recycling unit on a calendar quarter basis. The plastics, rubber, and/or rubber tire feed materials to the plastics/rubber recycling unit may originate

from the separation or diversion of plastics, rubber, or rubber tires from MSW or industrial solid waste; and may include manufacturing scraps, trimmings, off-specification plastics, rubber, and rubber tire discards. The plastics, rubber, and rubber tire feed materials to the plastics/rubber recycling unit may contain incidental contaminants (for example, paper labels on plastic bottles, metal rings on plastic bottle caps, etc.).

(67) $PM_{2.5}$ – Means particulate matter with an aerodynamic diameter less than or equal to a nominal 2.5 micrometers emitted to the ambient air as measured by a reference method based on Appendix L of 40 CFR Part 50 and designated in accordance with 40 CFR Part 53 or by an equivalent method designated in accordance with 40 CFR Part 53.

(68) $PM_{2.5}$ Emissions – Means finely divided solid or liquid material with an aerodynamic diameter less than or equal to a nominal 2.5 micrometers emitted to the ambient air as measured by a reference method approved by the Department with concurrence of the EPA.

(69) PM_{10} – Means particulate matter with an aerodynamic diameter less than or equal to a nominal 10 micrometers as measured by a reference method based on Appendix J of 40 CFR Part 50 and designated in accordance with 40 CFR Part 53 or by an equivalent method designated in accordance with 40 CFR Part 53.

(70) PM_{10} Emissions – Means finely divided solid or liquid material with an aerodynamic diameter less than or equal to a nominal 10 micrometers emitted to the ambient air as measured by a reference method approved by the Department with concurrence of the EPA.

(71) Potential to Emit – Means the maximum capacity of a source to emit a regulated pollutant under its physical and operational design. Any physical or operational limitation on the capacity of the source to emit a regulated pollutant, including air pollution control equipment and restrictions on hours of operation or on the type or amount of material combusted, stored, or processed, shall be treated as part of its design only if the limitation or the effect it would have on emissions is federally enforceable. Secondary emissions do not count in determining the potential to emit of a source.

(72) Process Industry – Means any source engaged in the manufacture, processing, handling, treatment, forming, storing, or any other action upon materials except fuel-burning operations.

(73) Process Weight – Means the total weight of all materials introduced into a source operation, including air and water where these materials become an integral part of the product and solids used as fuels, but excluding liquids and gases used solely as fuels.

(74) Process Weight Rate – (a) Means a rate established as follows:

(i) For continuous or long-run steady-state source operations, the total process weight for the entire period of continuous operation or for a typical portion thereof, divided by the number of hours of such period or portion thereof.

(ii) For cyclical or batch unit operations or unit processes, the total process weight for a period that covers a complete operation or an integral number of cycles, divided by the hours of actual process operation during such a period.

(b) Where the nature of any process or operation or the design of any equipment is such as to permit more than one interpretation of this definition, the interpretation that results in the minimum value for allowable emission shall apply.

(75) Pyrolysis/Combustion Unit – Means a unit that produces gases, liquids, or solids through the heating of waste; and the gases, liquids, or solids produced are combusted and emissions vented to the atmosphere.

(76) Refuse – Means garbage, rubbish, and/or trade waste.

(77) Refuse-derived Fuel – Means a type of municipal solid waste produced by processing municipal solid waste through shredding and size classification. This includes all classes of refuse-derived fuel including low-density fluff refuse-derived fuel through densified refuse-derived fuel and pelletized refuse-derived fuel.

(78) Retail Business Type Incinerator – Means an incinerator that combusts waste typical of a retail business rather than domestic, commercial, or industrial activities.

(79) Rubbish – Means solid wastes from residences and dwellings, commercial establishments, and institutions.

(80) Salvage Operations – Means any operation of a business, trade, or industry engaged in whole or in part in salvaging or reclaiming any product or material including, but not limited to, metals, chemicals, shipping containers, drums, or automobiles.

(81) Secondary Emissions – Means emissions which would occur as a result of the construction or operation of a major source or major modification but do not come from the major source or major modification itself. Secondary emissions shall be specific, well defined, quantifiable, and shall impact the same general area as the source or modification which causes the secondary emissions. Secondary emissions may include, but are not limited to:

(a) Emissions from ships or trains moving to or from the new or modified source.

(b) Emissions from any offsite support operation which would not otherwise be constructed or increase its emissions as a result of the construction or operation of the major source or major modification.

(82) SIC Code – Means Standard Industrial Classification Codes which are four digit numerical codes designed by the U.S. Department of Labor in order to create uniform descriptions of business establishments.

(83) Sludge Incinerator – Means an incinerator that combusts wastes containing more than ten (10) percent (dry weight basis) sludge produced by municipal or industrial wastewater treatment plants or each incinerator that charges more than 2205 pounds per day (lb/day) (dry weight basis) of sludge produced by municipal or industrial wastewater treatment plants.

(84) Smoke – Means small gasborne and airborne particles arising from a process of combustion in sufficient number to be observable by a person of normal vision under normal conditions.

(85) Solid Fuel – Means a fuel which is fired as a solid such as coal, lignite, and wood.

(86) Spec. Oil – See definition of used oil.

(87) Stack – Means any flue, conduit, chimney, or opening arranged to conduct an effluent into the open air.

(88) Stack Height – Means the vertical distance measured in feet between the point of discharge from the stack or chimney into the outdoor atmosphere and the elevation of the land thereunder.

(89) Standard Conditions – Means 760 millimeters of mercury (mmHg) at twenty-five (25) degrees Centigrade (C).

(90) Stationary Source – Means any building, structure, installation, or process which emits or may emit an air pollutant subject to regulation by any national or state standard. Use of the term "source" is to be construed to mean "stationary source."

(91) Substantial Loss – Means, generally, a loss which would equal or exceed ten (10) percent of the total initial project cost.

(92) Synthetic Minor Source – Means a stationary source that obtains a federally enforceable physical or operational limitation from the Department to limit or cap the stationary source's potential to emit to avoid being defined as a major source or major modification, as defined by applicable federal and state regulations.

(93) Total Reduced Sulfur (TRS) – Means the sum of the sulfur compounds hydrogen sulfide, methyl mercaptan, dimethyl sulfide, and dimethyl disulfide that are released during the kraft pulping operation.

(94) Total Suspended Particulate (TSP) – Means particulate matter as measured by the method described in Appendix B, 40 CFR Part 50, July 1, 1987.

(95) Trade Waste – Means all solid, liquid, or gaseous material or rubbish resulting from construction, building operations, or the prosecution of any business, trade, or industry including, but not limited to, plastic products, cartons, paint, grease, oil and other petroleum products, chemicals, and cinders.

(96) Untreated Lumber – Means wood or wood products that have been cut or shaped and include wet, air-dried, and kiln-dried wood products. Untreated lumber does not include wood products that have been painted, pigment-stained, or "pressure-treated." Pressure-treating compounds include, but are not limited to, chromate copper arsenate, pentachlorophenol, and creosote.

(97) Used Oil – Means any oil that has been refined from crude or synthetic oil and as a result of use, storage, or handling, has become unsuitable for its original purpose due to the presence of impurities or loss of original properties, but which may be suitable for further use and may be economically recyclable. This also includes absorbent material contaminated with used oil such as oily rags or absorbent blankets. Two (2) types of used oil are defined as follows:

(a) Spec. Oil (Specification Oil) – Used oil that meets the following specifications: *

(i) Arsenic – 5 parts per million (ppm) maximum;

(ii) Cadmium – 2 ppm maximum;

(iii) Chromium – 10 ppm maximum;

(iv) Lead – 100 ppm maximum;

(v) Total halogens – 4000 ppm maximum; and**

(vi) Flash Point – 100 degrees Fahrenheit (F) (37.8 degrees C) minimum.

(b) Non-Spec. Oil (Off-Spec. Oil) – Used oil that does not meet the specification above.

(98) Utility Boiler – Means a boiler that produces steam, heated air, or other heated fluids for sale or for use in producing electric power for sale.

(99) Virgin Fuel – Means unused solid, liquid, or gaseous commercial fuel, and clean wood or bark that has not been processed other than for size reduction excluding clean wood or bark burned in an air curtain incinerator.

(100) Volatile Organic Compound (VOC) – (a) Means any organic compound which participates in atmospheric photochemical reactions; or which is measured by a reference method (as specified in 40 CFR Part 60, as of July 1, 1990), an equivalent method, an alternative method, or which is determined by procedures specified under any subpart of 40 CFR Part 60. This definition does not include compounds that have negligible photochemical reactivity according to the methods employed by the EPA to determine compounds listed in 40 CFR 51.100(s).

(b) For purposes of determining compliance with emission limits, VOCs will be measured by the approved test methods. Where such a method also inadvertently measures compounds with negligible photochemical reactivity, an owner or operator may exclude these negligibly reactive compounds when determining compliance with an emissions standard.

(101) Waste – Means any discarded material including, but not limited to, used oil, hazardous waste fuel, hazardous waste, medical waste, municipal solid waste (MSW), sludge, waste fuel, and waste classification Types 0 through 6 or any material which as a result of use, storage, or handling has become unsuitable for its original purpose due to the presence of impurities or loss of original properties.

(a) Type 0 – Trash, a mixture of highly combustible waste such as paper, cardboard, wood boxes, and combustible floor sweepings from commercial and industrial activities. The mixture contains up to ten (10) percent by weight of plastic bags, coated paper, laminated paper, treated corrugated cardboard, oily rags, and plastic or rubber scraps.

Typical composition: ten (10) percent moisture, five (5) percent incombustible solids, and has a heating value of approximately 8500 Btu/lb as fired.

(b) Type 1 – Rubbish, a mixture of combustible waste such as paper, cardboard cartons, wood scrap, foliage, and combustible floor sweepings from domestic, commercial, and industrial activities. The mixture contains up to twenty (20) percent by weight of restaurant or cafeteria waste, but contains little or no treated paper, plastic, or rubber wastes.

Typical composition: twenty-five (25) percent moisture, ten (10) percent incombustible solids, and has a heating value of approximately 6500 Btu/lb as fired.

(c) Type 2 – Refuse, consisting of an approximately even mixture of rubbish and garbage by weight. This type of waste is common to apartment and residential occupancy.

Typical composition: up to fifty (50) percent moisture, seven (7) percent incombustible solids, and has a heating value of approximately 4300 Btu/lb as fired.

(d) Type 3 – Garbage, consisting of animal and vegetable wastes from restaurants, cafeterias, hotels, hospitals, markets, and like installations.

Typical composition: up to seventy (70) percent moisture, up to five (5) percent incombustible solids, and has a heating value of approximately 2500 Btu/lb as fired.

(e) Type 4 – Human and animal remains, consisting of carcasses, organs, and solid organic wastes from hospitals, laboratories, abattoirs, animal pounds, and similar sources.

Typical composition: up to eighty-five (85) percent moisture, five (5) percent incombustible solids, and having a heating value of approximately 1000 Btu/lb as fired.

(f) Type 5 – By-product waste, gaseous, liquid, or semi-liquid, such as tar, paints, solvents, sludge, fumes, etc., from industrial operations. Btu values shall be determined by the individual materials to be destroyed.

(g) Type 6 – Solid by-product waste, such as rubber, plastics, wood waste, etc., from industrial operations. Btu values shall be determined by the individual materials to be destroyed.

(102) Waste Fuel – Means waste that does not meet hazardous waste criteria but has a heat value greater than 5000 Btu /lb.

(103) Yard Waste – Means grass, grass clippings, bushes, shrubs, and clippings from bushes and shrubs that are generated by residential, commercial/retail, institutional, and/or industrial sources as part of maintenance activities associated with yards or other private or public lands. Yard waste does not include construction, renovation, and demolition wastes, which are exempt from the definition of MSW in this section. Yard waste does not include clean wood, which is also exempt from the definition of MSW in this section.

* This specification does not apply to used oil fuel mixed with a hazardous waste.

** Used oil containing more than 1000 ppm total halogens is presumed to be a hazardous waste. The burden of proof that this is not true rests with the user.

SECTION II – PERMIT REQUIREMENTS

The following regulation will not supersede any state or federal requirements nor special permit conditions, unless this regulation would impose a more restrictive emission limit. The owner or operator shall comply with all terms, conditions, and limitations of any Department-issued permit for sources or activities at the owner or operator's facility. A source's permit status may change upon promulgation of new regulatory requirements.

(A) Construction Permits

(1) Applicability

(a) Except as allowed under Section II(A)(1)(b) and (A)(1)(c) below, any person who plans to construct, alter, or add to a source of air contaminants, including installation of any device for the control of air contaminant discharges, shall first obtain a construction permit from the Department prior to commencement of construction.

(b) The Department may grant permission to proceed with minor alterations or additions without issuance of a construction permit when the Department determines that the alteration or addition will not increase the quantity and will not alter the character of the source's emissions.

(c) The owners or operators of sources not requesting to use federally enforceable construction permit conditions to limit potential to emit, sources not subject to regulations with more stringent start of construction limitations, or sources not otherwise exempt from permit requirements, may undertake the following on-site activities prior to obtaining a construction permit:

(i) Planning;

(ii) Engineering and design;

(iii) Geotechnical investigation;

(iv) Site land clearing and grading;

(v) Setting up temporary trailers to house construction staff and contractor personnel;

(vi) Ordering of equipment and materials;

(vii) Receipt and storing of equipment;

(viii) Pouring of the foundation up to and including the mounting pads and slab on grade;

(ix) Relocation of utilities;

(x) For existing sources, relocation/installation of piping, electrical service, and instrumentation;

(xi) Temporary power for the site (such as power lines);

(xii) Site drainage including ditches and culverts;

(xiii) Temporary dewatering activities associated with the excavations;

(xiv) Temporary gravel (Right Out of Crusher (ROC)) road beds for the site;

(xv) Soil only excavations;

(xvi) Temporary telecommunications for the site (such as telephone and internet); and

(xvii) Security fencing related to the storage of equipment and materials.

(d) In the event that the source does not qualify for issuance of a construction permit, the owners or operators accept the financial risk of commencing the activities listed in Section II(A)(1)(c)(i) through (A)(1)(c)(xvii) above.

(2) No permit to construct or modify a source will be issued if emissions interfere with attainment or maintenance of any state or federal standard.

(3) The owner or operator shall submit written notification to the Department of the date construction is commenced, postmarked within thirty (30) days after such date, and written notification of the actual date of initial startup of each new or altered source, postmarked within fifteen (15) days after such date.

(4) Approval to construct shall become invalid if construction:

(a) Is not commenced within eighteen (18) months after receipt of such approval;

(b) Is discontinued for a period of eighteen (18) months or more; or

(c) Is not completed within a reasonable time as deemed by the Department.

(5) The Department may extend the construction permit for an additional 18-month period upon a satisfactory showing that an extension is justified. This provision does not apply to the time period between construction of the approved phases of a phased construction project; each phase must commence construction within eighteen (18) months of the projected and approved commencement date.

(B) Exemptions from the Requirement to Obtain a Construction Permit

(1) No construction permits shall be required for the sources listed in Section II(B)(1)(a) through (B)(1)(c) below, which burn virgin fuel and which were constructed prior to February 11, 1971, and which are not located at a facility that meets the definition of a major source as defined in Regulation 61-62.70.2(r); however, modifications at these facilities may trigger the requirement to obtain a construction permit.

(a) Natural gas boilers.

(b) Oil-fired boilers of 50 million British thermal unit per hour (Btu/hr) rated input capacity or smaller.

(c) Coal-fired boilers of 20 million Btu/hr rated input capacity or smaller.

(2) No construction permits shall be required for the sources listed in Section II(B)(2)(a) through (B)(2)(h) below, unless otherwise specified by Regulation 61-62.70 or any other state or federal requirement. A source's exemption status may change upon the promulgation of new regulatory requirements applicable to any of the sources listed in Section II(B)(2)(a) through (B)(2)(g), or to any other sources that have been determined to have total uncontrolled emissions less than the thresholds in Section II(B)(2)(h), or to any similar sources that have been granted an exemption by the Department.

(a) Boilers and space heaters of less than 1.5 million Btu/hr rated input capacity which burn only virgin liquid fuels or virgin solid fuels.

(b) Boilers and space heaters of less than 10 million Btu/hr rated input capacity which burn only virgin gas fuels.

(c) Comfort air-conditioning or ventilation systems.

(d) Motor vehicles.

(e) Laboratory hoods.

(f) Emergency power generators as described below:

(i) Generators of less than or equal to 150 kilowatt (kW) rated capacity.

(ii) Generators of greater than 150 kW rated capacity designated for emergency use only and are operated a total of 500 hours per year or less for testing and maintenance and have a method to record the actual hours of use such as an hour meter.

(g) Sources emitting only steam, air, nitrogen, oxygen, carbon dioxide, or any physical combination of these.

(h) Sources with a total uncontrolled potential to emit (PTE) of less than five (5) tons per year each of particulates, sulfur dioxide, nitrogen oxides, and carbon monoxide; and a total uncontrolled PTE of less than 1000 pounds per month (lbs/month) of VOCs will not require construction permits. Unless otherwise exempt, sources may be exempted under this section at higher emission levels if there is a demonstration that there are no applicable limits or requirements. These applicable requirements include federally applicable limits or requirements. However, these sources may be required to be included in any subsequent construction or operating permit review to ensure that there is no cause or contribution to an exceedance of any ambient air quality standard or limit. For toxic air pollutant exemptions, refer to Regulation 61-62.5, Standard No. 8. Emissions calculations and any other information necessary to document qualification for this exemption must be maintained onsite and provided to the Department upon request.

(3) The Department will place the exempt sources listed in Section II(B)(2)(a) through (B)(2)(g) above, and other sources that have been determined will not interfere with the attainment or maintenance of any state or federal standard, on a list of sources to be exempted without further review. The Department may develop emission thresholds for exemption that have been determined will not interfere with the attainment or maintenance of any state or federal standard, to be maintained with the list of sources to be exempted without further review. This list of sources and source emission thresholds that are exempt without further review from the requirement to obtain a construction permit will be maintained by the Department and periodically published in the South Carolina State Register for use by the public and the regulated community. Requests to the Department may be made to add sources to the list.

(4) Sources with only fugitive emissions must submit source information, and the need for permit(s) will be made by the Department on a case-by-case basis. This determination will take into consideration, but will not be limited to, the nature and amount of the pollutants, location, proximity to residences and commercial establishments, etc.

(5) Sources of VOCs greater than 1000 lbs/month may not require a permit. This determination will take into consideration, but will not be limited to, applicability to state and federal requirements. No waiver will be permissible if federal requirements apply unless otherwise exempt. Emissions calculations and any other information necessary to document qualification for this exemption and the need for permit(s) will be made by the Department on a case-by-case basis. Exempt sources of VOCs may be required to be included in any subsequent construction or operating permit review to ensure that there is no cause or contribution to an exceedance of any ambient air quality standard or limit.

(6) Requests for exemption from the requirement to obtain a construction permit, for new sources similar to sources already on the Department maintained list established in Section II(B)(3) above, or for modifications to existing equipment, including the reconstruction, relocation, and replacement of existing equipment, which may qualify for exemption as per Section II(B)(2)(h) and Section II(B)(4) above, shall include the following information:

(a) A complete description of the existing equipment and proposed modification;

(b) The pollutant(s) being emitted and any deviation from the parameters provided in earlier permit applications, permit exemptions, and issued permits;

(c) Any ambient air quality demonstrations needed for Regulation 61-62.5, Standards No. 2, No. 7, and No. 8; and

(d) A regulatory review to demonstrate the project is not a CAA Title I modification nor subject to Regulation 61-62.5, Standards No. 7 and No. 7.1.

(7) The construction permitting exemptions in Section II(B) do not relieve the owner or operator of any source from any obligation to comply with any other applicable requirements. The Department reserves the right to require a construction permit, and the need for permit(s) will be made by the Department on a case-by-case basis. This determination will take into consideration, but will not be limited to, the nature and amount of the pollutants, location, proximity to residences and commercial establishments, etc.

(C) Construction Permit Applications

(1) Construction permit applications shall be reviewed, signed, and sealed by a professional engineer registered to practice in the State of South Carolina (except professional engineers employed by the federal government preparing applications for the federal government or other professional engineers exempted from the state registration requirements).

(2) The following are exempt from the requirement that the construction permit applications be reviewed, signed, and sealed by a registered professional engineer provided the proposed unit is identical to a prototype model which has been previously designed or otherwise certified by a professional engineer:

(a) Package-type incinerators of 750 lb/hr rated capacity or smaller which burn Types 0 and 1 wastes as defined by the Incinerator Institute of America;

(b) Package-type incinerators of 500 lb/hr rated capacity or smaller which burn animal remains excluding those remains that are considered infectious waste;

(c) Package-type boilers of 100 million Btu/hr input capacity or smaller which burn natural gas or virgin oil as fuel; and

(d) Package-type concrete batch plants that are designed to be hauled to a site, set up, and broken down quickly, with little to no additional equipment needed to manufacture product.

(3) Construction permit applications shall provide the information described in Section II(C)(3)(a) through (C)(3)(r). This information should be submitted on Department forms, but project specific information may need to be provided in addition to that requested in applicable forms.

