



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**April 6, 2023 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:09 p.m.

1. Roll Call:

Members Present:

Jim Barnett Charles Deese Sheila Hinson Ben Levine
Judianna Tinklenberg Alan Patterson (arrived at 5:11)

Absent: Tamecca Neely

Others Present:

Allison Hardin, Interim Director Clerk: Jennifer Bryan
Matthew Blaszyk, Planner

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

2. New Business

a. SD-2021-2450 Pettus Pond

Application by Eastwood Homes, Jane Pettus and Anthony Haltom for approval of a Preliminary Plat for three parcels totaling approximately 61.24 acres located at or adjacent to #10925 and #10822 Pettus Farm Road and Old Pettus Place, respectively, (TMs 0003-00-051.00, 0003-00-052.00, and 0003-00-052.06), for a single-family residential development of 99 lots.

Presentation: Allison Hardin

Discussion:

Requests for further information in staff report:

- **What if any improvements are called for by TIA for Pettus Farm Road and other adjacent intersections?**
- **What data is available on how the schools/capacity will be affected?**
- **How does the denial of Patterson Preserve extension impact this proposal?**
- **What does the hatched area represent?**

Long-range/process questions:

- What tools can be applied for road improvement in the vicinity?
- What tools are in place to enforce conditional approval eg 60/90 resolution of TRC/Evolve comments, does it need to be revisited for final approval?
- Can we involve Jeff Catoe in long-range traffic planning and draw upon his experience with SCDOT?

b. CU-2022-2451 YDG Doby's Bridge Land LLC (Valvoline)

Application by YDG Doby's Bridge Land LLC for a Conditional Use permit for a .64 acre site at intersection of Charlotte Highway 521 and Doby's Bridge Road (TM # 0013-00-018.11), to allow development of a drive-through oil-change facility. (a/k/a Valvoline).

Presentation: Matthew Blaszyk

Discussion:

- TRC meeting: consensus with Fire Marshall that speed bumps/tables would not be advisable for traffic control at the Tidal Wave site.
- May need to defer decision to May if there is not a clear answer on Tidal Wave CU from Council;
- **Request more information about SCDOT right-of-way reserved at the intersection;**
- There is a signalized pedestrian crossing at 521.
- **Check on whether CUs have a required period of action by Planning Commission**

c. RZ-2023-0215 R.F. Duncan

Application by Richard F. Duncan to rezone approximately 1.206 acres, located at 3867 Pageland Highway (p/o TM 0059-00-058.00) from Rural Residential (RR) to Rural Business (RUB) district, in order to remedy non-conformity of existing business on site and allow minor subdivision of property.

Presentation: Matt Blaszyk

Discussion:

- Proposal creates greater conformity with regard to use on property.
- No requests for additional information

d. RZ-2023-0503 John T. Stevens Foundation

Application by John T. Stevens Foundation to rezone approximately .78 acres at and adjacent to 502 N. Matson Street, Kershaw SC (TM# 0156H-0K-005.00) from R15 Residential to B1 Central

Business, to allow redevelopment of former library as office space for the Foundation.

Presentation: Matt Blaszyk

Discussion:

- No requests for additional information

e. **RN-2023-0530 MSAG Road Name Approvals**

ROAD NAME APPROVALS: Pursuant to SC Code Title VI, Section 6-29-1200, the list of existing street names in Lancaster County will be presented for review and approval by the Planning Commission.