(a) The facility name (the name used to identify the facility at the location requesting the permit);

(b) The location of the facility including its street address;

(c) The name, mailing address, e-mail address, and telephone number of the owner or operator for the facility;

(d) The name, mailing address, e-mail address, and telephone number of the facility’s air permit contact person;

(e) The facility's Federal Employer Identification Number or Federal Tax ID Number;

(f) A description and the U. S. Standard Industrial Classification (SIC) Code and North American Industry Classification System (NAICS) Code of the products or product lines to be produced by the proposed sources covered by this application;

(g) The facility's planned operating schedules;

(h) A description of the facility's proposed new or altered processes, including the physical and chemical properties and feed rate of the materials used and produced (in pounds per hour), from which the facility determined potential emissions;

(i) A process flow diagram/production process layout of all new or altered sources showing the flow of materials and intermediate and final products. The process flow diagram/production process layout must identify all equipment, machines, and process steps or product lines within the production process; all product streams; all exhaust streams (emission points) including fugitive within the production process; all waste streams; and all control devices including inherent process control devices used within the production process;

(j) A detailed description of each proposed or existing source that is being altered, including the size and type along with the make and model of the source and any associated air pollution control equipment;

(k) A description, including physical and chemical properties and the Chemical Abstract Service (CAS) number (if applicable), of all emissions from each proposed source or existing source that is being altered. Mass emission data and emission calculations, including the potential uncontrolled and controlled mass emission rate of each criteria pollutant and other air contaminants such as VOCs, toxic air pollutants (TAPs), and HAPs, that will be emitted from each source covered by the application. Emission calculations must be based on proper documentation that supports the basis of the emission rates such as stack test data, AP-42 emission factors, material balance, and/or engineering estimates. All assumptions used in the emission calculations must be provided. Fugitive emissions (for example, emissions from filling operations, pumps, valves, flanges, etc.) must be included in the emission calculations;

(*l*) A description of all air pollution control devices or systems on the new or altered sources, whether inherent or add-on. The description shall include, but not be limited to, the manufacturer specifications and ratings, the engineering design and operating characteristics, the projected capture and destruction, the control or removal efficiencies at expected contaminant loading levels, and the monitoring data collection and recordkeeping necessary to ensure proper operation of the air pollution control devices;

(m) Source information and calculations to demonstrate compliance with "Good Engineering Practice Stack Height" rules;

(n) A description of each stack or vent related to the proposed and/or existing source(s), including the minimum anticipated height above ground, maximum anticipated internal dimensions, discharge orientation, exhaust volume flow rate, exhaust gas temperature, and rain protection device, if any;

(*o*) Scale drawings showing a plan view of the property lines, the location of the source, all stacks, and other emission points related to the source, as well as buildings that might affect dispersion of any emissions;

(p) An air dispersion modeling analysis or other information demonstrating that emissions from the facility, including those in the application, will not interfere with the attainment or maintenance of any ambient air quality standard;

(q) A summary of facility-wide potential uncontrolled and controlled emissions with a regulatory applicability determination; and

(r) Other information as may be necessary for proper evaluation of the source as determined by the Department.

(D) General Construction Permits

(1) The Department may develop and issue general construction permits applicable to similar sources for new construction projects or minor modifications to existing sources.

(2) Any general construction permit shall incorporate all requirements applicable to the construction of similar sources and shall identify criteria by which sources may qualify for coverage under a general construction permit.

(3) Coverage under a General Construction Permit

(a) Sources may submit a construction permit application to the Department with a request for coverage under the conditions and terms of a general construction permit for similar sources. The Department shall grant a general construction permit to sources certifying qualification for and agreeing to the conditions and terms of a general construction permit for similar sources.

(b) A source that has submitted an individual construction permit application to the Department and has not requested coverage under the conditions and terms of a general construction permit for similar sources, but which is determined to qualify for coverage under a general construction permit, may be granted coverage under the general construction permit at the sole discretion of the Department.

(4) A source shall be subject to enforcement action for operation without a valid permit if the source is later determined not to qualify for coverage under a general construction permit.

(5) The Department may grant a source authorization to operate under a general construction permit, but such a grant shall be a final permit action for purposes of judicial review.

(6) The permit application for general construction permits may deviate from the requirements of Section II(C) above, provided that such application includes all information necessary to determine qualification for, and to assure compliance with, the general permit.

(7) A source that qualifies for coverage under a Department issued general construction permit may submit a construction permit application to the Department and request an individual construction permit in lieu of coverage under a general construction permit.

(E) Synthetic Minor Construction Permits

(1) General Provisions

(a) Any stationary source may request to use federally enforceable permit conditions to limit the source’s potential to emit and become a synthetic minor source.

(b) Stationary sources requesting a synthetic minor construction permit shall submit a complete permit application package to the Department as prescribed by Section II(E)(5) below.

(c) Stationary sources requesting a synthetic minor construction permit shall undergo the public participation procedures of Section II(N) below.

(d) The Department shall act, within a reasonable time, on an application for a synthetic minor construction permit and shall notify the applicant in writing of its approval, conditional approval, or denial.

(e) In the event of a denial of a synthetic minor construction permit application, the Department shall notify the applicant in writing of the reasons for the denial. The Department shall not accept a subsequent synthetic minor construction permit application until the applicant has addressed the concerns specified by the Department which caused the denial. The source shall correct all deficiencies noted by the Department within sixty (60) calendar days of receiving notice of the denial, or submit a complete major source construction permit application, as prescribed by Section II(C) above, if the source desires to proceed with the project.

(2) New Sources and Modifications

(a) A stationary source desiring to restrict its potential to emit shall submit a written request to the Department for a federally enforceable construction permit conditioned to constrain the operation of the source, along with a completed construction permit application package as prescribed by Section II(E)(5) below. The construction of the new or modified source shall not commence until the source has received an effective permit to construct.

(b) The owner or operator shall submit written notification to the Department of the date construction is commenced, postmarked within thirty (30) days after such date, and written notification of the actual date of initial startup of each new or altered source, postmarked within fifteen (15) days after such date. A written request to obtain an operating permit shall be submitted to the Department within fifteen (15) days after the actual date of initial startup of each new or altered source in accordance with Section II(F) below. A satisfactory compliance inspection by a Department representative may precede the issuance of an operating permit for any newly constructed or modified source.

(3) Synthetic Minor Construction Permit Conditions

(a) Synthetic minor construction permits shall contain the standard permit conditions listed in Section II(J)(1) below and any special permit conditions required to verify a source's compliance with the emissions limitations and operational requirements.

(b) The limitations and requirements listed as permit conditions shall be permanent, quantifiable, or otherwise enforceable as a practical matter.

(c) All synthetic minor construction permit conditions that constrain the operation of a source in an effort to limit potential to emit below major source threshold levels shall be federally enforceable. Unless otherwise agreed by the Department and EPA, the Department shall provide to EPA on a timely basis a copy of each proposed (or draft) and final permit intended to be federally enforceable.

(4) General Synthetic Minor Construction Permits

(a) The Department may, after notice and opportunity for public participation provided under Section II(N) below, issue a general synthetic minor construction permit applicable to similar sources.

(b) Any general synthetic minor construction permit shall incorporate all requirements applicable to the construction of similar synthetic minor sources and shall identify criteria by which sources may qualify for coverage under a general synthetic minor construction permit.

(c) Coverage under a General Synthetic Minor Construction Permit

(i) Sources may submit a synthetic minor construction permit application to the Department with a request for coverage under the conditions and terms of a general synthetic minor construction permit for similar sources. The Department shall grant a general synthetic minor construction permit to sources certifying qualification for and agreeing to the conditions and terms of a general synthetic minor construction permit for similar sources.

(ii) A source that has submitted an individual synthetic minor construction permit application and has not requested coverage under the conditions and terms of a general synthetic minor construction permit for similar sources, but which is determined to qualify for coverage under a general synthetic minor construction permit, may be granted coverage under the general synthetic minor construction permit at the sole discretion of the Department.

(d) The source shall be subject to enforcement action for operation without a valid permit if the source is later determined not to qualify for coverage under a general synthetic minor construction permit.

(e) The Department may grant a source authorization to operate under a general synthetic minor construction permit without further public notice, but such a grant shall be a final permit action for purposes of judicial review.

(f) The Department shall provide timely notice to the public of any authorization given to a facility to operate under the terms of a general synthetic minor construction permit. Such notice may be made on a periodic, summarized basis covering all facilities receiving authorization since the last notice.

(g) A source that qualifies for coverage under a Department issued general synthetic minor construction permit may submit a construction permit application to the Department and request an individual synthetic minor construction permit in lieu of coverage under a general synthetic minor construction permit.

(5) Requirements for Synthetic Minor Construction Permit Applications

(a) In addition to the minimum information required by Section II(C)(3) above, any facility applying for a synthetic minor construction permit must also provide the following:

(i) Potential emission calculations and proposed federally enforceable emission limitations for each emission unit at the facility verifying that the total emissions at the facility will be below the major source (or facility) thresholds;

(ii) All proposed production and/or operational limitations that will constrain the operation of each emission unit that are to be identified as federally enforceable; and

(iii) All proposed monitoring parameters, recordkeeping, and reporting requirements the applicant will use to determine and verify compliance with the requested federally enforceable limitations on a

continuous basis. The applicant shall also provide the compliance status of these proposed parameters and requirements at the time of the application submittal.

(b) The permit application for general synthetic minor construction permits may deviate from the requirements of Section II(E)(5)(a) provided that such application includes all information necessary to determine qualification for, and to assure compliance with, the general permit.

(F) Operating Permits

(1) The owner or operator shall submit written notification to the Department of the actual date of initial startup of each new or altered source, postmarked within fifteen (15) days after such date. Any source that is required to obtain an air quality construction permit issued by the Department must obtain an operating permit when the new or altered source is placed into operation and shall comply with the requirements of this section.

(2) When a Department issued construction permit includes only emission limits, monitoring, reporting, and/or other requirements that do not establish engineering or construction specifications for the project, the owner or operator may operate the source in compliance with the terms and conditions of the construction permit until the operating permit is issued by the Department.

(3) When a Department issued construction permit includes engineering and/or construction specifications, the owner/operator or professional engineer in charge of the project shall certify that, to the best of his/her knowledge and belief and as a result of periodic observation during construction, the construction under application has been completed in accordance with the specifications agreed upon in the construction permit issued by the Department. If construction is certified as provided above, the owner or operator may operate the source in compliance with the terms and conditions of the construction permit until the operating permit is issued by the Department. If construction is not built as specified in the permit application and associated construction permit(s), the owner/operator must submit to the Department a complete description of modifications that are at variance with the documentation of the construction permitting determination prior to commencing operation. Construction variances that would trigger additional requirements that have not been addressed prior to start of operation shall be considered construction without a permit.

(4) Request for a New or Revised Operating Permit

(a) For sources covered by an effective Title V operating permit, the modification request required by Regulation 61-62.70 shall serve as the request to operate for the purposes of this regulation.

(b) For sources not subject to Regulation 61-62.70, or not yet covered by an effective Title V operating permit, the owner or operator shall submit a written request for a new or revised operating permit to cover any new, or altered source, postmarked within fifteen (15) days after the actual date of initial startup of each new or altered source.

(c) The written request for a new or revised operating permit must include, at a minimum, the following information:

(i) A list of sources that were placed into operation; and

(ii) The actual date of initial startup of each new or altered source.

(5) General Operating Permits

(a) The Department may develop and issue a general operating permit applicable to similar sources.

(b) Any general operating permit shall incorporate all requirements applicable to the operation of similar sources and shall identify criteria by which sources may qualify for coverage under a general operating permit.

(c) Coverage under a General Operating Permit

(i) Sources may submit a permit application to the Department with a request for coverage under the conditions and terms of a general operating permit for similar sources. The Department shall grant a general operating permit to a source certifying qualification for and agreeing to the conditions and terms of a general operating permit for similar sources.

(ii) A source that has submitted an individual permit application to the Department and has not requested coverage under the conditions and terms of a general operating permit for similar sources, but which is determined to qualify for coverage under a general operating permit, may be granted coverage under the general operating permit at the sole discretion of the Department.

(d) The source shall be subject to enforcement action for operation without a valid permit if the source is later determined not to qualify for coverage under a general operating permit.

(e) The Department may grant a source authorization to operate under a general operating permit, but such a grant shall be a final permit action for purposes of judicial review.

(f) A source that qualifies for coverage under a Department issued general operating permit may submit an operating permit application to the Department and request an individual operating permit in lieu of coverage under a general operating permit.

(G) Conditional Major Operating Permits

(1) The requirements of Section II(G) shall apply to those sources that request a federally enforceable permit to limit their potential to emit to less than major source thresholds.

(2) General Provisions

(a) Any stationary source that satisfies the definition of a major source may request a federally enforceable conditional major operating permit to limit the source's potential to emit and become a conditional major source. Any stationary source that has received a synthetic minor construction permit to limit the source's potential to emit below major source threshold levels, that is not required to obtain a Title V operating permit, shall be issued a conditional major operating permit to consolidate the source's limitations on potential to emit and shall be considered a conditional major source.

(b) Stationary sources requesting a conditional major operating permit shall submit a complete request for a new or revised operating permit to the Department as required by Section II(G)(6) below.

(c) Stationary sources requesting an original conditional major operating permit shall undergo the public participation procedures of Section II(N) below.

(d) The Department shall act on a request for a conditional major operating permit and shall notify the source in writing of its approval, conditional approval, or denial.

(e) In the event of a denial of a conditional major operating permit request, the Department shall notify the source in writing of the reasons for the denial. The Department shall not accept a subsequent conditional major operating permit request until the source has addressed the concerns specified by the Department which caused the original denial. The source shall correct all deficiencies noted by the Department or submit a complete permit application in accordance with Regulation 61-62.70 in order to receive a Title V operating permit.

(3) Existing Sources

(a) Any owner or operator desiring to be permitted as a conditional major source shall submit an operating permit request containing the information identified in Section II(G)(6) below. A federally enforceable conditional major operating permit shall constrain the operations of the source such that potential emissions fall below applicable regulatory levels and therefore exclude the source from the requirements to have a Title V operating permit.

(b) A request for a conditional major operating permit shall not relieve a source from the requirement to meet the deadline for submittal of a Title V operating permit application.

(4) New or Modified Sources

(a) Any owner or operator who plans to construct, alter, or add to a source of air contaminants, including the installation of any device for the control of air contaminant discharges, and desires a conditional major operating permit shall provide a written request to the Department for a federally enforceable synthetic minor construction permit conditioned to constrain the operation of the source, along with a complete construction permit application package containing the information identified in Section II(G)(6) below. The construction of the new or modified source shall not commence until the source has received an effective permit to construct from the Department.

(b) A written request to obtain a conditional major operating permit shall be submitted to the Department, postmarked within fifteen (15) days after the actual date of initial startup of each new or altered source. This request shall include any additional information required in Section II(G)(6) below. These facilities will be issued conditional major operating permits without further public notice if no substantive changes to limitations are required. A satisfactory compliance inspection by a Department representative may precede the issuance of an operating permit for any newly constructed or modified source.

(5) Conditional Major Operating Permit Conditions

(a) Conditional major operating permits shall contain the standard permit conditions listed in Section II(J)(1) below, and any special permit conditions required to verify a source's compliance with the emissions limitations and operational requirements.

(b) The limitations and requirements listed as permit conditions shall be permanent, quantifiable, or otherwise enforceable as a practical matter.

(c) All conditional major operating permit conditions that constrain the operation of a source in an effort to limit potential to emit below major source threshold levels as defined in Regulation 61-62.70 shall be federally enforceable. Unless otherwise agreed by the Department and EPA, the Department shall provide to EPA on a timely basis a copy of each proposed (or draft) and final permit intended to be federally enforceable.

(6) Additional Requirements for Conditional Major Operating Permit Requests

(a) In addition to the minimum information required by Section II(C)(3) above, any facility requesting a conditional major operating permit must also provide the following:

(i) Potential emission calculations and proposed federally enforceable emission limitations for each emission unit at the facility verifying that the total emissions at the facility will be below the major source (or facility) thresholds;

(ii) All proposed production and/or operational limitations that will constrain the operation of each emission unit that are to be identified as federally enforceable; and

(iii) All proposed monitoring parameters, recordkeeping, and reporting requirements the source will use to determine and verify compliance with the requested federally enforceable limitations on a continuous basis. The source shall also provide the compliance status of these proposed parameters and requirements at the time of the request submittal.

(b) The request for general conditional major operating permits may deviate from the requirements of Section II(G)(6) provided that such request includes all information necessary to determine qualification for, and to assure compliance with, the general permit.

(7) General Conditional Major Operating Permits

(a) The Department may, after notice and opportunity for public participation provided under Section II(N) below, issue a general conditional major operating permit applicable to similar sources.

(b) Any general conditional major operating permit shall incorporate all requirements applicable to the operation of similar conditional major sources and shall identify criteria by which sources may qualify for a general permit.

(c) Coverage under a General Conditional Major Operating Permit

(i) Sources may submit a permit application to the Department with a request for coverage under the conditions and terms of a general conditional major operating permit for similar sources. The Department shall grant a general conditional major operating permit to sources certifying qualification for and agreeing to the conditions and terms of a general conditional major operating permit for similar sources.

(ii) A source that has submitted an individual permit application to the Department and has not requested coverage under the conditions and terms of a general conditional major operating permit for similar sources, but which is determined to qualify for coverage under a general conditional major operating permit, may be granted coverage under the general conditional major operating permit at the sole discretion of the Department.

(d) The source shall be subject to enforcement action for operation without a valid permit if the source is later determined not to qualify for coverage under a general conditional major operating permit.

(e) The Department may grant a source authorization to operate under a general conditional major operating permit without further public notice, but such a grant shall be a final permit action for purposes of judicial review.

(f) The Department shall provide timely notice to the public of any authorization given to a facility to operate under the terms of a general conditional major operating permit. Such notice may be made on a periodic, summarized basis covering all facilities receiving authorization since the last notice.

(g) A source that qualifies for coverage under a Department issued general conditional major operating permit may submit a permit application to the Department and request an individual conditional major operating permit in lieu of coverage under a general conditional major operating permit.

(H) Operating Permit Renewal Requests

(1) Submission of a request for renewal meeting the requirements in Section II(H)(2)-(5) below, shall allow the owner or operator to continue operating pursuant to the most recent operating permit until such time as the Department has taken final action on the request for renewal.

(2) Any source that wishes to have its operating permit renewed must submit a written request to the Department.

(3) The provisions of Section II(H) shall apply only to those sources not subject to Regulation 61-62.70. For sources covered by an effective Title V operating permit, the operating permit renewal request required by Regulation 61-62.70 shall serve as the request to operate for the purposes of this regulation.

(4) For sources not subject to Regulation 61-62.70, the owner or operator shall submit an operating permit renewal request to the Department within ninety (90) days prior to the operating permit expiration date. The source may be inspected by the Department in order to decide whether to renew the permit. Past records of compliance and future probability of compliance will be considered in making the decision regarding renewal.

(5) Operating permit renewal requests shall include a description of any changes at the facility that have occurred since issuance of the last operating permit that may affect the operating permit or operating permit review. In general, the description shall include any addition, alteration, or removal of sources, including sources exempt from construction permit requirements; addition, alteration, or removal of emission limitations; any changes to monitoring, recordkeeping, or reporting requirements; and any changes or additions to special permit conditions. The following items should be addressed as part of the operating permit renewal request:

(a) The facility name (the name used to identify the facility at the location requesting the permit);

(b) The location of the facility including its street address;

(c) The name, mailing address, e-mail address, and telephone number of the owner or operator for the facility;

(d) The name, mailing address, e-mail address, and telephone number of the facility's air permit contact person;

(e) The facility's Federal Employer Identification Number or Federal Tax ID Number;

(f) Any change to the SIC Code or NAICS Codes of the products or product lines;

(g) Any construction permits to be incorporated into the operating permit, either whole or in part, any listed information descriptions that have been removed or decommissioned, and any changes to exempted sources listed in the current operating permit;

(h) Any change to the facility's planned operating schedules or description of the facility's current and/or proposed processes, including the physical and chemical properties and feed rate of the materials used and produced (in lb/hr) from which the facility determined actual and potential emissions;

(i) Any changes to current process flow diagram or production process layout shall be addressed, showing the flow of materials and intermediate and final products. Updated process flow diagram or production process layout must identify major equipment, machines, and process steps or product lines within the production process; all product streams; all exhaust streams (emission points) including fugitive within the production process; all waste streams; and all control devices including inherent process control devices used within the production process;

(j) A description, including the CAS number (if applicable), of all emissions from each source. Mass emission data and emission calculations, including the potential uncontrolled and controlled mass emission rate of each criteria pollutant and other air contaminants such as VOCs, TAPs, and HAPs emitted from each source. Emission calculations must be based on proper documentation that supports the basis of the emission rates such as stack test data, AP-42 emission factors, material balance, and/or engineering estimates. All assumptions used in the emission calculations must be provided. Fugitive emissions (for example, emissions from filling operations, pumps, valves, flanges, etc.) must be included in the emission calculations. A summary of facility-wide potential uncontrolled and controlled emissions with a regulatory applicability determination must be provided. If existing data supplied to the Department remains correct, identify documents referenced to comply with this requirement;

(k) A description of stack, vent, or fugitive emission parameters associated with each non-exempt emission source. For each emission point/source, this information should include, as appropriate, Universal Transverse Mercator or latitude and longitude coordinates of the emission location, the minimum height above ground, maximum internal dimensions of the emission point/vent, discharge orientation, emission exit velocity, emission exit temperature, dimensions describing the volume or area of fugitive emissions, existence of any rain protection device or other impediment to vertical dispersion, etc. If existing data supplied to the Department remains correct, identify the document(s) submitted to comply with this requirement; and

(*l*) Other information as may be necessary for proper evaluation of the operating permit request.

(I) Registration Permits

(1) Development of Registration Permits

(a) The Department may develop and issue a registration permit applicable to similar sources.

(b) Any registration permit developed shall incorporate all requirements applicable to the construction and operation of similar sources and shall identify criteria by which sources may qualify for coverage under a registration permit.

(c) Registration permits will be developed only for specific stationary source groups with uncontrolled potential to emit less than the threshold for major source groups, in accordance with Regulation 61-62.70, Title V Operating Permit Program; Regulation 61-62.5, Standard No. 7, Prevention of Significant

Deterioration; Regulation 61-62.5, Standard No. 7.1, Nonattainment New Source Review; and where equipment similarities and simplicity remove the need for in depth site-specific review.

(2) Application for Coverage Under a Registration Permit

(a) Coverage under a Registration Permit

(i) Sources may submit a permit application to the Department with a request for coverage under the conditions and terms of a registration permit for similar sources in lieu of a construction and operating permit as provided in Section II(A) and (F) above. The Department shall grant a registration permit to sources certifying qualification for and agreeing to the conditions and terms of the registration permit applicable to similar sources.

(ii) A source that has submitted an individual permit application to the Department and has not requested coverage under the conditions and terms of a registration permit for similar sources, but which is determined to qualify for a registration permit, may be granted coverage under the registration permit at the sole discretion of the Department.

(b) The source shall be subject to enforcement action for operation without a valid permit if the source is later determined not to qualify for coverage under a registration permit.

(c) The Department reserves the right to require a construction and/or operating permit; the requirement for a permit(s) will be made by the Department on a case-by-case basis. This determination will take into consideration, but may not be limited to, the nature and amount of the pollutants, location, and proximity to residences and commercial establishments.

(d) The Department may grant a source authorization to operate under a registration permit, but such a grant shall be a final permit action for purposes of judicial review.

(e) A source that qualifies for coverage under a Department issued registration permit may submit a permit application to the Department and request an individual permit in lieu of coverage under a general registration permit.

(3) Registration Permit Conditions

(a) Registration permits shall contain any applicable permit conditions listed in Section II(J) below as the Department finds appropriate.

(b) Registration permits shall contain any applicable special permit conditions required to verify a source’s compliance with any emissions limitations and operational requirements.

(4) Any registration permit may be reopened by the Department for cause or to include any new standard or regulation which becomes applicable to a source during the life of the permit.

(J) Permit Conditions

(1) Standard Permit Conditions

All construction and operating permits shall contain the following standard permit conditions.

(a) No applicable law, regulation, or standard will be contravened.

(b) All official correspondence, plans, permit applications, and written statements are an integral part of the permit. Any false information or misrepresentation in the application for a construction or operating permit may be grounds for permit revocation.

(c) For sources not required to have continuous emission monitors, any malfunction of air pollution control equipment or system, process upset, or other equipment failure which results in discharges of air contaminants lasting for one (1) hour or more and which are greater than those discharges described for normal operation in the permit application, shall be reported to the Department within twenty-four (24) hours after the beginning of the occurrence and a written report shall be submitted to the Department within thirty (30) days. The written report shall include, at a minimum, the following:

(i) The identity of the stack and/or emission point where the excess emissions occurred;

(ii) The magnitude of the excess emissions expressed in the units of the applicable emission limitation and the operating data and calculations used in determining the excess emissions;

(iii) The time and duration of the excess emissions;

(iv) The identity of the equipment causing the excess emissions;

(v) The nature and cause of such excess emissions;

(vi) The steps taken to remedy the malfunction and the steps taken or planned to prevent the recurrence of such malfunction;

(vii) The steps taken to limit the excess emissions; and

(viii) Documentation that the air pollution control equipment, process equipment, or processes were at all times maintained and operated, to the maximum extent practicable, in a manner consistent with good practice for minimizing emissions.

(d) Sources required to have continuous emission monitors shall submit reports as specified in applicable parts of the permit, law, regulations, or standards.

(e) Any owner or operator who constructs or operates a source or modification not in accordance with the application submitted pursuant to this regulation or with the terms of any approval to construct, or who commences construction after the effective date of these regulations without applying for and receiving approval hereunder, shall be subject to enforcement action.

(f) Approval to construct shall become invalid if construction is not commenced within eighteen (18) months after receipt of such approval, if construction is discontinued for a period of eighteen (18) months or more, or if construction is not completed within a reasonable time. The Department may extend the eighteen (18)-month period upon a satisfactory showing that an extension is justified. This provision does not apply to the time period between construction of the approved phases of a phased construction project; each phase must commence construction within eighteen (18) months of the projected and approved commencement date.

(g) A copy of the Department issued construction and/or operating permit must be kept readily available at the facility at all times. The owner or operator shall maintain such operational records; make reports; install, use, and maintain monitoring equipment or methods; sample and analyze emissions or

discharges in accordance with prescribed methods at locations, intervals, and procedures as the Department shall prescribe; and provide such other information as the Department reasonably may require. All records required to demonstrate compliance with the limits established under a permit shall be maintained on site for a period of at least five (5) years from the date the record was generated.

(2) Special Permit Conditions

As the Department finds appropriate, permits shall include special permit conditions such as, but not limited to, production limits, operational limits, source performance testing, operation and maintenance requirements, notification requirements, recordkeeping requirements, reporting requirements, and other monitoring as required.

(a) When special permit conditions contain production or operational limits, the permit shall have monitoring and/or recordkeeping requirements to verify a source's compliance with the limitations.

(b) When special permit conditions require an add-on air pollution control device to be operated at a specified destruction and removal efficiency level, the permit shall have monitoring and recordkeeping requirements to determine the add-on air pollution control device's performance on a short-term basis.

(c) The time period over which a permit limitation on production or operation extends will be as short as possible. For the purpose of determining compliance, permit limitations will, in general, not exceed one (1) month and shall not exceed an annual limit with a rolling monthly average or sum.

(d) An owner or operator of stationary sources that desires or is required to conduct performance tests to verify emissions limitations shall ensure that source tests are conducted in accordance with the provisions of Regulation 61-62.1, Section IV, Source Tests.

(e) An hourly emission limit shall be sufficient only if the permit condition(s) require the installation, calibration, maintenance, and operation of a CEMS or any other monitoring approved by the Department. All monitoring data shall be defined and recorded for showing compliance with the emission limit(s).

(f) The limitations and requirements listed in the permit conditions shall be permanent, quantifiable, or otherwise enforceable as a practical matter.

(K) Exceptions

(1) Upon request, the Department may alter operating permits, compliance schedules, or other restrictions on operation of a source provided that resulting ambient air concentration levels will not exceed any national or state ambient air quality standard. Factors to be considered by the Department may include, but are not limited to, technology, economics, national energy policy, and existing air quality. The request by the source must also show the following:

(a) Good faith efforts have been made to comply with the state requirements;

(b) The source is unable to comply with the state requirements because the necessary technology or other alternative methods of control are not reasonably available or have not been available for a sufficient period of time;

(c) Any available operating procedures or control measures reducing the impact of the source on ambient air concentrations have been implemented; and

(d) The request is submitted in a timely manner.

(2) The provisions of this paragraph shall not apply to mass emission limits which are imposed upon any source by the following requirements:

(a) Federal New Source Performance Standards (NSPS);

(b) National Emission Standards for Hazardous Air Pollutants (NESHAP);

(c) Federal or State Prevention of Significant Deterioration (PSD) Regulations; or

(d) Nonattainment requirements.

(3) Where a permanent increase in the visible emission limitation for a source is requested, the source must demonstrate that it will remain in compliance with the applicable particulate emission standard.

(4) Any alternative compliance schedule shall provide for compliance with the applicable regulations as expeditiously as practicable based on a plan submitted with the request for the alternative compliance schedule.

(5) Any request under this section will be subjected to public notice and opportunity for a public hearing. Upon approval by the Board, the recommendations of this Department shall be sent to the Administrator, or his designated representative, for approval or disapproval.

(6) Where alternative compliance schedule provisions are contained elsewhere in the air pollution control regulations, those provisions shall supersede the requirements in this section.

(L) Emergency Provisions

(1) An "emergency" means any situation arising from sudden and reasonably unforeseeable events beyond the control of the source, including acts of God, in which a situation requires immediate corrective action to restore normal operation, and that causes the source to exceed a technology-based emission limitation under the permit due to unavoidable increases in emissions attributable to the emergency. An emergency shall not include noncompliance to the extent caused by improperly designed equipment, lack of preventative maintenance, careless or improper operation, or operator error.

(2) An emergency may be documented through properly signed, contemporaneous operating logs and other relevant evidence that verify:

(a) An emergency occurred and the owner or operator can identify the cause(s) of the emergency;

(b) The permitted source was, at the time the emergency occurred, being properly operated;

(c) During the period of the emergency, the owner or operator took all reasonable steps to minimize levels of emissions that exceeded the emission standards or other requirements in the permit; and

(d) The owner or operator gave a verbal notification of the emergency to the Department within twenty-four (24) hours of the time when emission limitations were exceeded, followed by a written report within thirty (30) days. The written report shall include, at a minimum, the information required by Section II(J)(1)(c)(i) through (J)(1)(c)(viii) above. The written report shall contain a description of the emergency, any steps taken to mitigate emissions, and corrective actions taken.

(3) This provision is in addition to any emergency or upset provision contained in any applicable requirement.

(M) Transfer of Ownership/Operation

Within thirty (30) days of the transfer of ownership/operation of a facility, the current permit holder and prospective new owner/operator shall submit to the Department a written request for transfer of the source operating or construction permit(s). The written request for transfer of the source operating or construction permit(s) shall include any changes pertaining to the facility name; the name, mailing address, and telephone number of the owner or operator for the facility; and any proposed changes to the permitted activities of the source. Transfer of the operating or construction permit(s) will be effective upon written approval by the Department.

(N) Public Participation Procedures

(1) When determined to be appropriate by the Department (or specified by regulation), notice of permitting activity shall be provided to the public and other entities for their review and comment. Public notice shall be given by publication in a newspaper of general circulation in the area where the source is located, or by posting to a public website identified by the Department, or by publication in the South Carolina State Register, and to persons on a mailing list developed by the Department, including those who request in writing to be on the list. The Department may use additional means of public notice, including, but not limited to public meetings.

(2) The notice shall include the following:

(a) The name and physical address of the facility;

(b) The name and address of the Department;

(c) Applicable activities involved in the permit action;

(d) Applicable emission change involved in any permit modification;

(e) The name, address, and telephone number of a person from whom interested persons may obtain additional information, including copies of the permit draft, the application, and all other materials available to the Department that are relevant to the permit decision, except for information entitled to confidential treatment (the contents of any proposed or draft permit shall not be treated as confidential information);

(f) A brief description of the comment procedures; and

(g) The time and place of any public hearing that may be held, including a statement of procedures to request a hearing (unless a hearing has already been scheduled).

(3) The Department shall provide at least thirty (30) days for public and EPA comment and shall give notice of any public hearing at least thirty (30) days in advance of the hearing.

(a) The Department shall keep a record of the commenters and the comments made during the public comment period.

(b) The Department shall consider all written comments submitted within a time specified in the notice of public comment and all comments received at any public hearing(s) in making a final decision on the approvability of the application.

(4) A newly constructed or modified source issued a federally enforceable final construction permit will not require an additional public comment period and/or hearing to obtain an operating permit, unless the source proposes a change in the original construction and/or operational plan, prior to commencing construction, which the Department determines would require an additional public comment period and/or hearing.

(5) Any proposed new or modified stationary source required to undergo a public comment period shall not commence any construction until all public participation procedures of this section are completed, and the source has received an effective construction permit from the Department.

(6) Maintenance activities, repairs, and replacements which the Department determines to be routine for that source category shall not, by themselves, be required to undergo the public participation procedures of Section II(N).

(O) Inspection and Entry

Upon presentation of credentials and other documents as may be required by law, the owner or operator shall allow the Department or an authorized representative to perform the following:

(1) Enter the facility where emissions-related activity is conducted, or where records must be kept under the conditions of the permit;

(2) Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit;

(3) Inspect any facilities, equipment (including monitoring and air pollution control equipment), practices, or operations regulated or required under this permit; and

(4) As authorized by the Clean Air Act and/or the South Carolina Pollution Control Act, sample or monitor, at reasonable times, substances or parameters for the purpose of assuring compliance with the permit or applicable requirements.

SECTION III – EMISSIONS INVENTORY AND EMISSIONS STATEMENTS

(A) General

(1) An emissions inventory is a study or compilation of pollutant emissions. The purposes of emissions inventories are to locate air pollution sources, to define the type and size of sources, to define the type and amount of emissions from each source, to determine pollutant frequency and duration, to determine the relative contributions to air pollution from classes of sources and of individual sources, to provide a basis for air permit fees, and to determine the adequacy of regulations and standards. The requirements of this section notwithstanding, an emissions inventory may be required from any source at any time.

(2) An emissions statement is a less detailed statement which focuses on emissions estimates for pollutants associated with a nonattainment designation.

(B) Emissions Inventory Reporting Requirements

(1) Beginning with the effective date of this regulation, sources must submit an emissions inventory for the previous calendar year by March 31 at a frequency as outlined below:

(a) Type A Sources are Title V Sources with annual emissions greater than or equal to any of the emission thresholds listed for Type A Sources in Table 1 below. Type A Sources must submit an emissions inventory every year.

Table 1 - Minimum Point Source Reporting Thresholds by Pollutant (tons per year)

Pollutants	Type A Sources: Annual Cycle	Potential[1] or Actual[2]
SO_X	≥2500	Potential
VOC	≥250	Potential
NO_X	≥2500	Potential
CO	≥2500	Potential
Pb	≥0.50[2]	Actual
PM_{10}	≥250	Potential
$PM_{2.5}$	≥250	Potential
NH_3	≥250	Potential

[1] Tons per year (tpy) potential to emit means the maximum capacity of a stationary source to emit any air pollutant under its physical and operational design. Any physical or operational limitation on the capacity of a source to emit an air pollutant, including air pollution control equipment and restrictions on hours of operation or on the type or amount of material combusted, stored, or processed, will be treated as part of its design if the limitation is enforceable by the Administrator and included in the source's permit prior to the end of the reporting year.

[2] The EPA considers that the ambient monitoring rule threshold is 0.5 tons of actual emissions; therefore, this criterion is based on actual emissions rather than the potential-to-emit approach taken for other criteria pollutant and precursor thresholds.

(b) All other Title V Sources with annual emissions less than the emission thresholds listed for Type A Sources in Table 1 above must submit emissions inventories every three (3) years beginning with calendar year 2014 data.

(c) Nonattainment area (NAA) Sources are sources located in a NAA with annual emissions during any year of the three (3) year cycle greater than or equal to any of the emission thresholds listed for NAA Sources in Table 2 below. These sources that are not also Type A Sources must submit emissions inventories every three (3) years beginning with calendar year 2014 data.

Table 2 - Minimum Point Source Reporting Thresholds by Pollutant (tons per year)

Pollutant	NAA[3] Sources: Three-year Cycle	Potential[1] or Actual[2]
SO_X	≥100	Potential
VOC	≥100 (moderate O_3 NAA)	Potential

Table 2 - Minimum Point Source Reporting Thresholds by Pollutant (tons per year)		
Pollutant	**NAA[3] Sources: Three-year Cycle**	**Potential[1] or Actual[2]**
	≥50 (serious O_3 NAA)	
	≥25 (severe O_3 NAA)	
	≥10 (extreme O_3 NAA)	
NO_X	≥100 (all O_3 NAA)	Potential
CO	≥100 (all O_3 NAA)	Potential
	≥100 (all CO NAA)	
Pb	≥0.50	Actual
PM_{10}	≥100 (moderate PM_{10} NAA)	Potential
	≥70 (serious PM_{10} NAA)	
$PM_{2.5}$	≥100	Potential
NH_3	≥100	Potential

[1] Tons per year (tpy) potential to emit means the maximum capacity of a stationary source to emit any air pollutant under its physical and operational design. Any physical or operational limitation on the capacity of a source to emit an air pollutant, including air pollution control equipment and restrictions on hours of operation or on the type or amount of material combusted, stored, or processed, will be treated as part of its design if the limitation is enforceable by the Administrator and included in the source's permit prior to the end of the reporting year.

[2] The EPA considers that the ambient monitoring rule threshold is 0.5 tons of actual emissions; therefore, this criterion is based on actual emissions rather than the potential-to-emit approach taken for other criteria pollutant and precursor thresholds.

[3] Special point source reporting thresholds apply for certain pollutants by type of NAA. The pollutants by nonattainment area are:
Ozone: VOC, NO_X, and CO;
Carbon Monoxide: CO; and
Particulate matter less than 10 microns: PM_{10}.

(2) Other Requirements

(a) Unless otherwise indicated, all emissions inventories must be submitted to the Department by March 31 following the year of inventory. All applicable information must be recorded in the current format for reporting emissions data provided by the Department.

(b) All newly permitted and constructed Title V Sources which have obtained or are in the process of obtaining a Title V permit and all newly permitted and constructed NAA Sources must complete and submit to the Department an initial emissions inventory for the source's first partial calendar year of operation and an emissions inventory for the source's first full calendar year of operation.

(i) The partial year emissions inventory must be submitted to the Department no later than March 31 of the year following the source's partial year of operation and must include an emissions inventory from the source's operation start date through December 31 of the same year.

(ii) The first full calendar year emissions inventory must be submitted to the Department by March 31 of the year following the source's first calendar year of operation.

(iii) Sources must submit future emissions inventories on the schedule as described in paragraph (B)(1)(a), paragraph (B)(1)(b), and paragraph (B)(1)(c) of this section.

(c) Any existing sources that are determined by the Department to be subject to Regulation 61-62.70, Title V Operating Permit Program, and/or NAA Sources must complete and submit to the Department an emissions inventory for the previous calendar year within ninety (90) days. These sources must then submit future emissions inventories on the schedule as described in paragraph (B)(1)(a), paragraph (B)(1)(b), and paragraph (B)(1)(c) of this section.

(d) Submittal of emissions inventories outside of the schedules in this section will be accepted and reviewed only if a modification has occurred that required issuance of an air quality permit since the last emissions inventory submittal by the source. This modification must alter the quantity or character of the source's emissions. These sources may submit a new emissions inventory following the first full calendar year of operation after the modification. These sources must then submit future emissions inventories on the schedule described in paragraph (B)(1)(a), paragraph (B)(1)(b), and paragraph (B)(1)(c) of this section.

(e) Information required in an emissions inventory submittal to the Department must include the following:

(i) Information on fuel burning equipment;

(ii) Types and quantities of fuel used;

(iii) Fuel analysis;

(iv) Exhaust parameters;

(v) Control equipment information;

(vi) Raw process materials and quantities used;

(vii) Design, normal, and actual process rates;

(viii) Hours of operation;

(ix) Significant emission generating points or processes as discussed in the current format for reporting emissions data provided by the Department;

(x) Any desired information listed in 40 CFR Part 51 Subpart A (December 17, 2008) that is requested by the Department;

(xi) Emissions data from all regulated pollutants; and

(xii) Any additional information reasonably related to determining if emissions from an air source are causing standards of air quality to be exceeded.

(f) A source may submit a written request to the Department for approval of an alternate method for estimating emissions outside of those methods prescribed by the Department. Such requests will be

reviewed by the Department's emissions inventory staff on a case-by-case basis to determine if the alternate method better characterizes actual emissions for the reporting period than the Department's prescribed methods.

(g) Emission estimates from insignificant activities listed on a source's permit are required only in the initial emissions inventory submitted by the source. If emissions from these insignificant activities have not been included in a past emissions inventory submitted to the Department, the source must include these emissions in their next required emissions inventory submittal.

(h) Copies of all records and reports relating to emissions inventories as required in this section must be retained by the owner/operator at the source for a minimum of five (5) years.

(C) Emissions Statement Requirements

(1) Sources in areas designated nonattainment for an ozone National Ambient Air Quality Standard (NAAQS) must submit to the Department by March 31 for the previous calendar year an emissions statement which includes emissions estimates for both VOCs and nitrogen oxides (NO_X) beginning with the effective date of this regulation.

(2) The statement must contain a certification that the information contained in the statement is accurate to the best knowledge of the individual certifying the statement.

(3) All applicable information must be recorded in the current format for reporting emissions data provided by the Department.

(4) Copies of all records and reports relating to emissions statements as required in this section must be retained by the owner or operator at the source for a minimum of five (5) years.

SECTION IV – SOURCE TESTS

(A) Applicability

(1) This section shall apply to the owner, operator, or representative of any source which conducts:

(a) A source test required under an applicable standard or permit condition; or pursuant to a judicial or administrative order, consent agreement, or any other such binding requirement entered into after the effective date of this standard; or

(b) Any other source test from which data will be submitted to the Department for any purpose including but not limited to: determination of applicability of regulatory requirements, development of emission factors, establishment of parameters for compliance assurance monitoring, continuous emission monitor performance specification testing, and Relative Accuracy Test Audits (RATA).

(2) The Department may, on a case-by-case basis, exempt from the requirements of this section source tests which are performed for development of emission factors or for determination of applicability of regulations.

(B) Submission and Approval of a Site-Specific Test Plan

(1) Prior to conducting a source test subject to this section, the owner, operator, or representative shall ensure that:

(a) A written site-specific test plan, including all of the information required in Section IV(C) below, has been developed and submitted to the Department. If the Department has previously approved a site-specific test plan, the owner, operator, or representative may submit a letter which references the approved plan and which includes a thorough description of amendments to the plan; and

(b) Written Department approval of the site-specific test plan or amended test plan, methods, and procedures has been received.

(2) All test methods included in the site-specific test plan must be either EPA Reference Methods described in 40 CFR Part 51, Appendix M; or 40 CFR Part 60, Appendix A; or 40 CFR Part 61, Appendix B; or 40 CFR Part 63, Appendix A. If an applicable air regulation or permit provides for a choice of test methods, the selected method must be approved by the Department. If an applicable air regulation or permit does not specify use of an EPA standard reference method, the alternative test method to be used must be approved by the Department.

(3)(a) The owner, operator, or representative of a source proposing to use alternative source test methods shall ensure that the alternative source test method is either validated according to EPA Reference Method 301 (40 CFR Part 63, Appendix A, December 29, 1992) and any subsequent amendments or editions, or approved by the Department.

(b) The owner, operator, or representative shall ensure that requests for approval of alternative source test methods are submitted to the Department along with the site-specific test plan, and that the submission contains all of the information required by Section IV(C) below.

(4) The Department shall determine whether any source test method proposed in the site-specific test plan is appropriate for use.

(5)(a) The owner, operator, or representative shall submit site-specific test plans or a letter which amends a previously approved test plan at least forty-five (45) days prior to the proposed test date or as otherwise specified by a relevant federal or state requirement. Sources conducting tests for substances listed in Regulation 61-62.5, Standard No. 8, shall submit site-specific test plans or a letter which amends a previously approved test plan at least sixty (60) days prior to the proposed test date.

(b) If the only amendments to a previously approved test plan are to facility information included in Section IV(C)(1)(a) and (C)(1)(b) below, the requirement in Section IV(B)(5)(a) above will not apply. The owner, operator, or representative however, shall submit the amendments at least two (2) weeks prior to the proposed test date.