Presentation: Allison Hardin

Discussion:

- Existing process has been for Sandra Burton /911 addressing to approve new road names, and Planning Commission to approve name changes.
- This application will bring existing approved names into conformity with state law
- Going forward, all road name applications (new and change) will be heard by Planning Commission

3. **Other:**

a. **Review of Next Month's Agenda**

Not applicable

b. **Comprehensive Plan Update: Benchmark Consultants**

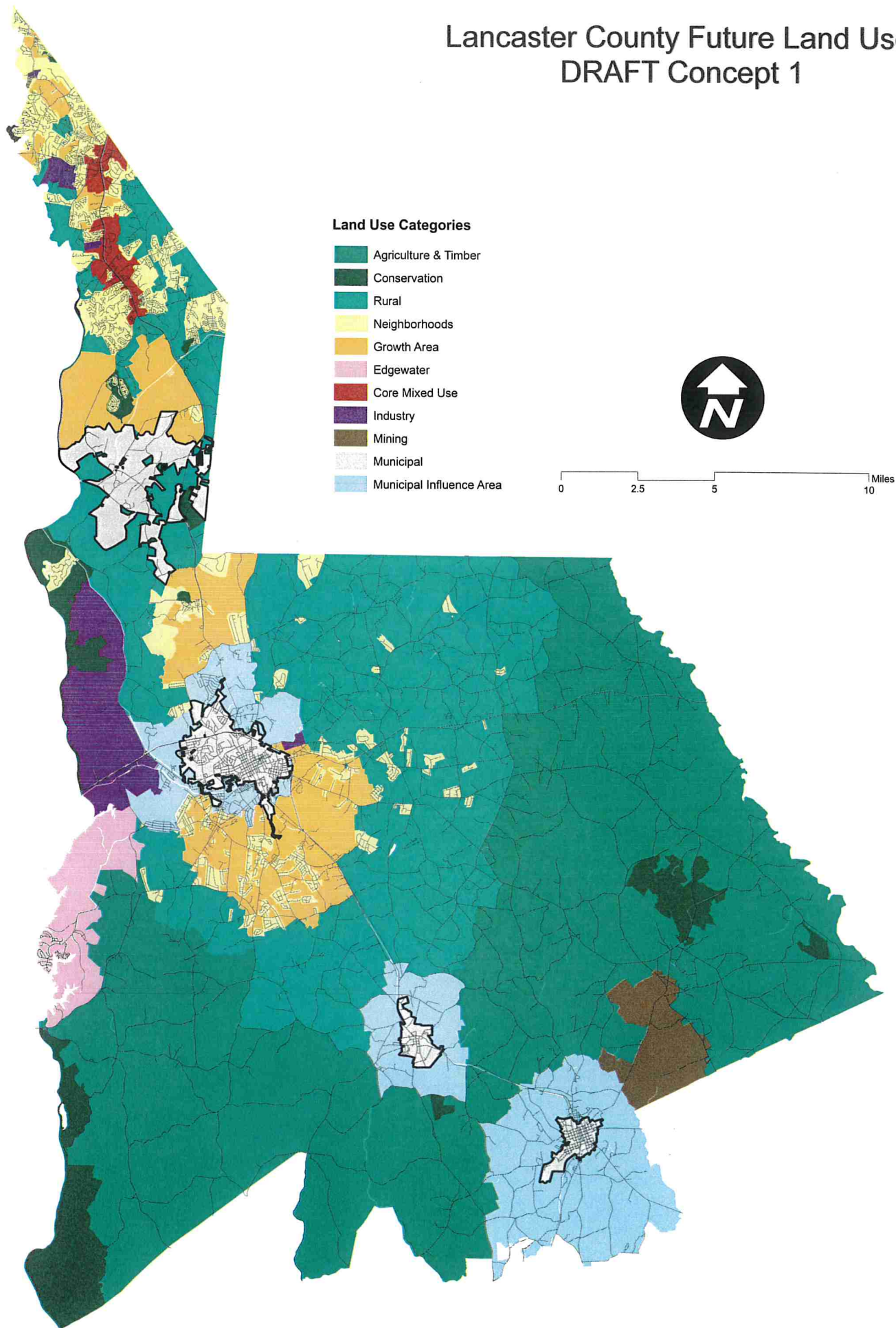
See attachments:

- Five concept proposals for Future Land Use map;
- Slide presentation.