(6) Within thirty (30) days of site-specific test plan receipt, the Department will notify the owner, operator, or representative of site-specific test plan approval or denial or will request additional information.

(7) The owner, operator, or representative shall submit any additional information requested by the Department necessary to facilitate the review of the site-specific test plan.

(8) Approval of a site-specific test plan for which an owner, operator, or representative fails to submit any additional requested information will be denied.

(9) Neither the submission of a site-specific test plan, nor the Department's approval or disapproval of a plan, nor the Department's failure to approve or disapprove a plan in a timely manner shall relieve an owner, operator, or representative of legal responsibility to comply with any applicable provisions of this section

or with any other applicable federal, state, or local requirement or prevent the Department from enforcing this section.

(C) Requirements for a Site-Specific Test Plan

A site-specific test plan shall include, at a minimum, the following Section IV(C)(1) through (C)(8):

(1) General Information:

(a) Facility name, address, telephone number, and name of facility contact;

(b) Facility permit number and source identification number;

(c) Name, address, and telephone number of the company contracted to perform the source test; and

(d) Name, address, and telephone number of the laboratory contracted to perform the analytical analysis of the source test samples.

(2) Test Objectives:

(a) Description and overall purpose of the tests (for example, to demonstrate compliance, to establish emission factors, etc.); and

(b) Citation of any applicable state or federal regulation or permit condition requiring the tests.

(3) Process Descriptions:

(a) Description of the process including a description of each phase of batch or cyclic processes and the time required to complete each phase;

(b) Process design rates, normal operating rates, and operating rates specified by applicable regulation;

(c) Proposed operating rate and conditions for the source test;

(d) Methods including proposed calculations, equations, and other related information that will be used to demonstrate and verify the operating rate during the source test;

(e) Description of any air pollution control equipment;

(f) Description of any stack gas or opacity monitoring systems;

(g) Description of all air pollution control monitors (for example, pressure gauges, flow indicators, cleaning cycle timers, electrostatic precipitator voltage meters, etc.) when applicable; and

(h) A list of process and air pollution control operating parameters that will be recorded during the tests, the responsible party who will record these readings, and the frequency at which readings will be recorded.

(4) Safety Considerations:

(a) Identification of any risks associated with sampling location and accessibility, toxic releases, electrical hazards, or any other unsafe conditions; and a plan of action to correct or abate these hazards; and

(b) List of all necessary or required safety equipment including respirators, safety glasses, hard hats, safety shoes, hearing protection, and other protective equipment.

(5) Sampling and Analytical Procedures:

(a) Description of sampling methods to be used;

(b) Description of analytical methods to be used;

(c) Number of tests to be conducted;

(d) Number of runs comprising a test;

(e) Duration of each test run;

(f) Description of minimum sampling volumes for each test run;

(g) Location where samples will be recovered;

(h) Explanation of how blank and recovery check results and analytical non-detects will be used in final emission calculations;

(i) Maximum amount of time a sample will be held after collection prior to analysis; and

(j) Method of storing and transporting samples.

(6) Sampling Locations and Documentation:

(a) Schematics of sampling sites (include stack dimensions and distances upstream and downstream from disturbances);

(b) A description of all emission points, including fugitive emissions, associated with the process to be tested, and when applicable, the method that will be used to measure or include these emissions during the source test; and

(c) Procedure for verifying absence of cyclonic or non-parallel stack gas flow.

(7) Internal Quality Assurance/Quality Control (QA/QC) Measures - for each proposed test method when applicable:

(a) Citation of the QA/QC procedures specified in the EPA Reference Methods and the EPA Quality Assurance Handbook for Air Pollution Measurement Systems, Volume III;

(b) Chain-of-custody procedures and copies of chain-of-custody forms;

(c) Procedure for conditioning particulate matter filters (before and after source testing);

(d) Procedure for conducting leak checks on vacuum lines, pitot tubes, flexible bags, orsats, etc.;

(e) Equipment calibration frequencies, ranges, and acceptable limits;

(f) Minimum detection limits of analytical instrumentation;

(g) Names, addresses, and responsible persons of all sub-contracting laboratories and a description of analytical methods to be used, chain-of-custody procedures, and QA/QC measures;

(h) QA/QC measures associated with the collection and analysis of process or raw material samples and the frequency at which these samples will be collected;

(i) Methods for interference and matrix effects checks, and number of replicate analyses;

(j) Methods and concentrations for internal standards (standards additions prior to extraction);

(k) Methods and concentrations for surrogate standards (standards additions to collection media prior to sampling);

(*l*) Methods for recovery checks, field blanks, lab blanks, reagent blanks, proof rinse blanks, and analytical blanks;

(m) Proposed range of recoveries for data acceptability and method of data interpretation if sample recovery is not within the proposed range; and

(n) Procedure for obtaining, analyzing, and reporting source test method performance audit samples and results.

(8) Final Test Report Content:

(a) Final report outline;

(b) Example calculations when using alternative test methods or for calculation of process operating rates; and

(c) Proposed report submission date if more than thirty (30) days after the source test will be needed to complete the report.

(D) Notification and Conduct of Source Tests

(1) Prior to conducting a source test subject to this section, the owner, operator, or representative shall ensure that a complete written notification is submitted to the Department at least two (2) weeks prior to the test date or as otherwise specified by a relevant federal or state requirement. Submission of a site-specific test plan or amendments to a previously approved test plan does not constitute notification. Requirements for a complete notification include the following:

(a) Facility name, permit number, mailing address, physical address, and contact name and phone number;

(b) Source(s) being tested, source identification number(s), and pollutant(s) being tested;

(c) Proposed test date and start time for each source being tested; and

(d) Approved test plan being used to conduct the test identified by Department approval date.

(2) In the event the owner, operator, or representative is unable to conduct the source test on the date specified in the notification, the owner, operator, or representative shall notify the Department as soon as practical by telephone and follow up in writing within thirty (30) days. Telephone notification shall include a description of the circumstance(s) causing the cancellation of the test, and a projected retest date. The written follow-up report shall include a description of the condition(s) which prevented the source test from being conducted, and when applicable, what corrective action was performed, or what equipment repairs were required.

(3) Rescheduling of canceled source tests must meet the two-week notice requirement. However, shorter notification periods may be allowed subject to Department approval.

(4) All tests shall be conducted by or under the direction of a person qualified by training and/or experience in the field of air pollution testing or, where required by federal regulation, meeting the minimum competency requirements for air emissions testing as specified in ASTM D7036-04, Standard Practice for Competence of Air Emission Testing Bodies.

(5) Unless approved otherwise by the Department, the owner, operator, or representative shall ensure that source tests are conducted while the source is operating at the maximum expected production rate or other production rate or operating parameter which would result in the highest emissions for the pollutants being tested or as otherwise specified in a relevant federal or state requirement. Examples of the operating parameters that may affect emission rates are: type and composition of raw materials and fuels, isolation of control equipment modules, product types and dimensions, thermal oxidizer combustion temperature, atypical control equipment settings, etc. Some sources may have to spike fuels or raw materials to avoid being permitted at a more restrictive feed or process rate. Any source test performed at a production rate less than the rated capacity may result in permit limits on emission rates, including limits on production if necessary.

(6) When conducting a source test subject to this section, the owner, operator, or representative of a source shall provide the following:

(a) Department access to the facility to observe source tests;

(b) Sampling ports adequate for test methods;

(c) Safe sampling site(s);

(d) Safe access to sampling site(s);

(e) Utilities for sampling and testing equipment; and

(f) Equipment and supplies necessary for safe testing of a source.

(E) Source Test Method Performance Audit Program

(1) The Department may request that samples collected during any source tests be split with the Department for analysis by an independent or Department laboratory. Any request for split samples will be made in advance of the source test.

(2) Performance testing shall include a test method performance audit (PA) during the performance test if a PA sample is commercially available.

(a) PAs consist of blind audit samples supplied by an accredited audit sample provider (AASP) and analyzed during the performance test in order to provide a measure of test data bias.

(b) An "accredited audit sample provider (AASP)" is an organization that has been accredited to prepare audit samples by an independent, third party accrediting body.

(3) The source owner, operator, or representative of the tested facility shall obtain an audit sample, if commercially available, from an AASP for each test method used for regulatory compliance purposes.

(a) No audit samples are required for the following test methods: Methods 3A and 3C of Appendix A-2 of 40 CFR Part 60; Methods 6C, 7E, 9, and 10 of Appendix A-4 of 40 CFR Part 60; Method 18 of Appendix A-6 of 40 CFR Part 60; Methods 20, 22, and 25A of Appendix A-7 of 40 CFR Part 60; and Methods 303, 318, 320, and 321 of Appendix A of 40 CFR Part 63.

(b) If multiple sources at a single facility are tested during a compliance test event, only one audit sample is required for each method used during a compliance test.

(c) Upon request, the Department may waive the requirement to include an audit sample if the Department determines that an audit sample is not necessary. A waiver of the performance audit requirements to conduct a PA for a particular source does not constitute a waiver of performance audit requirements for future source tests.

(d) "Commercially available" means that two or more independent AASPs have blind audit samples available for purchase. If the source owner, operator, or representative cannot find an audit sample for a specific method, the owner, operator, or representative shall consult the EPA Web site at the following URL, http://www.epa.gov/ttn/emc, to confirm whether there is an AASP that can supply an audit sample for that method.

(e) If the EPA Web site does not list an available audit sample at least 60 days prior to the beginning of the compliance test, the source owner, operator, or representative shall not be required to include an audit sample as part of the quality assurance program for the compliance test.

(f) When ordering an audit sample, the source, operator, or representative shall give the AASP an estimate for the concentration of each pollutant that is emitted by the source or the estimated concentration of each pollutant based on the permitted level and the name, address, and phone number of the Department.

(g) The source owner, operator, or representative shall report the results for the audit sample along with a summary of the emission test results for the audited pollutant to the Department and shall report the results of the audit sample to the AASP. The source owner, operator, or representative shall make both reports at the same time and in the same manner or shall report to the Department first and then report to the AASP.

(h) If the method being audited is a method that allows the samples to be analyzed in the field and the tester plans to analyze the samples in the field, the tester may analyze the audit samples prior to collecting the emission samples provided a representative of the Department is present at the testing site. The source owner, operator, or representative may request in the test protocol a waiver to the requirement that a representative of the Department must be present at the testing site during the field analysis of an audit sample.

(i) The final test report shall document any attempt to obtain an audit sample and, if an audit sample was ordered and utilized, the pass/fail results as applicable.

(4) The Department shall have discretion to require any subsequent remedial actions of the owner, operator, or representative based on the split samples and/or performance audit results.

(F) Final Source Test Report

(1) The owner, operator, or representative of a source subject to this section shall submit a written report of the final source test results to the Department by the close of business on the thirtieth (30th) day following the completion of the test, unless an alternative date has been requested in and approved with the site-specific test plan prior to testing or is otherwise specified in a relevant federal or state requirement.

(2) The final test report for each site-specific test plan shall contain, at a minimum, the following supporting information when applicable:

(a) Summary of the results;

(b) Emission calculations and emission rates in units of the applicable standard, permit limit, etc.;

(c) Allowable emission rates in units of the applicable standard, permit limit, etc.;

(d) Source compliance status;

(e) Process operating rates;

(f) Methods including actual calculations, equations, and other related information that were used to demonstrate and verify the operating rate during the source test;

(g) Chain of custody records;

(h) Certification of all reference standards used;

(i) Signature of a responsible facility representative who can verify process operating rates and parameters;

(j) Legible copies of all raw laboratory data (for example, filter tare and final weights, titrations, chromatograms, spectrograms, analyzer measurements, etc.);

(k) Legible copies of all raw field data (for example, strip charts, field data forms, field calibration forms, etc.);

(*l*) Legible copies of applicable stack gas or opacity monitoring system readings identified in the approved site-specific test plan;

(m) Legible copies of all applicable process and air pollution control operating parameter readings identified in the approved site-specific test plan;

(n) Results of all calibrations and QA/QC measures and checks identified in the approved site-specific test plan;

(*o*) Results of performance audits pursuant to Section IV(E) above or documentation that no audit sample was commercially available sixty (60) days prior to the beginning of the compliance test;

(p) Description of any deviations from the proposed process operations as approved in the site-specific test plan during testing;

(q) Description of any deviations from approved sampling methods/procedures;

(r) Description of any deviations from approved analytical procedures;

(s) Description of any problems encountered during sampling and analysis, and explanation of how each was resolved; and

(t) Legible copies of any applicable or required certifications (for example, Visible Emission Observer, Qualified Source Testing Individual (QSTI), etc.).

(G) Noncompliant Results

Within fifteen (15) days of submission of a test report indicating noncompliance, the owner, operator, or representative shall submit to the Department a written plan which includes at a minimum:

(1) Interim actions being taken to minimize emissions pending demonstration of compliance;

(2) Corrective actions that have been taken or that are proposed to return the source to compliance;

(3) Method that will be used to demonstrate the source has returned to compliance (for example, retest and proposed date); and

(4) Any changes necessary to update the site-specific test plan prior to a retest.

(H) Analytical Observation

Upon request by the Department, the owner, operator, representative, or the source test consultant shall ensure that Department representatives are provided access to the analytical laboratory for observation of instrument calibrations and analysis of field and audit samples.

(I) Site Inspection

Upon request by the Department and prior to approval of the site-specific test plan, the owner, operator, or representative shall ensure Department representatives are provided access to the site for inspection of the source(s) to be tested.

(J) Modifications

Modifications to the approved site-specific test plan must have prior Department approval. Approval shall be considered on a case-by-case basis. Failure to obtain prior Department approval may cause final test results to be unacceptable.

SECTION V – CREDIBLE EVIDENCE

(A) The Department promulgated Regulation 61-62, Air Pollution Control Regulations and Standards, and developed the South Carolina Air Quality Implementation Plan to provide enforceable emission limitations; to establish an adequate enforcement program; to require owners or operators of stationary sources to monitor emissions, submit periodic reports of such emissions, and maintain records as specified by various regulations and permits; and to evaluate reports and records for consistency with the applicable emission limitation or standard on a continuing basis over time. The monitoring data collected and records of operations would serve as the basis for a source to certify compliance, and could be used by the Department as direct evidence of an enforceable violation of the underlying emission limitation or standard.

(B) The purpose of this section is:

(1) To clarify the statutory authority of Regulation 61-62, Air Pollution Control Regulations and Standards, and the South Carolina Air Quality Implementation Plan, whereby non-reference test data and various kinds of information already available and utilized for other purposes may be used to demonstrate compliance or noncompliance with emission standards;

(2) To eliminate any potential ambiguity regarding language that has been interpreted to provide for exclusive reliance on reference test methods as the means of certifying compliance with various emission limits; and

(3) To curtail language that limits the types of testing or monitoring data that may be used for determining compliance and for establishing violations.

(C) The following are applicable in the determination of noncompliance by the Department or for compliance certification by the owners or operators of stationary sources:

(1) Enforcement - Consistent with South Carolina's Environmental Audit Privilege and Voluntary Disclosure Act, codified as S.C. Code Ann. Sections 48-57-10 et seq., and notwithstanding any other provision in the South Carolina Air Quality Implementation Plan, any credible evidence or information relevant to whether a source would have been in compliance with applicable requirements if the appropriate performance or compliance test had been performed, can be used to establish whether or not a person has violated or is in violation of any standard in the plan; and

(2) Compliance Certifications - Consistent with South Carolina's Environmental Audit Privilege and Voluntary Disclosure Act, codified as S.C. Code Ann. Sections 48-57-10 et seq., and notwithstanding any other provision in the South Carolina Air Quality Implementation Plan, the owner or operator may use any credible evidence or information relevant to whether a source would have been in compliance with applicable requirements if the appropriate performance or compliance test had been performed for the purpose of submitting compliance certifications.

Asphalt Plant Potential to Emit Estimator

11/29/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the permitted community. DHEC does not guarantee the accuracy or appropriateness of this information. Emission factor sources are subject to revision or correction. It is the permittee's responsibility to verify the accuracy of the information. DHEC is not liable for errors or omissions.

Directions - Enter the facility's information below. Hint, write the letter "Y" or "N" next to each fuel type to indicate that the facility does or does not burn that type of fuel.

The criteria pollutants for the facility will be displayed under the "Output - Criteria." Excel chooses the correct criteria pollutant emission rate depending on the type of mix and fuels used. The Air Toxics are available on two other tabs depending on the mix type. For Drum Mix Air Toxics, choose the "Output - Drum.Toxics" tab; for Batch Mix, choose the "Output - Batch.Toxics" tab. On the air toxics tabs the most important information is the HAP total at the bottom of the HAP potential and limited columns and any toxic that has a "N" in the "De Minimis?" column.

Facility Profile

Type of Plant-	Drum		
Plant Max. Rating-	400	(ton HMA/hr)	
Burner Size-	75	(MMBTU/hr)	
Burner Fuels Used			
Natural Gas-	Y	(Y or N)	
No. 2 Fuel Oil-	Y	(Y or N)	
No. 4 Fuel Oil-	N	(Y or N)	
No. 5 Fuel Oil-	N	(Y or N)	
No. 6 Fuel Oil-	N	(Y or N)	
Waste Oil-	Y	(Y or N)	
Max Lime Usage-	1	(weight %)	Default = 1
Max Hourly Lime Loading-	25	(ton)	Default = 25
Bin Vent Efficiency-	99.00	(%)	Default = 99
Aggregate			
Max. RAP Used-	50	(%)	
# of Virgin Agg. Conveyors-	3	(#)	
# of Virgin Agg. Screens-	2	(#)	
# of RAP Conveyors-	2	(#)	
# of RAP Screens-	1	(#)	
# of RAP Crushers-	1	(#)	
Total Virgin/RAP Aggregate Piles	1.5	(acre)	
Hot Oil Heater Size-	2.2	(10^6 BTU/hr)	
Hot Oil Heater Fuels Used			
Natural Gas-	Y	(Y or N)	Sulfur %
No. 2 Fuel Oil-	Y	(Y or N)	0.5
No. 4 Fuel Oil-	N	(Y or N)	1.5
No. 5 Fuel Oil-	N	(Y or N)	2.0
No. 6 Fuel Oil-	N	(Y or N)	2.5
Waste Oil-	N	(Y or N)	0.5

Default Parameters

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Criteria Pollutants

Production Limit Needed 1,497,920 (ton HMA/yr)

Total(w/HOH)

	Uncontrolled		Controlled/Limited	
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	11,258.8849	49,111.56	17.5830	33.20
PM10	2,656.3960	11,432.66	11.1460	20.67
PM2.5	655.1681	2,667.28	1.8781	2.74
SO2	24.3157	106.50	24.3157	48.33
NOX	22.3143	97.74	22.3143	42.57
CO	53.1645	232.86	53.1645	100.00
VOC	19.2503	84.32	19.2503	36.07
Lead	0.0060	0.03	0.0060	0.01

GHGs

	Uncontrolled		Controlled/Limited		
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)	**GWPs**
CO2	12,594	55,163.29	12,594	24,481.20	1
CH4	0.5106	2.24	0.5106	0.99	21
N2O	0.1021	0.45	0.1021	0.20	310
Mass Total	12,595	55,166	12,595	24,482	
CO2e Total	12,637	55,349	12,637	24,564	

Production

	Uncontrolled		Controlled/Limited	
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	11200.0000	49056.00	13.2000	24.72
PM10	2600.0000	11388.00	9.2000	17.23
PM2.5	600.0000	2628.00	1.1600	2.17
SO2	23.2000	101.62	23.2000	43.44
NOX	22.0000	96.36	22.0000	41.19
CO	52.0000	227.76	52.0000	97.36
VOC	12.8000	56.06	12.8000	23.97
Lead	0.0060	2.63E-02	0.0060	1.12E-02
CO2	12,236	53,592	12,236	22,910
CH4	0.4960	2.1727	0.4960	0.9288
N2O	0.0992	0.4345	0.0992	0.1858

LO/SL

	Uncontrolled		Controlled/Limited	
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	0.4431	1.94	0.4431	0.83
VOC	6.4384	28.20	6.4384	12.06
CO	0.9834	4.31	0.9834	1.84

Lime Silo

	Uncontrolled		Controlled/Limited		
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)	
PM	55.0000	38.54	0.5500	1.65E-01	
PM10	55.0000	38.54	0.5500	1.65E-01	Assumed
PM2.5	55.0000	38.54	0.5500	1.65E-01	Assumed

Aggregate

	Uncontrolled		Controlled/Limited	
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	3.3899	14.85	3.3899	7.49
PM10	1.3586	5.95	1.3586	3.11
PM2.5	0.1347	0.59	0.1347	0.25

Hot Oil Heater

	Potential		Controlled/Limited	
Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	0.0519	0.23	-	-
PM10	0.0374	0.16	-	-
PM2.5	0.0335	0.15	-	-
SO2	1.1157	4.89	-	-
NOX	0.3143	1.38	-	-
CO	0.1812	0.79	-	-

VOC	0.0119	0.05	-	-
CO2	359	1,571	-	-
CH4	1.4550E-02	6.3731E-02	-	-
N2O	2.9101E-03	1.2746E-02	-	-

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Total Air Toxics

3745 Hours per year at full capacity to reach production limit

Purple values are pulled from other worksheet
Blue values are results
POM = Polycyclic Organic Matter, a type of HAP
*The names of these pollutants have been changed to those used in Std. 8, if applicable
**2,3,7,8-TCDD is not counted as a HAP twice

All Air Toxics								HAP Totals			De minimis Analysis		
					Emission Rates			Emission Rates					
						Potential	Limited		Potential	Limited	Emission Rate	De minimis Rate	
CAS	HAP	TAP	POM	Pollutant	(lb/hr)	(ton/yr)	(ton/yr)	(lb/hr)	(ton/yr)	(ton/yr)	(lb/day)	(lb/day)	Below?
540-84-1	X	X		2,2,4-Trimethylpentane*	1.6045E-02	7.0277E-02	3.0043E-02	1.6045E-02	0.0703	0.0300	0.385	105.000	Y
1746-01-6	X	X	X	2,3,7,8-TCDD*	8.4000E-11	3.6792E-10	1.5728E-10	8.4000E-11	3.6792E-10	1.5728E-10	0.000	0.000	Y
91-57-6	X		X	2-Methylnaphthalene	0.0766	0.3355	0.1434	0.0766	0.3355	0.1434			
83-32-9	X		X	Acenaphthene	1.3919E-03	6.0965E-03	2.6062E-03	1.3919E-03	6.0965E-03	2.6062E-03			
208-96-8	X		X	Acenaphthylene	8.8524E-03	3.8774E-02	1.6575E-02	8.8524E-03	0.0388	0.0166			
75-07-0	X	X		Acetaldhyde	5.2000E-01	2.2776E+00	9.7365E-01	5.2000E-01	2.2776E+00	9.7365E-01	12.480	21.600	Y
107-02-8	X	X		Acrolein	1.0400E-02	0.0456	0.0195	1.0400E-02	4.5552E-02	1.9473E-02	0.250	0.015	N
120-12-7	X		X	Anthracene	1.4675E-03	6.4276E-03	2.7477E-03	1.4675E-03	6.4276E-03	2.7477E-03			
744-038-2	X	X		Arsenic	2.2400E-04	9.8112E-04	4.1942E-04	2.2400E-04	9.8112E-04	4.1942E-04	0.005	0.012	Y
71-43-2	X	X		Benzene	0.1584	0.6939	0.2966	0.1584	0.6939	0.2966	3.802	1.800	N
56-55-3	X		X	Benzo(a)anthracene	1.6678E-04	7.3051E-04	3.1228E-04	1.6678E-04	7.3051E-04	3.1228E-04			
50-32-8	X		X	Benzo(a)pyrene	7.0566E-06	3.0908E-05	1.3213E-05	7.0566E-06	3.0908E-05	1.3213E-05			
205-99-2	X		X	Benzo(b)fluoranthene	5.0364E-05	2.2060E-04	9.4302E-05	5.0364E-05	2.2060E-04	9.4302E-05			
192-97-2			X	Benzo(e)pyrene	6.4285E-05	2.8157E-04	1.2037E-04	6.4285E-05	2.8157E-04	1.2037E-04			
191-24-2	X		X	Benzo(g,h,i)perylene	1.8591E-05	8.1429E-05	3.4810E-05	1.8591E-05	8.1429E-05	3.4810E-05			
207-08-9	X		X	Benzo(k)fluoranthene	1.9400E-05	8.4973E-05	3.6325E-05	1.9400E-05	8.4973E-05	3.6325E-05			
744-043-9	X	X		Cadmium	1.6400E-04	7.1832E-04	3.0707E-04	1.6400E-04	7.1832E-04	3.0707E-04	0.004	0.003	N
75-15-0	X	X		Carbon Disulfide	9.9621E-04	4.3634E-03	1.8653E-03	9.9621E-04	4.3634E-03	1.8653E-03	0.024	1.800	Y
744-047-3	X			Chromium	2.2000E-03	9.6360E-03	4.1193E-03	2.2000E-03	9.6360E-03	4.1193E-03			
218-01-9	X		X	Chrysene	4.2573E-04	1.8647E-03	7.9714E-04	4.2573E-04	1.8647E-03	7.9714E-04			
744-048-4	X	X		Cobalt	1.0400E-05	4.5552E-05	1.9473E-05	1.0400E-05	4.5552E-05	1.9473E-05	0.000	0.003	Y
98-82-8	X	X		Cumene	1.8299E-03	8.0151E-03	3.4264E-03	1.8299E-03	8.0151E-03	3.4264E-03	0.044	0.108	Y
53-70-3	X		X	Dibenz(a,h)anthracene	5.0459E-07	2.2101E-06	9.4479E-07	5.0459E-07	2.2101E-06	9.4479E-07			
	X			Dioxins	3.1600E-08	1.3841E-07	5.9168E-08	3.1600E-08	1.3841E-07	5.9168E-08			
75-00-3	X	X		Ethyl Chloride*	1.9848E-04	8.6934E-04	3.7163E-04	1.9848E-04	8.6934E-04	3.7163E-04	0.005	316.800	Y
100-41-4	X	X		Ethylbenzene	0.1025	0.4490	0.1919	0.1025	0.4490	0.1919	2.460	52.200	Y
206-44-0	X		X	Fluoranthene	4.6452E-04	2.0346E-03	8.6977E-04	4.6452E-04	2.0346E-03	8.6977E-04			
86-73-7	X		X	Fluorene	6.4758E-03	2.8364E-02	1.2125E-02	6.4758E-03	0.0284	0.0121			
50-00-0	X	X		Formaldehyde	1.2751	5.5849	2.3875	1.2751	5.5849	2.3875	30.602	0.180	N
	X			Furans	1.6000E-08	7.0080E-08	2.9958E-08	1.6000E-08	7.0080E-08	2.9958E-08			
110-54-3	X	X		Hexane	0.3754	1.6441	0.7028	0.3754	1.6441	0.7028	9.009	10.800	Y
1854-029-9	X	X		Hexavalent chromium	1.8000E-04	7.8840E-04	3.3703E-04	1.8000E-04	7.8840E-04	3.3703E-04	0.004	0.030	Y
7467-01-0	X	X		Hydrochloric Acid	8.4000E-02	3.6792E-01	1.5728E-01	8.4000E-02	3.6792E-01	1.5728E-01	2.016	2.100	Y
193-39-5	X		X	Indeno(1,2,3-cd)pyrene	3.4410E-06	1.5071E-05	6.4429E-06	3.4410E-06	1.5071E-05	6.4429E-06			
743-996-5	X	X		Manganese	3.0800E-03	1.3490E-02	5.7670E-03	3.0800E-03	1.3490E-02	5.7670E-03	0.074	0.300	Y
78-93-3		X		MEK*	1.0716E-02	4.6937E-02	2.0065E-02				0.257	177.000	Y
743-997-6	X	X		Mercury	1.0400E-03	4.5552E-03	1.9473E-03	1.0400E-03	4.5552E-03	1.9473E-03	0.025	0.003	N
74-83-9	X	X		Methyl Bromide*	3.9856E-04	1.7457E-03	7.4627E-04	3.9856E-04	1.7457E-03	7.4627E-04	0.010	1.200	Y
74-87-3	X	X		Methyl Chloride*	1.3707E-03	6.0037E-03	2.5665E-03	1.3707E-03	6.0037E-03	2.5665E-03	0.033	6.180	Y
71-55-6	X	X		Methyl chloroform	0.0192	0.0841	0.0360	0.0192	0.0841	0.0360	0.461	114.600	Y
75-09-2	X	X		Methylene Chloride	1.3162E-05	5.7648E-05	2.4644E-05	1.3162E-05	5.7648E-05	2.4644E-05	0.000	105.000	Y
91-20-3	X	X	X	Naphthalene	0.2636	1.1544	0.4935	0.2636	1.1544	0.4935	6.325	15.000	Y
744-002-0	X	X		Nickel	0.0252	0.1104	0.0472	2.5200E-02	1.1038E-01	4.7184E-02	0.605	0.006	N
95-47-6	X	X		o-Xylene	4.1094E-03	1.7999E-02	7.6945E-03	4.1094E-03	0.0180	7.6945E-03	0.099	52.200	Y
198-55-0	X		X	Perylene	6.3989E-05	2.8027E-04	1.1981E-04	6.3989E-05	2.8027E-04	1.1981E-04			
85-01-8	X		X	Phenanthrene	1.2133E-02	5.3141E-02	2.2717E-02	1.2133E-02	0.0531	0.0227			
108-95-2	X	X		Phenol	1.6092E-03	7.0484E-03	3.0131E-03	1.6092E-03	7.0484E-03	3.0131E-03	0.039	2.280	Y
		X		POMs Totals	3.7361E-01	1.6364E+00	6.9954E-01				8.967	1.920	N
123-38-6	X	X		Propionaldehyde	5.2000E-02	2.2776E-01	9.7365E-02	5.2000E-02	2.2776E-01	9.7365E-02	1.248	+	N
129-00-0	X		X	Pyrene	1.8514E-03	8.1092E-03	3.4666E-03	1.8514E-03	8.1092E-03	3.4666E-03			
106-51-4	X	X		Quinone	6.4000E-02	0.2803	0.1198	6.4000E-02	2.8032E-01	1.1983E-01	1.536	0.024	N
778-249-2	X	X		Selenium	1.4000E-04	6.1320E-04	2.6214E-04	1.4000E-04	6.1320E-04	2.6214E-04	0.003	0.012	Y
100-42-5	X	X		Styrene	3.8467E-04	1.6849E-03	7.2026E-04	3.8467E-04	1.6849E-03	7.2026E-04	0.009	63.900	Y
127-18-4	X	X		Tetrachloroethene	1.2810E-04	5.6106E-04	2.3985E-04	1.2810E-04	5.6106E-04	2.3985E-04	0.003	40.200	Y
108-88-3	X	X		Toluene	1.1665	5.1093	2.1842	1.1665	5.1093	2.1842	27.996	24.000	N
1330-20-7	X	X		Xylene	0.0966	0.4230	0.1808	0.0966	0.4230	0.1808	2.318	52.200	Y
							Totals**:	4.3570	19.0837	8.1581			
							Any individual over 10 TPY?		N	N			

Asphalt Plant Potential to Emit Estimator

10/18/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the permitted community. DHEC does not guarantee the accuracy or appropriateness of this information. Emission factor sources are subject to revision or correction. It is the permittee's responsibility to verify the accuracy of the information. DHEC is not liable for errors or omissions.

Total Air Toxics

3745 Hours per year at full capacity to reach production limit

DO NOT USE THESE, YOU SPECIFIED DRUM MIX IN THE INPUTS!

Purple values are pulled from other worksheet
Blue values are results
POM = Polycyclic Organic Matter, a type of HAP
*The names of these pollutants have been changed to those used in Std. 8, if applicable
**2,3,7,8-TCDD is not counted as a HAP twice

All Air Toxics								HAP Totals			De minimis Analysis		
						Emission Rates			Emission Rates				
						Potential	Limited		Potential	Limited	Emission Rate	De minimis Rate	
CAS	HAP	TAP	POM	Pollutant	(lb/hr)	(ton/yr)	(ton/yr)	(lb/hr)	(ton/yr)	(ton/yr)	(lb/day)	(lb/day)	Below?
540-84-1	X	X		2,2,4-Trimethylpentane*	4.5056E-05	1.9734E-04	8.4363E-05	4.5056E-05	1.9734E-04	8.4363E-05	0.001	105.000	Y
91-57-6	X		X	2-Methylnaphthalene	3.6998E-02	1.6205E-01	6.9275E-02	3.6998E-02	0.1620	0.0693			
83-32-9	X		X	Acenaphthene	1.1919E-03	5.2205E-03	2.2317E-03	1.1919E-03	5.2205E-03	2.2317E-03			
208-96-8	X		X	Acenaphthylene	2.8440E-04	1.2457E-03	5.3252E-04	2.8440E-04	1.2457E-03	5.3252E-04			
75-07-0	X	X		Acetaldhyde	1.2800E-01	5.6064E-01	2.3967E-01	1.2800E-01	5.6064E-01	2.3967E-01	3.072	21.600	Y
120-12-7	X		X	Anthracene	3.1148E-04	1.3643E-03	5.8322E-04	3.1148E-04	0.0014	0.0006			
744-038-2	X	X		Arsenic	1.8400E-04	8.0592E-04	3.4452E-04	1.8400E-04	8.0592E-04	3.4452E-04	0.004	0.012	Y
71-43-2	X	X	X	Benzene	1.1442E-01	5.0118E-01	2.1425E-01	1.1442E-01	5.0118E-01	2.1425E-01	2.746	1.800	N
56-55-3	X		X	Benzo(a)anthracene	8.4622E-05	3.7065E-04	1.5845E-04	8.4622E-05	3.7065E-04	1.5845E-04			
50-32-8	X		X	Benzo(a)pyrene	3.26E-06	1.43E-05	6.11E-06	3.2606E-06	1.4282E-05	6.1052E-06			
205-99-2	X		X	Benzo(b)fluoranthene	1.4124E-05	6.1865E-05	2.6447E-05	1.4124E-05	6.1865E-05	2.6447E-05			
192-97-2			X	Benzo(e)pyrene	2.0285E-05	8.8848E-05	3.7982E-05	2.0285E-05	8.8848E-05	3.7982E-05			
191-24-2	X		X	Benzo(g,h,i)perylene	2.7911E-06	1.2225E-05	5.2261E-06	2.7911E-06	1.2225E-05	5.2261E-06			
207-08-9	X		X	Benzo(k)fluoranthene	8.2002E-06	3.5917E-05	1.5354E-05	8.2002E-06	3.5917E-05	1.5354E-05			
744-041-7		X		Beryllium	6.0000E-05	2.6280E-04	1.1234E-04				0.001	0.000	N
744-043-9	X	X		Cadmium	2.4400E-04	1.0687E-03	4.5687E-04	2.4400E-04	1.0687E-03	4.5687E-04	0.006	0.003	N
75-15-0	X	X		Carbon Disulfide	9.9621E-04	4.3634E-03	1.8653E-03	9.9621E-04	4.3634E-03	1.8653E-03	0.024	1.800	Y
744-047-3	X			Chromium	2.2800E-04	9.9864E-04	4.2691E-04	2.2800E-04	9.9864E-04	4.2691E-04			
218-01-9	X		X	Chrysene	3.5525E-04	1.5560E-03	6.6518E-04	3.5525E-04	1.5560E-03	6.6518E-04			
98-82-8	X	X		Cumene	1.8299E-03	8.0151E-03	3.4264E-03	1.8299E-03	8.0151E-03	3.4264E-03	0.044	0.108	Y
53-70-3	X		X	Dibenz(a,h)anthracene	5.8059E-07	2.5430E-06	1.0871E-06	5.8059E-07	2.5430E-06	1.0871E-06			
75-00-3	X	X		Ethyl Chloride*	1.9848E-04	8.6934E-04	3.7163E-04	1.9848E-04	8.6934E-04	3.7163E-04	0.005	316.800	Y
100-41-4	X	X		Ethylbenzene	8.8651E-01	3.8829E+00	1.6599E+00	8.8651E-01	3.8829E+00	1.6599E+00	21.276	52.200	Y
206-44-0	X		X	Fluoranthene	9.8205E-03	4.3014E-02	1.8388E-02	9.8205E-03	4.3014E-02	1.8388E-02			
86-73-7	X		X	Fluorene	2.7158E-03	1.1895E-02	5.0851E-03	2.7158E-03	1.1895E-02	5.0851E-03			
50-00-0	X	X	X	Formaldehyde	3.3110E-01	1.4502E+00	6.1995E-01	3.3110E-01	1.4502E+00	6.1995E-01	7.946	0.180	N
110-54-3	X	X	X	Hexane	7.3700E-03	3.2281E-02	1.3800E-02	7.3700E-03	3.2281E-02	1.3800E-02	0.177	10.800	Y
1854-029-9	X	X		Hexavalent chromium	1.9200E-05	8.4096E-05	3.5950E-05	1.9200E-05	8.4096E-05	3.5950E-05	0.000	0.030	Y
193-39-5	X		X	Indeno(1,2,3-cd)pyrene	7.6096E-07	3.3330E-06	1.4248E-06	7.6096E-07	3.3330E-06	1.4248E-06			
743-996-5	X	X		Manganese	2.7600E-03	1.2089E-02	5.1678E-03	2.7600E-03	1.2089E-02	5.1678E-03	0.066	0.300	Y
78-93-3		X		MEK*	2.7163E-03	1.1897E-02	5.0860E-03				0.065	177.000	Y
743-997-6	X	X		Mercury	1.6400E-04	7.1832E-04	3.0707E-04	1.6400E-04	7.1832E-04	3.0707E-04	0.004	0.003	N
74-83-9	X	X		Methyl Bromide*	3.9856E-04	1.7457E-03	7.4627E-04	3.9856E-04	1.7457E-03	7.4627E-04	0.010	1.200	Y
74-87-3	X	X		Methyl Chloride*	1.3707E-03	6.0037E-03	2.5665E-03	1.3707E-03	6.0037E-03	2.5665E-03	0.033	6.180	Y
75-09-2	X	X		Methylene Chloride	1.3162E-05	5.7648E-05	2.4644E-05	1.3162E-05	5.7648E-05	2.4644E-05	0.000	105.000	Y
91-20-3	X	X	X	Naphthalene	1.7953E-02	7.8634E-02	3.3615E-02	1.7953E-02	7.8634E-02	3.3615E-02	0.431	15.000	Y
744-002-0	X	X		Nickel	1.2000E-03	5.2560E-03	2.2469E-03	1.2000E-03	5.2560E-03	2.2469E-03	0.029	0.006	N
95-47-6	X	X		o-Xylene	4.1094E-03	1.7999E-02	7.6945E-03	4.1094E-03	1.7999E-02	7.6945E-03	0.099	52.200	Y
198-55-0	X		X	Perylene	6.0469E-05	2.6485E-04	1.1322E-04	6.0469E-05	2.6485E-04	1.1322E-04			
85-01-8	X		X	Phenanthrene	1.7733E-02	7.7669E-02	3.3203E-02	1.7733E-02	0.0777	0.0332			
108-95-2	X	X		Phenol	1.6092E-03	7.0484E-03	3.0131E-03	1.6092E-03	7.0484E-03	3.0131E-03	0.039	2.280	Y
129-00-0	X		X	Pyrene	0.0227	0.0992	0.0424	0.0227	0.0992	0.0424			
106-51-4	X	X		Quinone	0.1080	0.4730	0.2022	0.1080	0.4730	0.2022	2.592	0.024	N
778-249-2	X	X		Selenium	1.9600E-04	8.5848E-04	3.6699E-04	1.9600E-04	8.5848E-04	3.6699E-04	0.005	0.012	Y
100-42-5	X	X		Styrene	3.8467E-04	1.6849E-03	7.2026E-04	3.8467E-04	1.6849E-03	7.2026E-04	0.009	63.900	Y
127-18-4	X	X		Tetrachloroethene	1.2810E-04	5.6106E-04	2.3985E-04	0.000128096	0.000561059	0.00023985	0.003	40.200	Y
108-88-3	X	X	X	Toluene	4.0652E-01	1.7805E+00	7.6116E-01	4.0652E-01	1.7805E+00	7.6116E-01	9.756	24.000	Y
1330-20-7	X	X		Xylene	1.0966E+00	4.8030E+00	2.0532E+00	1.0966E+00	4.8030E+00	2.0532E+00	26.318	52.200	Y
								Total**	3.2048	14.0369	6.0006		
								Any individual over 10 TPY?		N	N		

Asphalt Plant Potential to Emi

11/29/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the per
appropriateness of this information. Emission factor sources are subject to revision or correction. It is the
DHEC is not liable for errors or omissions.

Aggregate Emissions

400	Facility Capacity (ton/hr)
3745	Hours per year at full capacity to reach production limit
50	Max. RAP Used (%)
3	# of Virgin Agg. Conveyors (#)
2	# of Virgin Agg. Screens (#)
2	# of RAP Conveyors (#)
1	# of RAP Screens (#)
1	# of RAP Crushers (#)
1.5	Size of Coarse Agg. Piles (acre)
95	Agg. Content (%)
4.9	Agg. Moisture (%)
5	Agg. Silt (%)
7.46	Mean Wind Speed (MPH)
16.4	Time Wind Speed >12 MPH (%)
89	Days precip > 0.01 in (# days/yr)

		Potential		Limited	
	Pollutant	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
Conveying Total	PM	0.1596	0.70	0.1596	0.30
	PM10	0.0524	0.23	0.0524	0.10
	PM2.5	0.0148	0.06	0.0148	0.03
Screening Total	PM	1.6720	7.32	1.6720	3.13
	PM10	0.5624	2.46	0.5624	1.05
	PM2.5	0.0380	0.17	0.0380	0.07
RAP Crushing	PM	0.2400	1.05	0.2400	0.45
	PM10	0.1080	0.47	0.1080	0.20
	PM2.5	0.0200	0.09	0.0200	0.04
Other Aggregate Handling	PM	0.8635	3.78	0.8635	1.62
	PM10	0.4084	1.79	0.4084	0.76
	PM2.5	0.0618	0.27	0.0618	0.12
Wind Erosion	PM	0.4548	1.99	0.4548	1.99
	PM10	0.2274	1.00	0.2274	1.00
	PM2.5	-	-	-	-

Note: Controlled factors are being used as a review of source tests from the la
that aggregate moisture content averaged 4.9%. This is consistent with

Conveying		Uncontrolled Potential (8,7				
		PM			PM10	
Table 11.19.2-2 (8/04)	Source	Emission Factor	Emissions		Emission Factor	Emis
		(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)
	Virgin Agg.	0.00014	0.1596	0.70	0.000046	0.0524
	Virgin -RAP	0.00014	0.0756	0.33	0.000046	0.0248
	RAP Agg.	0.00014	0.0560	0.25	0.000046	0.0184

Screening		Uncontrolled Potential (8,7				
		PM			PM10	
Table 11.19.2-2 (8/04)	Source	Emission Factor	Emissions		Emission Factor	Emis
		(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)
	Virgin Agg.	0.0022	1.6720	7.32	0.00074	0.5624
	Virgin -RAP	0.0022	0.7920	3.47	0.00074	0.2664
	RAP Agg.	0.0022	0.4400	1.93	0.00074	0.1480

RAP Crushing		Uncontrolled Potential (8,7				
		PM			PM10	
Table 11.19.2-2 (8/04)	Source	Emission Factor	Emissions		Emission Factor	Emis
		(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)
	RAP Agg.	0.0012	0.2400	1.05	0.00054	0.1080

Agg. Handling		Uncontrolled Potential (8,7				
		PM			PM10	
13.2.4-4 (11/06)	Source	Emission Factor	Emissions		Emission Factor	Emis
		(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)
	Gound Stor	0.001136	0.4317	1.89	0.000537	0.2042
	Feed Bin	0.001136	0.4317	1.89	0.000537	0.2042

Wind Erosion		Uncontrolled Potential (8,7				
		PM			PM10	
1992 Fugitive Gui	Source	Emission Factor	Emissions		Emission Factor	Emis
		(lb/d/acre)	(lb/hr)	(ton/yr)	(lb/d/acre)	(lb/hr)
	Piles	7.27648	0.4548	1.99	3.63824	0.2274

t Estimator

rmitted community. DHEC does not guarantee the accuracy or
e permittee's responsibility to verify the accuracy of the information.