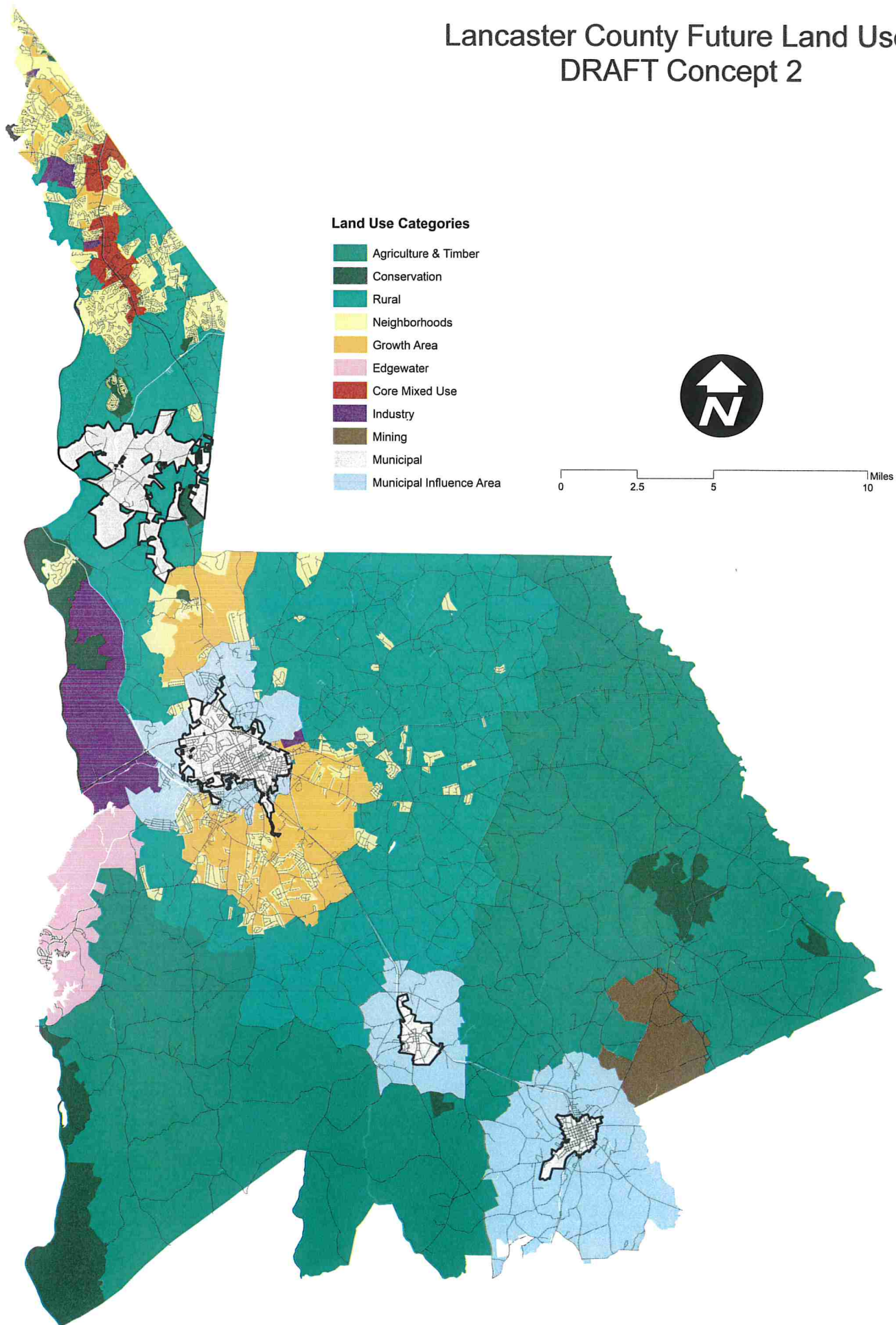
4. **Adjourn**

Meeting was adjourned at 7:03 pm.