Purple values are pulled from other worksheet

Blue values are results

ast two years (n=45) shows
footnote b of 11.19-2.

60 hr/yr)							Contr
	PM2.5			PM			
sions	Emission Factor	Emissions		Emission Factor	Emissions		Emission Factor
(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)
0.23	0.000013	0.0148	0.06	0.00014	0.1596	0.30	0.000046
0.11	0.000013	0.0070	0.03	0.00014	0.0756	0.14	0.000046
0.08	0.000013	0.0052	0.02	0.00014	0.0560	0.10	0.000046

60 hr/yr)							Contr
	PM2.5			PM			F
sions	Emission Factor	Emissions		Emission Factor	Emissions		Emission Factor
(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)
2.46	0.000050	0.0380	0.17	0.0022	1.6720	3.13	0.00074
1.17	0.000050	0.0180	0.08	0.0022	0.7920	1.48	0.00074
0.65	0.000050	0.0100	0.04	0.0022	0.4400	0.82	0.00074

60 hr/yr)							Contr
	PM2.5			PM			F
sions	Emission Factor	Emissions		Emission Factor	Emissions		Emission Factor
(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)
0.47	0.00010	0.0200	0.09	0.0012	0.2400	0.45	0.00054

60 hr/yr)							Contr
	PM2.5			PM			F
sions	Emission Factor	Emissions		Emission Factor	Emissions		Emission Factor
(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)	(lb/ton)
0.89	0.000081	0.0309	0.14	0.001136	0.4317	0.81	0.000537
0.89	0.000081	0.0309	0.14	0.001136	0.4317	0.81	0.000537

60 hr/yr)							Contr
	PM2.5			PM			F
sions	Emission Factor	Emissions		Emission Factor	Emissions		Emission Factor
(ton/yr)	(lb/d/acre)	(lb/hr)	(ton/yr)	(lb/d/acre)	(lb/hr)	(ton/yr)	(lb/d/acre)
1.00	ND	-	-	7.27648	0.4548	1.99	3.63824

olled/Limited				
PM10		PM2.5		
Emissions		Emission Factor	Emissions	
(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)
0.0524	0.10	0.000013	0.0148	0.03
0.0248	0.05	0.000013	0.0070	0.01
0.0184	0.03	0.000013	0.0052	0.01

olled/Limited PM10		PM2.5		
Emissions		Emission Factor	Emissions	
(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)
0.5624	1.05	0.000050	0.0380	0.07
0.2664	0.50	0.000050	0.0180	0.03
0.1480	0.28	0.000050	0.0100	0.02

olled/Limited PM10		PM2.5		
Emissions		Emission Factor	Emissions	
(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)
0.1080	0.20	0.00010	0.0200	0.04

olled/Limited PM10		PM2.5		
Emissions		Emission Factor	Emissions	
(lb/hr)	(ton/yr)	(lb/ton)	(lb/hr)	(ton/yr)
0.2042	0.38	8.13753E-05	0.0309	0.06
0.2042	0.38	8.13753E-05	0.0309	0.06

olled/Limited PM10		PM2.5		
Emissions		Emission Factor	Emissions	
(lb/hr)	(ton/yr)	(lb/d/acre)	(lb/hr)	(ton/yr)
0.2274	1.00	ND	-	-

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Hot Oil Heater

2.2 Heat Input (MMBTU/hr)

Purple values are pulled from other worksheet
Blue values are results

Worst Case Totals

Pollutant	Potential (lb/hr)	Potential (ton/yr)	Controlled/Limited (lb/hr)	Controlled/Limited (ton/yr)
PM	0.0519	0.23	-	-
PM10	0.0374	0.16	-	-
PM2.5	0.0335	0.15	-	-
SO2	1.1157	4.89	-	-
NOX	0.3143	1.38	-	-
CO	0.1812	0.79	-	-
VOC	0.0119	0.05	-	-

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Load Out & HMA Storage Silo Loading Criteria Pollutants

400 Facility Capacity (ton/hr)
3745 Hours per year at full capacity to reach production limit
325 Temp
-0.5 Volatility

Purple values are pulled from other worksheet
Blue values are results

Totals

Pollutant	Potential		Limited	
	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	0.4431	1.94	0.4431	0.83
VOC	6.4384	28.20	6.4384	12.06
CO	0.9834	4.31	0.9834	1.84

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Load out & Storage Silo Air Toxics

400	Facility Capacity (ton/hr)
325	Temp
-0.5	Volatility
0.1364	Load out Organic PM (lb/hr)
0.1016	Storage silo loading Organic PM (lb/hr)
1.6636	Load out TOC (lb/hr)
4.8747	Storage silo loading TOC (lb/hr)

Purple values are pulled from other worksheet
Blue values are results

Worse Case Totals

CAS	HAP	TAP	POM	Pollutant	Emission Rate (lb/hr)
78-93-3		X		2-Butanone	2.7163E-03
91-57-6	X		X	2-Methylnaphthalene	8.5977E-03
83-32-9	X		X	Acenaphthene	8.3189E-04
208-96-8	X		X	Acenaphthylene	5.2403E-05
120-12-7	X		X	Anthracene	2.2748E-04
71-43-2	X	X		Benzene	2.4250E-03
56-55-3	X		X	Benzo(a)anthracene	8.2782E-05
50-32-8	X		X	Benzo(a)pyrene	3.1366E-06
205-99-2	X		X	Benzo(b)fluoranthene	1.0364E-05
192-97-2			X	Benzo(e)pyrene	2.0285E-05
191-24-2	X		X	Benzo(g,h,i)perylene	2.5911E-06
207-08-9	X		X	Benzo(k)fluoranthene	3.0002E-06
74-83-9	X	X		Bromomethane	3.9856E-04
75-15-0	X	X		Carbon Disulfide	9.9621E-04
75-00-3	X	X		Chloroethane	1.9848E-04
74-87-3	X	X		Chloromethane	1.3707E-03
218-01-9	X		X	Chrysene	3.5373E-04
98-82-8	X	X		Cumene	1.8299E-03
53-70-3	X		X	Dibenz(a,h)anthracene	5.0459E-07
100-41-4	X	X		Ethylbenzene	6.5104E-03
206-44-0	X		X	Fluoranthene	2.2052E-04
86-73-7	X		X	Fluorene	2.0758E-03
50-00-0	X	X		Formaldehyde	3.5099E-02
110-54-3	X	X		Hexane	7.3700E-03
193-39-5	X		X	Indeno(1,2,3-cd)pyrene	6.4096E-07
540-84-1	X	X		Isooctane	4.5056E-05
75-09-2	X	X		Methylene Chloride	1.3162E-05
91-20-3	X	X	X	Naphthalene	3.5530E-03
95-47-6	X	X		o-Xylene	4.1094E-03
198-55-0	X		X	Perylene	6.0469E-05
85-01-8	X		X	Phenanthrene	2.9326E-03
108-95-2	X	X		Phenol	1.6092E-03
				POMs Total	1.9680E-02
129-00-0	X		X	Pyrene	6.5141E-04
100-42-5	X	X		Styrene	3.8467E-04
127-18-4	X	X		Tetrachloroethene	1.2810E-04
108-88-3	X	X		Toluene	6.5158E-03
1330-20-7	X	X		Xylene	1.6570E-02

Asphalt Plant Potential to Emit Estimator

11/29/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the permitted community. DHEC does not guarantee the accuracy or appropriateness of this information. Emission factor sources are subject to revision or correction. It is the permittee's responsibility to verify the accuracy of the information. DHEC is not liable for errors or omissions.

Lime Silo Loading

35,040	Lime used per year at PTE Production (ton)	Purple values are pulled from other worksheet
14,979	Lime used per year at Limited Production (ton)	
25	Max Hourly Load (ton)	
99.00	Bin Vent Efficiency	Blue values are results

Totals

Pollutant	Uncontrolled (lb/hr)	Uncontrolled (ton/yr)	Controlled (lb/hr)	Controlled (ton/yr)	
PM	55.0000	38.54	0.5500	0.16	
PM10	55.0000	38.54	0.5500	0.16	Assumed
PM2.5	55.0000	38.54	0.5500	0.16	Assumed

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Drum Hot Mix Asphalt Production Criteria Pollutants

400 Facility Capacity (ton/hr)

3745 Hours per year at full capacity to reach production limit

Purple values are pulled from other worksheet

Blue values are results

Worst Case Totals

Pollutant	Uncontrolled		Controlled/Limited	
	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	11200.0000	49056.00	13.2000	24.72
PM10	2600.0000	11388.00	9.2000	17.23
PM2.5	600.0000	2628.00	1.1600	2.17
SO2	23.2000	101.62	23.2000	43.44
NOX	22.0000	96.36	22.0000	41.19
CO	52.0000	227.76	52.0000	97.36
VOC	12.8000	56.06	12.8000	23.97
Lead	0.0060	0.03	0.0060	0.01

Asphalt Plant Potential to Emit Estimator

11/29/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the permitted community. DHEC does not guarantee the accuracy or appropriateness of this information. Emission factor sources are subject to revision or correction. It is the permittee's responsibility to verify the accuracy of the information. DHEC is not liable for errors or omissions.

Drum Hot Mix Asphalt Production Air Toxics

400 Facility Capacity (ton/hr)

Purple values are pulled from other worksheet
Blue values are results
*Also contained in the Dioxins total

Worst Case Totals

CAS	HAP	TAP	POM	Pollutant	Emissions (lb/hr)
1746-01-6	X	X		2,3,7,8-TCDD*	8.4000E-11
91-57-6	X		X	2-Methylnaphthalene	6.8000E-02
83-32-9	X		X	Acenaphthene	5.6000E-04
208-96-8	X		X	Acenaphthylene	8.8000E-03
75-07-0	X	X		Acetaldhyde	5.2000E-01
107-02-8	X	X		Acrolein	1.0400E-02
120-12-7	X		X	Anthracene	1.2400E-03
744-038-2	X	X		Arsenic	2.2400E-04
71-43-2	X	X		Benzene	1.5600E-01
56-55-3	X		X	Benzo(a)anthracene	8.4000E-05
50-32-8	X		X	Benzo(a)pyrene	3.9200E-06
205-99-2	X		X	Benzo(b)fluoranthene	4.0000E-05
192-97-2			X	Benzo(e)pyrene	4.4000E-05
191-24-2	X		X	Benzo(g,h,i)perylene	1.6000E-05
207-08-9	X		X	Benzo(k)fluoranthene	1.6400E-05
744-043-9	X	X		Cadmium	1.6400E-04
744-047-3	X			Chromium	2.2000E-03
218-01-9	X		X	Chrysene	7.2000E-05
744-048-4	X	X		Cobalt	1.0400E-05
	X			Dioxins	3.1600E-08
100-41-4	X	X		Ethylbenzene	9.6000E-02
206-44-0	X		X	Fluoranthene	2.4400E-04
86-73-7	X		X	Fluorene	4.4000E-03
50-00-0	X	X		Formaldehyde	1.2400E+00
	X			Furans	1.6000E-08
110-54-3	X	X		Hexane	3.6800E-01
1854-029-9	X	X		Hexavalent chromium	1.8000E-04
7647-01-0	X	X		Hydrochloric Acid	8.4000E-02
193-39-5	X		X	Indeno(1,2,3-cd)pyrene	2.8000E-06
540-84-1	X	X		Isooctane	1.6000E-02
743-996-5	X	X		Manganese	3.0800E-03
78-93-3		X		MEK	8.0000E-03
743-997-6	X	X		Mercury	1.0400E-03
71-55-6	X	X		Methyl chloroform	1.9200E-02
91-20-3	X	X	X	Naphthalene	2.6000E-01
744-002-0	X	X		Nickel	2.5200E-02
198-55-0	X		X	Perylene	3.5200E-06
85-01-8	X		X	Phenanthrene	9.2000E-03
				POMs Total	3.5393E-01
123-38-6	X	X		Propionaldehyde	5.2000E-02
129-00-0	X		X	Pyrene	1.2000E-03
106-51-4	X	X		Quinone	6.4000E-02
778-249-2	X	X		Selenium	1.4000E-04
108-88-3	X	X		Toluene	1.1600E+00
1330-20-7	X	X		Xylene	8.0000E-02

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Greenhouse Gas Emissions

75 Burner Rating (MMBTU/hr)
2.2 Hot Oil Heater Rating (MMBTU/hr)
3745 Hours per year at full capacity to reach production limit

Purple values are pulled from other worksheet
Blue values are results

Production Total

Pollutant	Potential		Limited	
	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
CO2	12,236	53,592	12,236	22,910
CH4	0.4960	2.17	0.4960	0.93
N2O	0.0992	0.43	0.0992	0.19

Hot Oil Heater Total

Pollutant	Potential		Limited	
	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
CO2	359	1,571		
CH4	0.0146	0.06		
N2O	0.0029	0.01		

Emission factors from 40 CFR 98, Tables C-1 and C-2

Asphalt Plant Potential to Emit Estimator

11/29/2011

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Batch Hot Mix Asphalt Production Criteria Pollutants

400 Facility Capacity (ton/hr)

3745 Hours per year at full capacity to reach production limit

Purple values are pulled from other worksheet

Blue values are results

DO NOT USE THESE, YOU SPECIFIED DRUM MIX IN THE INPUTS!

Worst Case Totals

Pollutant	Uncontrolled		Controlled/Limited	
	(lb/hr)	(ton/yr)	(lb/hr)	(ton/yr)
PM	12800.0000	56064.00	16.8000	31.46
PM10	1800.0000	7884.00	10.8000	20.22
PM2.5	108.0000	473.04	3.3200	6.22
SO2	35.2000	154.18	35.2000	65.91
NOX	48.0000	210.24	48.0000	89.88
CO	160.0000	700.80	160.0000	299.58
VOC	14.4000	63.07	14.4000	26.96
Lead	0.0060	0.03	0.0060	0.01

Asphalt Plant Potential to Emit Estimator

10/18/2011

This spreadsheet helps estimate a facility's potential to emit. It is provided for the convenience of the permitted community. DHEC does not guarantee the accuracy or appropriateness of this information. Emission factor sources are subject to revision or correction. It is the permittee's responsibility to verify the accuracy of the information. DHEC is not liable for errors or omissions.

Drum Hot Mix Asphalt Production Air Toxics

400 Facility Capacity (ton/hr)

Purple values are pulled from other worksheet

Blue values are results

Worst Case Totals

CAS	HAP	TAP	POM	Pollutant	Emissions (lb/hr)
91-57-6	X		X	2-Methylnaphthalene	2.8400E-02
83-32-9	X		X	Acenaphthene	3.6000E-04
208-96-8	X		X	Acenaphthylene	2.3200E-04
75-07-0	X	X		Acetaldhyde	1.2800E-01
120-12-7	X		X	Anthracene	8.4000E-05
744-038-2	X	X		Arsenic	1.8400E-04
71-43-2	X	X		Benzene	1.1200E-01
56-55-3	X		X	Benzo(a)anthracene	1.8400E-06
50-32-8	X		X	Benzo(a)pyrene	1.2400E-07
205-99-2	X		X	Benzo(b)fluoranthene	3.7600E-06
191-24-2	X		X	Benzo(g,h,i)perylene	2.0000E-07
207-08-9	X		X	Benzo(k)fluoranthene	5.2000E-06
744-041-7		X		Beryllium	6.0000E-05
744-043-9	X	X		Cadmium	2.4400E-04
744-047-3	X			Chromium	2.2800E-04
218-01-9	X		X	Chrysene	1.5200E-06
53-70-3	X		X	Dibenz(a,h)anthracene	7.6000E-08
100-41-4	X	X		Ethylbenzene	8.8000E-01
206-44-0	X		X	Fluoranthene	9.6000E-03
86-73-7	X		X	Fluorene	6.4000E-04
50-00-0	X	X		Formaldehyde	2.9600E-01
1854-029-9	X	X		Hexavalent chromium	1.9200E-05
193-39-5	X		X	Indeno(1,2,3-cd)pyrene	1.2000E-07
743-996-5	X	X		Manganese	2.7600E-03
743-997-6	X	X		Mercury	1.6400E-04
91-20-3	X	X	X	Naphthalene	1.4400E-02
744-002-0	X	X		Nickel	1.2000E-03
85-01-8	X		X	Phenanthrene	1.4800E-02
				POMs Total	9.0529E-02
129-00-0	X		X	Pyrene	2.2000E-02
106-51-4	X	X		Quinone	1.0800E-01
778-249-2	X	X		Selenium	1.9600E-04
108-88-3	X	X		Toluene	4.0000E-01
1330-20-7	X	X		Xylene	1.0800E+00

Asphalt

Revisions

Date	Author
5/17/2011	Christopher Hardee, P.E.
8/30/2011	Christopher Hardee, P.E.
10/18/2011	Christopher Hardee, P.E.
11/29/2011	Kirk Schneider

t Plant Potential to Emit Estimator

Change(s)
Added GHG emissions
Added HCl emissions
Revised lime silo calculations to be based on % lime usage in mixture
Added standard disclaimer
Added Revision page
Added title and revision date to every page
Adjusted page break layouts
Added headers to every page
Added Aggregate Handling Emissions
Revised Aggregate Handling Emission calculations based on reconsideration requested by SCAPA.
Modified Input page to clarify that the size of the aggregate piles includes both virgin piles and any RAP piles

PERMITTED EQUIPMENT SUMMARY

King Asphalt Inc - Rock Hill
Agency Air Number: 9900-0033
Permit Number: GCM-9900-0033 v1.1

APPLICABLE PERMIT DATES

COVERAGE DATE	November 1, 2018

FACILITY PHYSICAL ADDRESS

STREET	900 Hawkfield Road
CITY, STATE, ZIP CODE	Rock Hill, SC 29730
COUNTY	York

ASPHALT PLANT INFORMATION **40 CFR 60, SUBPART I APPLICABLE**

Equipment ID	Equipment Description	Control Device ID
AP	300 TPH Drum Mix Asphalt Plant	BH
DB	Dryer Burner	BH
LS	Lime Silo (inactive)	BV
HOH	Hot Oil Heater	None
CFB01	300 ton/hr Cold Feed Bins	None
RB01	100 ton/hr RAP Bin	None
RB02	100 ton/hr RAP Bin	None
VAC-5	Virgin Aggregate Conveyor	None
VAC-6	Virgin Aggregate Conveyor	None
VAC-7	Virgin Aggregate Conveyor	None
VAS-2	Virgin Aggregate Screen	None
RC-3	RAP Conveyor	None
RC-4	RAP Conveyor	None
RS-2	RAP Screen	None

STATIONARY EXTERNAL COMBUSTION SOURCES (BOILERS, OVENS, etc.)

Equipment ID	Equipment Description (Heat Input Capacity (million BTU/hr))	Fuels (Maximum Sulfur Content (%))	Subject to 40 CFR 60 Subpart Dc	Subject to 40 CFR 63 Subpart 6J	Control Device ID	Emission Point ID
DB	Dryer Burner (96.8)	Natural Gas (N/A)	No	No	BH	EP01A

PERMITTED EQUIPMENT SUMMARY

King Asphalt Inc - Rock Hill
Agency Air Number: 9900-0033
Permit Number: GCM-9900-0033 v1.1

STATIONARY EXTERNAL COMBUSTION SOURCES (BOILERS, OVENS, etc.)

Equipment ID	Equipment Description (Heat Input Capacity (million BTU/hr))	Fuels (Maximum Sulfur Content (%))	Subject to 40 CFR 60 Subpart Dc	Subject to 40 CFR 63 Subpart 6J	Control Device ID	Emission Point ID
		No. 2 Fuel Oil (0.5)				
		Recycled No. 2 Fuel Oil (0.5)				
		No. 4 Fuel Oil (1.5)				
		Recycled No. 5 Fuel Oil (2.0)				
HOH	Hot Oil Heater (2)	Natural Gas (N/A)	No	No	None	EP01B1 EP01B2 EP0B2
		No. 2 Fuel Oil (0.5)				

CONTROL DEVICES

Control Device ID	Control Device Description	Pollutants Controlled
BH	Pulse Jet Baghouse	PM, PM_{10}, $PM_{2.5}$
BV	Bin Vent Baghouse	PM, PM_{10}, $PM_{2.5}$

FACILITY SPECIFIC CONDITIONS
The facility must comply with the AIR-GCM-Asphalt Permit and all additional conditions listed below.

Condition Number	Conditions
1	**Equipment ID:** AP **Control Device ID:** BH This facility is allowed to use non-asbestos containing, recycled asphalt shingles as aggregate. Use of asphalt shingles that are not “tear-off” shingles will not require asbestos testing. This facility is not allowed to accept and process materials containing asbestos of any type, either alone or mixed with other materials, in an amount greater than one percent as determined by using the method specified in 40 CFR 763 Appendix A, Subpart F, Section 1, as amended, or an accepted equivalent.

FACILITY SPECIFIC CONDITIONS
The facility must comply with the AIR-GCM-Asphalt Permit and all additional conditions listed below.