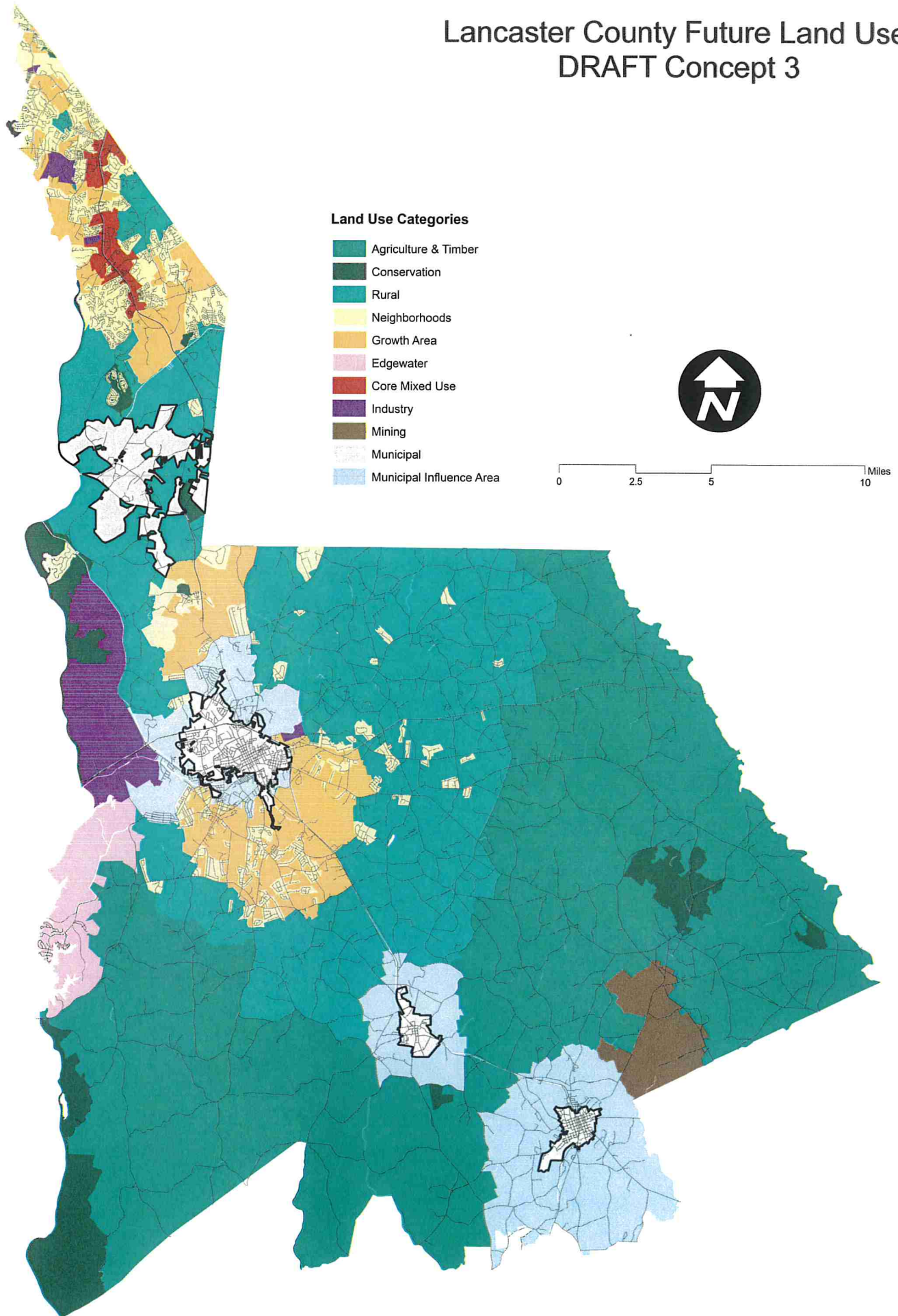
Lancaster County Future Land Use DRAFT Concept 1