Condition Number	Conditions
	If "tear-off" shingles are used, the facility shall follow the requirements as outlined in the August 11, 2011 memorandum "Tear-Off Asphalt Roofing Shingle Usage, Permitting/Asbestos Testing Protocol." Additionally, records shall be kept in accordance with the requirements outlined in the above protocol memorandum. Test results shall be submitted annually to the BAQ Asbestos Section. **SCDHEC – BAQ** **Asbestos** **Section 2600** **Bull Street** **Columbia, SC 29201**

RECORD OF REVISIONS FOR PERMITTED EQUIPMENT SUMMARY

Date	Description of Change
03-11-2020	Changed facility name from Granite Contracting, LLC – Rock Hill Plant to Sloan Construction Company, A Division of Reeves Construction Company – Rock Hill Plant due to transfer of ownership. Addition of a MOBIREX Track Mounted Impact Portable Crusher Plant with a 497 HP Diesel Engine and a MOBISCREEN Track Mounted Portable Screening Plant with a 125 HP Diesel Engine
03-17-2022	Updated permit template Changed facility name from Sloan Construction Company, A Division of Reeves Construction Company – Rock Hill Plant to Reeves Construction Company – Rock Hill Asphalt Plant
06-01-2022	Updated permit template Incorporated construction permit 9900-0033-CC into operating permit.
12-22-2023	Changed facility name to reflect transfer of ownership from Reeves Construction Company – Rock Hill Asphalt Plant to King Asphalt, Inc. – Rock Hill

S.C. Department of Health and Environmental Control

Bureau of Air Quality
General Conditional Major Operating Permit

Asphalt Plants

In accordance with the provisions of the Pollution Control Act, Sections 48-1-50(5), 48-1-100(A), and 48-1-110(a), the 1976 Code of Laws of South Carolina, as amended, and South Carolina Regulation 61-62, Air Pollution Control Regulations and Standards, the Bureau of Air Quality authorizes the operation of these sources in accordance with the valid construction permits, and the plans, specifications and other information submitted in the General Conditional Major Operating Permit application. All official correspondence, plans, permit applications and written statements are an integral part of the permit. Any false information or misrepresentation in the application for a construction or operating permit may be grounds for permit revocation.

The operation of these sources are subject to and conditioned upon the terms, limitations, standards, and schedules contained herein or as specified by this permit and its accompanying attachments.

	Issue Date:	**November 1, 2018**	
Renewal Due Date:	**July 31, 2028**	**Expiration Date:**	**October 31, 2028**

Steve McCaslin, P. E., Director
Air Permitting Division
Bureau of Air Quality

RECORD OF REVISIONS	
Date	**Description of Change**

A. APPLICABILITY

Condition Number	Condition
A.1	A facility comprised of asphalt production equipment and the following emission sources: • systems for receiving, crushing, screening, handling, storing, weighing, drying, and transferring aggregate (virgin and non-virgin); • systems for receiving, storing, and transferring asphalt cement; systems for mixing aggregate with asphalt cement; • systems for the storing and dispensing of asphalt; • asphalt cement and fuel storage tanks; • auxiliary heaters (including hot oil heaters); and • associated emission control system or other sources as approved by the Department may operate under the conditions contained herein if it meets all applicable criteria and contains no other significant sources of air emissions. Facilities operating under this general conditional major operating permit must meet all of the following criteria: 1. The facility is limited to hot mix asphaltic concrete production or other South Carolina Department of Transportation (SCDOT) approved methods as allowed in the permit. Use of any other materials will require Department approval. 2. The maximum size for a single auxiliary heater (including hot oil heaters) is limited to less than 10 million BTU/hr rated input capacity. 3. All fuel fired sources at the facility are limited to using natural gas, propane, liquefied petroleum gas, fuel oil and/or recycled oil (with written approval from the Department) as fuel. No other substances are allowed. 4. Operational restrictions and control device operation will limit emissions below major source thresholds for Title V and Prevention of Significant Deterioration (PSD). Specifically, emissions of all criteria pollutants are less than 100.0 tons per year (TPY) and less than 250.0 TPY each, any single hazardous air pollutant (HAP) is less than 10.0 TPY, any combination of HAP's are less than 25.0 TPY. 5. The emissions from all batch mix plants (pug mills) must be ducted to the dust control system and baghouse.

B. LIMITATIONS, MONITORING AND REPORTING

Condition Number	Conditions
B.1	A. (S.C. Regulation 61-62.1, Section II.G and Section II.E) Facility-wide emissions are limited to the following: **Pollutant(s)** | **Limit** $PM_{2.5}$, PM_{10}, CO, SO_2 NO_x VOC | Less than 100.0 TPY Each (12 month rolling sum)

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td></td><td>
<table>
<tr><td>Each Individual HAP</td><td>Less than 10.0 TPY (12 month rolling sum)</td></tr>
<tr><td>Combined HAP (Sum of each individual HAP)</td><td>Less than 25.0 TPY (12 month rolling sum)</td></tr>
<tr><td>PM, $PM_{2.5}$, PM_{10}, CO SO_2, NO_x, VOC</td><td>Less than 250.0 TPY Each (12 month rolling sum)</td></tr>
</table>
Bureau approval must be obtained before the facility may increase emissions over these limits.

B. Compliance with the above emission limits shall be demonstrated as follows:
1. By limiting asphalt production to no more than 422,000 tons of Asphalt Concrete per rolling year (12 month rolling sum) if the plant is a Batch Mix Asphalt Plant.
2. By limiting asphalt production to no more than 1,220,000 tons of Asphalt Concrete per year (12 month rolling sum) if the plant is a Drum Mix Asphalt Plant.
3. By operating each type of baghouse according to the requirements as specified in this permit.

C. The owner/operator shall maintain the following records:
1. Daily production records;
2. Baghouse operation records (i.e. pressure drop records, inspection records etc.); and
3. Emergency generator operation records, if applicable.

D. The owner/operator shall submit semiannual reports that include the following:
1. Any baghouse pressure drop exceedances including date and time, magnitude, duration, cause, and corrective actions taken, or a statement that no exceedances occurred.
2. All twelve month rolling sums for asphalt production.</td></tr>
<tr><td>B.2</td><td>A. Each lime silo shall not be loaded without its baghouse or binvent baghouse on-line and operating properly.

B. Each lime silo and fly ash silo baghouse shall be visually inspected for leaks and/or visible emissions in the exhaust while each silo is being loaded. If leaks or visible emissions in the exhaust are present, loading of the silo shall immediately cease until corrective action has been taken.

The owner/operator shall record the results of each inspection along with any corrective action taken. The owner/operator shall indicate, in its records, any dates when the source is not in operation. These records shall be maintained on site in written or electronic logs.</td></tr>
<tr><td>B.3</td><td>Each dryer shall not be operated without its dryer baghouse on-line and operating properly.

The owner/operator shall continue to operate and maintain a pressure drop gauge on the dryer baghouse. The pressure drop shall be recorded daily during dryer operation.</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

Condition Number	Conditions
	Operation and maintenance checks shall be made on at least a weekly basis for the dryer baghouse cleaning systems, dust collection hoppers and conveying systems for proper operation. Pressure drop readings and operation and maintenance checks shall be maintained in logs (written or electronic), along with any corrective action taken when deviations occur. Each incidence of operation outside the operational pressure drop range, including date and time, cause, and corrective action taken, shall be recorded and kept on site. The owner/operator shall indicate, in its records, any dates when the source is not in operation. An operational range for the pressure drop of the dryer baghouse shall be established to provide a reasonable assurance of compliance. 1. The operational range for the pressure drop shall be derived by the owner/operator from stack test data, vendor certification, and/or operational history and visual inspections, which demonstrate the proper operation of the equipment in compliance. 2. Once established, the owner/operator shall maintain the established operational range for the pressure drop. 3. The operational range and supporting documentation (for example certification from manufacturer, stack test results, 30 days of normal readings, and/or opacity readings, etc.) shall be submitted to the Director of Engineering Services no later than 180 days from the date coverage is granted under this permit. All dryer baghouse gauges required to be installed shall be readily accessible and easily read by operating personnel and Department personnel (i.e. on ground level or easily accessible roof level). An exceedance of the operational pressure drop range shall not be considered a violation of an emission limit of this permit, unless the exceedance is also accompanied by other information demonstrating that a violation of an emission limit has taken place. Reports of these exceedance incidences shall be submitted semiannually. If no incidences occurred during the reporting period then a statement indicating such shall be included in the semiannual report as stated in condition B.1(D)(1). Any alternative method for monitoring the dryer baghouse performance must be preapproved by the Bureau and shall be incorporated into the permit as set forth in S.C. Regulation 61-62.1 Section II.
B.4	Should the owner/operator wish to amend or establish a differential pressure range for a new or existing control device, the owner/operator must first receive approval from the Bureau. In addition to submitting a letter describing the requested operating ranges, the letter must be accompanied by supporting documentation. This supporting documentation may include source tests to establish an initial monitoring range, an operating history of ranges in an already existing control device, and/or manufacturer specifications that agree to the proposed pressure differential range.
B.5	(S.C. Regulation 61-62.5 Standard No.4, Section X.A) All non-enclosed operations shall be conducted in such a manner that a minimum of particulate matter becomes airborne. In no case shall established ambient air quality standards be exceeded at or beyond the property line.

B. LIMITATIONS, MONITORING AND REPORTING

Condition Number	Conditions
	Compliance with the requirement above shall be demonstrated by developing a facility-wide fugitive dust control plan (BMP Plan) for controlling fugitive emissions from process operations, truck traffic on roadways owned or controlled by the owner/operator and any other on site operations where fugitive dust emissions can be generated. The plan shall be developed no later than 90 days from the date coverage is granted under this permit, kept on-site and made available to Department personnel upon request. The plan shall contain at a minimum the following requirements as specified in 1 through 15 below. The owner/operator shall implement all of the minimum requirements of the plan listed in this condition immediately upon permit issuance except for item 8 below. The owner/operator may also modify the plan as needed, maintain a record of revisions on site and make the plan available to Department personnel upon request. 1. (S.C. Regulation 61-62.5 Standard No.4, Section X.B and S.C. Regulation 61-62.6, Section III.d) The owner/operator shall maintain dust control of the premises and any roadway it owns or controls by paving, or other suitable measures. Oil treatment is prohibited and volatile organic compounds shall not be used for dust control purposes. 2. The owner/operator shall perform daily visual inspections during normal plant operation of equipment loading/unloading areas, any mixing areas and any air pollution control equipment. Visual inspection means a qualitative observation of opacity during daylight. The observer does not need to be certified to conduct valid visual inspections. However, at a minimum, the observer should be experienced and knowledgeable about the effects on visibility of emissions caused by background contrast, ambient lighting, and observer position relative to lighting, wind, and the presence of uncombined water. Daily inspections must be documented by a written or electronic record which includes the date and time performed, noting color, duration, density (heavy or light), cause and corrective action taken for any abnormal emissions, the inspector's name or initials and the operating conditions of the equipment. 3. If dust suppressant aids are used then they shall be applied according to the manufacturer specifications for quantity and frequency. 4. Spillage and residual materials that have the potential for creating emissions problems shall be removed at an appropriate frequency to minimize levels of fugitive dust emissions. 5. Haul road speed limits shall be imposed where necessary. 6. The asphalt plant shall be configured to minimize front-end loader and truck travel distances. 7. If applicable, water trucks shall be operated at an appropriate frequency to minimize levels of fugitive dust emissions. The owner/operator may adjust the water truck operation as necessary to accommodate weather conditions. 8. If applicable, written guidelines for water trucks shall be developed for water truck operators on how to handle water truck failures including a back-up scenario for when it fails or is inadequate. 9. If applicable, weekly inspections of all water trucks in use to control fugitive dust emissions shall be made and proper maintenance performed if needed on the vehicle. Vehicle inspections shall be recorded and include all problems, corrective actions and maintenance activities. 10. Engineering design, inherent moisture content in the aggregate and/or asphalt coating on recycled asphalt shall be used to control fugitive emissions at the following points: delumpers, screening operations, conveying systems and material handling systems up to the storage bins,

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td></td><td>including aggregate piles. Wet suppression shall be used to augment the inherent moisture as needed for operations up to the storage bins and including aggregate piles. Owner/operators shall be trained to handle process upsets and to maintain general housekeeping practices as necessary to minimize fugitive emissions.
11. Free fall transfer drop points shall be minimized where necessary.
12. The owner/operator shall notify vendors and suppliers in writing that all vendors must cover their material with a tarp when delivering materials to the facility.
13. The owner/operator shall document and review plant operations and make any changes as necessary regarding plant-wide fugitive emissions.
14. The owner/operator shall conduct annual training for current and new employees on dust control operation procedures to include reviewing all physical controls and maintenance schedules.
15. In the event of a dust control equipment failure, the owner/operator shall repair or replace dust control equipment with readily available parts.</td></tr>
<tr><td>B.6</td><td>(S.C. Regulation 61-62.5, Standard No.4, Section VI) Particulate matter and opacity emissions from asphalt manufacturing shall be limited to the following:
<table>
<tr><th>Production Rate (tph)</th><th>Maximum Allowable PM Emission Rate (lb/hr)</th></tr>
<tr><td>20</td><td>22</td></tr>
<tr><td>50</td><td>31</td></tr>
<tr><td>100</td><td>38</td></tr>
<tr><td>150</td><td>45</td></tr>
<tr><td>200</td><td>51</td></tr>
<tr><td>250</td><td>56</td></tr>
<tr><td>300</td><td>61</td></tr>
<tr><td>Greater than 350</td><td>65</td></tr>
</table>
The maximum allowable PM emission rate for facilities with production rates between two points listed in the table above shall be determined through interpolation. The particulate matter emission rate limit determined above shall apply to entire facility as a whole. All particulate matter emissions from the facility must be below this limit.

The opacity limit is 20% for all production rates.

Compliance with the above emission limits shall be demonstrated as follows:
1. By operating the dryer baghouse as specified in this permit.
2. (S.C. Regulation 61-62.5, Standard No.4 Section XII) By performing a scheduled periodic test for particulate matter emissions every two years and conducting the test in accordance with S.C. Regulation 61-62.1, Section IV.
3. During the periodic test, the owner/operator is required to produce an SCDOT surface mix. The Department may, at its discretion, waive this requirement if sufficient evidence indicates that less than 25% of the plant's total annual production is surface mix.</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td></td><td>4. The periodic test shall be conducted while the plant is operating at its maximum production rate. Plants testing at less than maximum rated production may have their production rate limited as determined by “Asphalt Plant Aggregate Moisture vs. Hot Mix Asphalt Production Potential Guidance” of March 15, 2001, as amended. Retests shall be required to exceed a limit established by the last periodic test. Retests may also be required if facilities exceed their maximum allowable production rate.
5. The periodic test shall be conducted on a virgin aggregate mix or Reclaimed Asphalt Pavement (RAP) up to the maximum percent of aged binder allowable per SCDOT’s RAP Specification.
6. The percent (%) moisture of the aggregate shall be obtained for each test series.</td></tr>
<tr><td>B.7</td><td>For any source test required under an applicable standard or permit condition, the owner, operator, or representative shall comply with S.C. Regulation 61-62.1, Section IV - Source Tests.

Unless approved otherwise by the Department, the owner, operator, or representative shall ensure that source tests are conducted while the source is operating at the maximum expected production rate or other production rate or operating parameter which would result in the highest emissions for the pollutants being tested. Some sources may have to spike fuels or raw materials to avoid being subjected to a more restrictive feed or process rate. Any source test performed at a production rate less than the rated capacity may result in permit limits on emission rates, including limits on production if necessary.

The owner or operator shall comply with any limits that result from conducting a source test at less than rated capacity. A copy of the most recent Department issued source test summary letter, whether it imposes a limit or not, shall be maintained with the operating permit, for each source that is required to conduct a source test.

Site-specific test plans and amendments, notifications, and source test reports shall be submitted to the Manager of the Source Evaluation Section, Bureau of Air Quality.</td></tr>
<tr><td>B.8</td><td>(S.C. Regulation 61-62.5, Standard No.1) Each auxiliary heater (including hot oil heaters) are subject to the following limitations:

<table>
<tr><th>Heater Construction Date</th><th>Opacity Limit</th><th>PM Limit (lb/million Btu Heat Input)</th><th>SO_2 Limit (lb/million Btu Heat Input)</th></tr>
<tr><td>On or after February 11, 1971</td><td>20%</td><td>0.6</td><td>2.3</td></tr>
<tr><td>Before February 11, 1971</td><td>40%</td><td>0.8*</td><td>2.3</td></tr>
</table>
*≤ 10 million Btu/hr

Compliance with the limits above shall be demonstrated as follows:
1. To the extent practicable, by maintaining and operating the heater in a manner consistent with good air pollution control practices for minimizing emissions.</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td></td><td>2. Except for natural gas and propane fired units, by maintaining a log of the time, magnitude, duration and any other pertinent information to determine periods of startup and shutdown of the heater and make these records available to a Department representative upon request.</td></tr>
<tr><td>B.9</td><td>(S.C. Regulation 61-62.5, Standard 3 and S.C. Regulation 61-62.1 Section I Definition 93(a)) For facilities that have the authorization from the Department to burn specification oil as fuel, each batch of specification oil must meet the following specifications:

<table>
<tr><th>Parameter</th><th>Specification</th></tr>
<tr><td>Arsenic</td><td>5 ppm maximum</td></tr>
<tr><td>Cadmium</td><td>2 ppm maximum</td></tr>
<tr><td>Chromium</td><td>10 ppm maximum</td></tr>
<tr><td>Lead</td><td>100 ppm maximum</td></tr>
<tr><td>Nickel</td><td>120 ppm maximum</td></tr>
<tr><td>Total Halogens</td><td>1,000 ppm maximum</td></tr>
<tr><td>Flash Point</td><td>100°F (37.8°C) minimum</td></tr>
</table>

Compliance with the oil specifications shall be demonstrated as follows:
1. By maintaining for each shipment of specification oil received from off-site, a record of the date and total amount of oil received.
2. By maintaining for on-site generated specification oil, a record of the amount generated and the dates on which it was burned.
3. By maintaining a record of a lab analysis for on-site generated oil that shows the total arsenic, total cadmium, total chromium, total lead, total nickel, total halogens and flash point.
4. By maintaining a waste analysis showing the total arsenic, total cadmium, total chromium, total lead, total nickel, total halogens and flash point. The waste analysis shall be performed only on the initial shipment of oil unless the oil becomes inconsistent in composition or is received from another supplier.</td></tr>
<tr><td>B.10</td><td>Each asphalt facility is subject to New Source Performance Standards (NSPS), 40CFR60 Subpart A, General Conditions and Subpart I, Standards of Performance For Asphalt Concrete Plants, and S.C. Regulation 61-62.60 Subparts A and Subpart I, Standards of Performance For Asphalt Concrete Plants, as applicable. These sources shall comply with all applicable requirements of Subparts A and I.

(40CFR60.92.a) Each Asphalt Facility shall meet the limits specified in the following table:

<table>
<tr><th>Opacity Limit</th><th>PM Limit</th></tr>
<tr><td>20%</td><td>90 mg/dscm (0.04 gr/dscf)</td></tr>
</table>

Compliance shall be demonstrated by operating the dryer baghouse as specified in this permit.</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td>B.11</td><td>
Each affected source is subject to New Source Performance Standards (NSPS), 40CFR60 Subpart A, General Conditions and Subpart OOO, Standards of Performance For Nonmetallic Mineral Processing Plants, and S.C. Regulation 61-62.60 Subparts A and Subpart OOO, Nonmetallic Mineral Processing Plants, as applicable. These sources shall comply with all applicable requirements of Subparts A and OOO.

(40CFR60 Subpart OOO) Each RAP crusher, screen, and conveyor listed in the Table below shall meet the opacity limit specified for it. RAP fractionating equipment (lumpbreakers and associated screen conveying system) that do not resize any aggregate or nonmetallic mineral embedded in the RAP is not subject to this regulation.

(40CFR60.671) Crusher means a machine used to crush any nonmetallic minerals, and includes, but is not limited to, the following types: Jaw, gyratory, cone, roll, rod mill, hammermill, and impactor.

(40CFR60.671) Screening operation means a device for separating material according to size by passing undersize material through one or more mesh surfaces (screens) in series, and retaining oversize material on the mesh surfaces (screens). Grizzly feeders associated with truck dumping and static (non-moving) grizzlies used anywhere in the nonmetallic mineral processing plant are not considered to be screening operations.

(40CFR60.671) Conveying system means a device for transporting materials from one piece of equipment or location to another location within a plant. Conveying systems include but are not limited to the following: feeders, belt conveyors, bucket elevators and pneumatic systems.
<table>
<tr><th>Crusher Manufacture Date</th><th>Crusher Opacity Limit</th><th>Screen Opacity Limit</th><th>Conveyor Opacity Limit</th></tr>
<tr><td>After August 31, 1983 but before April 22, 2008</td><td>15%</td><td>10%</td><td>10% from each transfer point</td></tr>
<tr><td>After April 22, 2008</td><td>12%</td><td>7%</td><td>7% from each transfer point</td></tr>
</table>
Compliance with the above emission limits shall be demonstrated as follows:
1. (40CFR60.8) By conducting a one time performance test for opacity within 60 days after achieving the maximum production rate at which RAP crusher, screen, and conveyor will be operated, but not later than 180 days after initial startup of the RAP crusher, screen, and conveyor. The test shall be conducted according to the requirements of 40CFR60.11, 40CFR60.675 (Table 3 of 40CFR60 Subpart OOO) and S.C. Regulation 61-62.1 Section IV.
2. By performing daily visual emission checks on the RAP crusher, screen, and conveyor when in operation.
</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

<table>
<tr><th>Condition Number</th><th>Conditions</th></tr>
<tr><td></td><td>3. By the proper operation of the air pollution control device if the RAP crusher, screen, and conveyor is equipped with one.

RAP replacement equipment shall comply with the requirements of 40CFR60.672.d and S.C. Regulation 61-62 .1 Section II.A.1.b.</td></tr>
<tr><td>B.12</td><td>All fuel fired sources at the facility are limited to using natural gas, propane, liquefied petroleum gas, virgin fuel oil and/or recycled oil (with prior written approval from the Department) as fuel. No other substances are allowed.</td></tr>
<tr><td>B.13</td><td>The use of materials, other than virgin aggregate or reclaimed asphalt pavement, as aggregate shall not be allowed without prior written approval from the Department.</td></tr>
<tr><td>B.14</td><td>The production of asphalt concrete other than hot mix asphalt (e.g. other SCDOT approved methods, warm mix asphalt), is allowed without prior approval from the Department.</td></tr>
<tr><td>B.15</td><td>(40CFR60.11.d) At all times, including periods of startup, shutdown, and malfunction, the owner/operator shall, to the extent practicable, maintain and operate the equipment including associated air pollution control equipment in a manner consistent with good air pollution control practice for minimizing emissions. Determination of whether acceptable operating and maintenance procedures are being used will be based on information available to the Department which may include, but is not limited to, monitoring results, opacity observations, review of operating and maintenance procedures, and inspection of the source.</td></tr>
<tr><td>B.16</td><td>Emergency engines less than or equal to 150 kilowatt (kW) rated capacity, emergency engines greater than 150 kW rated capacity designated for emergency use only and operated a total of 500 hours per year or less for testing and maintenance and have a method to record the actual hours of use, such as an hour meter, and diesel engine driven emergency fire pumps that are operated a total of 500 hours per year or less for testing and maintenance and have a method to record the actual hours of use, such as an hour meter, have been determined to be exempt from construction permitting requirements in accordance with South Carolina Regulation 61-62.1.

If present, these sources shall still comply with the requirements of all applicable regulations, including but not limited to the following:

New Source Performance Standards (NSPS) 40 CFR 60 Subpart A (General Provisions);
NSPS 40 CFR 60 Subpart IIII (Stationary Compression Ignition Internal Combustion Engines);
NSPS 40 CFR 60 Subpart JJJJ (Stationary Spark Ignition Internal Combustion Engines);
National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 63 Subpart A (General Provisions); and
NESHAP 40 CFR 63 Subpart ZZZZ (Stationary Reciprocating Internal Combustion Engines).</td></tr>
<tr><td>B.17</td><td>(S.C. Regulation 61-62.5, Standard No. 4, Section IX) For all other sources where an opacity limit is not specified, each shall meet the following opacity limits:

<table>
<tr><th>Construction or Modification Date</th><th>Opacity Limit</th></tr>
<tr><td>Began after December 31, 1985</td><td>20%</td></tr>
</table>
</td></tr>
</table>

B. LIMITATIONS, MONITORING AND REPORTING

Condition Number	Conditions
	<table><tr><td>Began on or before December 31, 1985</td><td>40%</td></tr></table> Compliance with the above emission limits shall be demonstrated by complying with the Fugitive Dust Control Plan.
B.18	(S. C. Regulation 61-62.5, Standard No. 5.2) Any existing source where a burner assembly is replaced with another burner assembly after June 25, 2004, regardless of size or age of the burner assembly to be replaced shall be replaced with a low NO_X burner assembly or equivalent technology, and shall achieve a 30 percent reduction from uncontrolled NO_X emission levels based upon manufacturer's specifications. An exemption from this requirement shall be granted when a single burner assembly is being replaced in an existing source with multiple burners due to non-routine maintenance. The replacement of individual components such as burner heads, nozzles, or windboxes does not trigger this requirement. The owner or operator shall notify and register the burner assembly replacement with the Department, in writing, within 7 days of replacing the existing burner assembly. Notification will be provided on the Department's *Low NO_x Burner Assembly Replacement Notification* Form D-2935. Those affected sources that wish to receive an emission reduction credit for the control device will be required to submit a construction permit application. Those affected sources requesting an alternative control methodology must receive written approval prior to burner replacement. The owner or operator shall perform tune-ups every twenty-four (24) months in accordance with manufacturer's specifications or with good engineering practices. The first tune-up shall be conducted no more than twenty-four (24) months from replacement of a burner assembly for affected existing sources. Each subsequent tune-up shall be conducted no more than twenty-four (24) months after the previous tune-up. All tune-up records are required to be maintained on site and available for inspection by the Department for a period of five (5) years from the date generated. The owner or operator shall develop and retain a tune-up plan on file.

C. TEMPORARY CRUSHING AND SCREENING OPERATION CONDITIONS

Condition Number	Condition
C.1	If the facility subcontracts temporary crushing by another company, it is the facility's responsibility to ensure the subcontractor has been issued the Temporary Crushing and Screening Registration Permit from the Department.

D. AMBIENT AIR STANDARDS REQUIREMENTS

Condition Number	Condition
D.1	Air dispersion modeling (or other method) has demonstrated that this facility's operation will not interfere with the attainment and maintenance of any state or federal ambient air standard. Any changes in the parameters used in this demonstration may require a review by the facility to determine continuing compliance with these standards. These potential changes include any decrease in stack height, decrease in stack velocity, increase in stack diameter, decrease in stack exit temperature, increase in building height or building additions, increase in emission rates, decrease in distance between stack and property line, changes in vertical stack orientation, and installation of a rain cap that impedes vertical flow. Parameters that are not required in the determination will not invalidate the demonstration if they are modified. The emission rates used in the determination are listed in Attachment - Emission Rates for Ambient Air Standards of this permit. Higher emission rates may be administratively incorporated into Attachment - Emission Rates for Ambient Air Standards of this permit provided a demonstration using these higher emission rates shows the attainment and maintenance of any state or federal ambient air quality standard or with any other applicable requirement. Variations from the input parameters in the demonstration shall not constitute a violation unless the maximum allowable ambient concentrations identified in the standard are exceeded. The owner/operator shall maintain this facility at or below the emission rates as listed in Attachment - Emission Rates for Ambient Air Standards, not to exceed the pollutant limitations of this permit. Should the facility wish to increase the emission rates listed in Attachment - Emission Rates for Ambient Air Standards, not to exceed the pollutant limitations in the body of this permit, it may do so by the administrative process specified above. This is a State Only enforceable requirement.

E. GENERAL RECORD KEEPING AND REPORTING

Condition Number	Conditions
E.1	Reporting required in this permit, shall be submitted in a timely manner. Semiannual reports are due January 30th and July 30th each year.
E.2	All reports and notifications required under this permit shall be submitted to the person indicated in the specific condition at the following address: **2600 Bull Street** **Columbia, SC 29201** The contact information for the local Environmental Affairs Regional office can be found at: **http://www.scdhec.gov**
E.3	Unless elsewhere specified within this permit, all reports required under this permit shall be submitted to the Manager of the Technical Management Section, Bureau of Air Quality.

E. GENERAL RECORD KEEPING AND REPORTING

Condition Number	Conditions
E.4	(S.C. Regulation 61-62.1, Section II.J.1.g) A copy of the Department issued construction and/or operating permit must be kept readily available at the facility at all times. The owner or operator shall maintain such operational records; make reports; install, use, and maintain monitoring equipment or methods; sample and analyze emissions or discharges in accordance with prescribed methods at locations, intervals, and procedures as the Department shall prescribe; and provide such other information as the Department reasonably may require. All records required to demonstrate compliance with the limits established under this permit shall be maintained on site for a period of at least 5 years from the date the record was generated and shall be made available to a Department representative upon request.
E.5	The owner/operator shall inspect, calibrate, adjust, and maintain continuous monitoring systems, monitoring devices, and gauges in accordance with manufacturer's specifications or good engineering practices. The owner or operator shall maintain on file all measurements including continuous monitoring system or monitoring device performance measurements; all continuous monitoring system performance evaluations; all continuous monitoring system or monitoring device calibration checks; adjustments and maintenance performed on these systems or devices; and all other information required in a permanent form suitable for inspection by Department personnel.
E.6	(S.C. Regulation 61-62.1, Section II.J) For sources not required to have continuous emission monitors, any malfunction of air pollution control equipment or system, process upset, or other equipment failure which results in discharges of air contaminants lasting for one (1) hour or more and which are greater than those discharges described for normal operation in the permit application, shall be reported to the Department within twenty-four (24) hours after the beginning of the occurrence and a written report shall be submitted to the Department within thirty (30) days. The written report shall include, at a minimum, the following: 1. The identity of the stack and/or emission point where the excess emissions occurred; 2. The magnitude of excess emissions expressed in the units of the applicable emission limitation and the operating data and calculations used in determining the excess emissions; 3. The time and duration of excess emissions; 4. The identity of the equipment causing the excess emissions; 5. The nature and cause of such excess emissions; 6. The steps taken to remedy the malfunction and the steps taken or planned to prevent the recurrence of such malfunction; 7. The steps taken to limit the excess emissions; and, 8. Documentation that the air pollution control equipment, process equipment, or processes were at all times maintained and operated, to the maximum extent practicable, in a manner consistent with good practice for minimizing emissions. The initial twenty-four (24) hour notification should be made to the Department's local Environmental Affairs Regional office. The written report should be sent to the Manager of the Technical Management Section, Bureau of Air Quality and the local Environmental Affairs Regional office.

F. RELOCATION REQUIREMENTS

Condition Number	Condition
F.1	The owner/operator must submit an application that includes air dispersion modeling and gain approval from this Department prior to relocating this plant to any other site in South Carolina.
F.2	The owner/operator may move a plant out of South Carolina without gaining prior approval. Notification that the plant was moved out of South Carolina shall be made within 30 days of such a move. Department approval must be gained prior to bringing the plant back into South Carolina.

G. PERMIT RENEWAL, MODIFICATION, EXPIRATION, AND TRANSFER OF OWNERSHIP

Condition Number	Condition
G.1	(S.C. Regulation 61-62.1, Section II.H) The owner/operator shall submit an operating permit renewal request to the Department within 90 days prior to the operating permit expiration date. The operating permit renewal requests shall include a description of any changes at the facility that have occurred since issuance of the last operating permit that may affect the operating permit or operating permit review. In general, the description shall include any addition, alteration or removal of sources, including sources exempt from construction permit requirements; addition, alteration or removal of emission limitations; any changes to monitoring, recordkeeping, or reporting requirements; and any changes or additions to special permit conditions.
G.2	Submission of a request for renewal meeting the requirements in S.C. Regulation 61-62.1, Section II.H, shall allow the owner/operator to continue operating pursuant to the most recent general conditional major operating permit, until such time as the Department has taken final action on the request for renewal.
G.3	This permit may be reopened by the Department for cause or to include any new standard or regulation which becomes applicable to a source during the life of the permit.
G.4	This permit may be modified by the Department for cause, to include any applicable requirement or to add or alter a permit's expiration date.
G.5	(S.C. Regulation 61-62.1, Section II.M) Within 30 days of the transfer of ownership/operation of a facility, the current permit holder and prospective new owner/operator shall submit to the Director of Engineering Services a written request for transfer of the source operating or construction permits. The written request for transfer of the source operating or construction permit shall include any changes pertaining to the facility name and mailing address; the name, mailing address, and telephone number of the owner/operator for the facility; and any proposed changes to the permitted activities of the source. Transfer of the operating or construction permits will be effective upon written approval by the Department.

H. GENERAL CONDITIONS

Condition Number	Condition
H.1	The owner or operator shall comply with S.C. Regulation 61-62.2 "Prohibition of Open Burning."
H.2	The owner or operator shall comply with S.C. Regulation 61-62.3 "Air Pollution Episodes."
H.3	The owner or operator shall comply with S.C. Regulation 61-62.4 "Hazardous Air Pollution Conditions."
H.4	The owner or operator shall comply with S.C. Regulation 61-62.6 "Control of Fugitive Particulate Matter", Section III "Control of Fugitive Particulate Matter Statewide."
H.5	This permit only covers emission units and control equipment while physically present at the indicated facility. Unless the permit specifically provides for the equipment relocation, this permit is void for an item of equipment on the day it is removed from the permitted facility, notwithstanding the expiration date specified on the permit.
H.6	The permittee shall pay permit fees to the Department in accordance with the requirements of S.C. Regulation 61-30, Environmental Protection Fees.
H.7	In the event of an emergency, as defined in S.C. Regulation 61-62.1, Section II.L, the owner or operator may document an emergency situation through properly signed, contemporaneous operating logs, and other relevant evidence that verify: 1. An emergency occurred, and the owner or operator can identify the cause(s) of the emergency; 2. The permitted source was at the time the emergency occurred being properly operated; 3. During the period of the emergency, the owner or operator took all reasonable steps to minimize levels of emissions that exceeded the emission standards, or other requirements in the permit; and 4. The owner or operator gave a verbal notification of the emergency to the Department within 24 hours of the time when emission limitations were exceeded, followed by a written report within 30 days. The written report shall include, at a minimum, the information required by S.C. Regulation 61-62.1, Section II.J.1.c.i through viii. The written report shall contain a description of the emergency, any steps taken to mitigate emissions, and corrective actions taken. This provision is in addition to any emergency or upset provision contained in any applicable requirement.
H.8	(S.C. Regulation 61-62.1, Section II.O) Upon presentation of credentials and other documents as may be required by law, the owner or operator shall allow the Department or an authorized representative to perform the following: 1. Enter the facility where emissions-related activity is conducted, or where records must be kept under the conditions of the permit. 2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit. 3. Inspect any facilities, equipment (including monitoring and air pollution control equipment), practices, or operations regulated or required under this permit. 4. As authorized by the Federal Clean Air Act and/or the S.C. Pollution Control Act, sample or monitor at reasonable times substances or parameters for the purpose of assuring compliance with the permit or applicable requirements.

Asphalt Plants

Asphalt plants may be eligible for coverage under the general synthetic minor and the general conditional major permits if the facility produces asphalt only and is only comprised of the following:

- Systems for receiving, crushing, screening, handling, storing, weighing, drying, and transferring aggregate (both virgin and non-virgin);
- Systems for receiving, storing, and transferring asphalt cement;
- Systems for mixing aggregate with asphalt cement;
- Systems for the storing and dispensing of asphalt;
- Asphalt cement and fuel storage tanks;
- Auxiliary heaters (including hot oil heaters);
- Associated emission control systems; and
- Sources exempt under **S.C. Regulation 61-62.1, Section II(B)** </sites/default/files/library/regulations/r.61-62.1.pdf#page=17>.

Interactive Map of Asphalt Plants located in South Carolina <https://gis.dhec.sc.gov/asphaltfacilities/>

Criteria

General Synthetic Minor Construction Permit and General Conditional Major Operating Permit

- Limited to hot mix asphaltic concrete production or other South Carolina Department of Transportation (SCDOT) approved methods;
- The maximum size for a single auxiliary heater (including hot oil heaters) is limited to less than 10 million BTU/hr rated input capacity;

- Fuel fired sources at the facility are limited to using natural gas, propane, liquefied petroleum gas, fuel oil and/or recycled oil (with written approval from the Department) as fuel;
- The emissions from all batch mix plants (pug mills) must be ducted to the dust control system and baghouse;
- Each criteria pollutant is limited to less than 100.0 tons per year (TPY);
- Single hazardous air pollutant (HAP) is limited to less than 10.0 TPY; and
- Combined HAPs are limited to less than 25.0 TPY.

How Do I Apply for the General or Registration Permit?

A construction permit is an air permit required for a facility that plans to construct, alter, or add to a source of air pollution including the installation of an air pollution control device. For asphalt plants, to request coverage under the general construction permit for asphalt plants complete and submit form 4111 listed below. Once the application has been reviewed and approval of the construction permit is issued, on-site activities may commence.*

*If operations, covered by construction permits, are located in one of the eight coastal counties of the Coastal Zone under DHEC-OCRM's jurisdiction (Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry, and Jasper), then a coastal zone consistency certification may be required.

Any source that is required to obtain an air quality construction permit issued by the BAQ must obtain an operating permit when the new or altered source is placed into operations. The BAQ requires certification that the construction covered by the application has been completed in accordance with the conditions in the issued construction permit. For Asphalt Plants requesting coverage under the general conditional major operating permit for asphalt plants, complete and submit the form 2574 listed below.

Application/Forms

For new construction or non-exempt modifications, complete and submit a hard copy of the following forms:

- **D-4111 General Permit Application for Asphalt Plants** </sites/default/files/library/d-4111.docm>
- **D-2212 Expedited Review Request** </sites/default/files/library/d-2212.docx> (only for expedited projects)

For operating permit, complete and submit a hard copy of the following form:

- **D-2574 Operating Permit Request** </sites/default/files/library/d-2574.docx>

For renewal of an already existing asphalt operating permit, use the following form:

- **D-2955 State Operating and Conditional Major Permit Renewal** </sites/default/files/library/d-2955.docx>

Emissions Tools

- **Asphalt Calculator** </sites/default/files/docs/environment/docs/asphalt_emissions_estimator.xls> (xls): This spreadsheet helps calculate a facility's potential to emit for asphalt plants.

Reporting Tools

- **Asphalt 12 Month Rolling Sum** </sites/default/files/media/document/baq_asphalt12monthrollingsumexmaple.xlsx> (xls): This reporting tool assists asphalt companies in calculating 12 month rolling sums.

Guidance

- **Memo to Asphalt/Concrete Owners regarding Temporary Crushing and Screening Operations** </sites/default/files/media/document/temp%20crushing%20memo.pdf>
- **Asphalt Production, Source Testing Guidance** </sites/default/files/docs/environment/docs/permitting/agpguid.pdf>
- **Tear-Off Asphalt Roofing Shingle Usage, Permitting/Asbestos Testing Protocol** </sites/default/files/docs/environment/docs/permitting/asphalt.shingle.testing.protocol.pdf>
- **Relocation of Asphalt Plants** </sites/default/files/docs/environment/docs/relocation%20guidance%20for%20asphalt%20plants.pdf>

Tags

Environment

Downloads & Links

Air Construction Permits </environment/air-quality/construction-permits-air>

Air Operating Permits </environment/air-quality/air-quality-permits/operating-permits-air>

General and Registration Permits </environment/air-quality/air-quality-permits/general-registration-permits-air-quality>

Exemptions - Air Quality Construction Permits </environment/air-quality/air-quality-permits/sources-exempt-air-quality-construction-permits>

Air Permitting Contacts <https://scdhec.gov/baq-permitting-contacts-industry-sectors>

Related Resources

Be Battery Smart - Be Safe at Home

Read More

</environment/recycling-waste-reduction/be-battery-smart/be-battery-smart-be-safe-home>

Virtual Environmental Education

Read More

</index.php/environment/virtual-environmental-education>

Bureau of Water Permitting Information

Read More

</index.php/bow/bureau-water-permitting-information>

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1893 - HOLD
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Approve three readings of Ordinance 2024-1893 in order to address Council's concerns and change the Unified Development Ordinance (UDO) in Chapter 2 to amend nonmetallic mineral product manufacturing from a use permitted with review to a conditional use and to invoke the pending ordinance doctrine.

Strategic Plan Focus Area Alignment:

Points to Consider:
This action is a result of County Council's discussion and concern for the establishment of asphalt plants in the heavy industrial zoned parcels without additional review, particularly by County Council.

Adding the conditional use requirement to these types of manufacturing would assure that County Council would have a review and final determination for this type of use.

This is the first time County Council would use the "Pending Ordinance Doctrine" which, if passes on first reading, would prohibit the issuance of a permit if the use is found to be in conflict with the proposed zoning changes.

Funding and Liability Factors:
N/A

Recommendation:
Approve the Ordinance.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1896 - HOLD
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Consider proposed ordinance for use change to the Light Industrial Districts.

Strategic Plan Focus Area Alignment:

Points to Consider:
As discussed in previous Council meetings, there are uses currently allowed in the Light Industrial (LI) district list of permitted uses that are out of sync with the primary uses in LI districts. This ordinance seeks to remedy that.

Funding and Liability Factors:
N/A

Recommendation:
Approve Ordinance 2024-1896.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1898 - HOLD
Contact Person / Sponsor: Ginny Merck-Dupont / County Attorney
Department: Attorney
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Council is being asked to approve this Ordinance removing the current Council Rules of Procedures and, then, on the 3rd Reading of the Ordinance, Council will also adopt new and updated Rules of Procedure via Resolution.

Strategic Plan Focus Area Alignment:

Points to Consider:
County Council's current Rules of Procedure were adopted August 10, 2020, which helped to address many of the issues facing governing bodies during the COVID Pandemic.

The current Rules of Procedure mirror the Model Rules of Parliamentary Procedures for South Carolina Counties published by the South Carolina Association of Counties with some modifications to work with existing Lancaster County practices and procedures.

The current Rules of Procedure include a great deal of verbatim statutory law, particularlyin regards to FOIA requirements. County Council's current Rules of Procedure are also required to be utilized by all Boards and Commissions for which the County Council appoints a majority of the members.

As was discussed during the Council Retreat, and March COW meeting, the update to Council's Rules of Procedure will help define current practices and streamline the rules to allow for uniformity across Council appointed Boards and Commissions.

A combination of adjustments to certain current rules along with prior rules, and some new rules, are being suggested for Council's consideration and adoption at the April 22nd Council Meeting via resolution.

This ordinance is a necessary step in the process to remove the current Rules and then adopt the new rules in April.

Funding and Liability Factors:
There are no funding or liability factors regarding this Ordinance.

Recommendation:
Approve the Ordinance as written.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1899 - HOLD
Contact Person / Sponsor: Ginny Merck-Dupont / County Attorney
Department: Attorney
Date Requested to be on Agenda: 4/8/2024

Council Action Requested:
Council is being asked to approve this Ordinance removing the current personnel policies and, then, on the 3rd Reading of the Ordinance, Council will also adopt new and updated personnel policies.

Strategic Plan Focus Area Alignment:

High Performance
Intentionally and intensely cultivate a culture of high performance throughout the County workforce.

Points to Consider:
Lancaster County's current personnel policy was adopted in September, 2010 with some revisions occurring later in 2010, 2012 and 2019. A revised personnel policy is being compiled in conjunction with the assistance of an outside labor and employment attorney in order to address an evolving workforce, as well as newly enacted or amended state and/or federal laws and to support South Carolina Retirement Systems and State Health Plan (PEBA – SC Public Employee Benefit Authority) policies.

The revised personnel policy will include approximately 39 additional and/or significantly altered policies from what was adopted in 2010.

The revised personnel policy will be presented to County Council for adoption via resolution, based on Council Retreat discussion, and March COW meeting, to allow for more expedient adoption and amendments as well as account for changes in employment law which are happening constantly.

The revised personnel policy will be proposed for adoption at the April 22, 2024 County Council Meeting.

This ordinance is a necessary step in the process to remove the current policies and then adopt the new policies in April.

Funding and Liability Factors:
The updating of the personnel policies have no funding or liability factors.

Recommendation:
Approve the Ordinance as written.