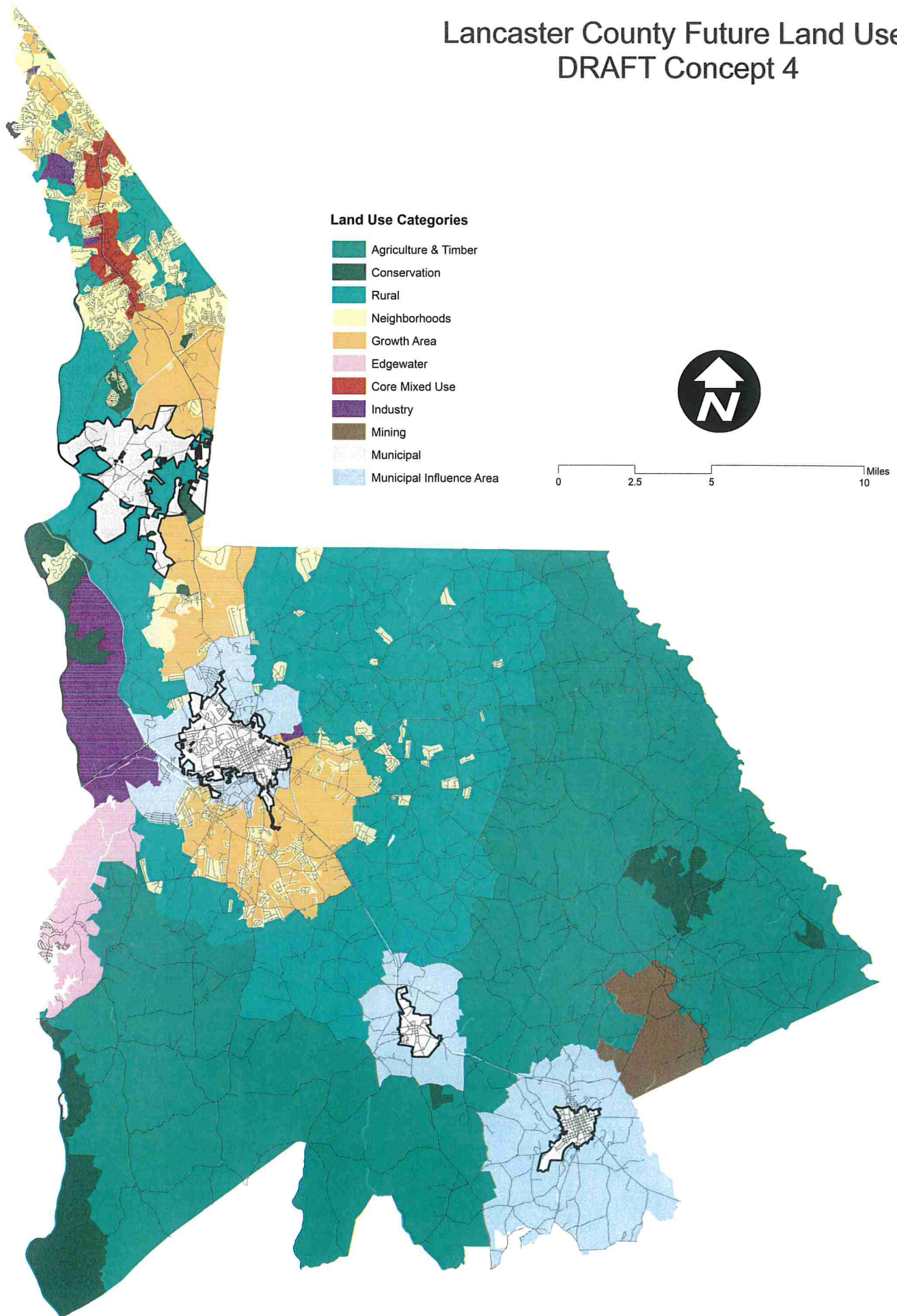
Lancaster County Future Land Use DRAFT Concept 2



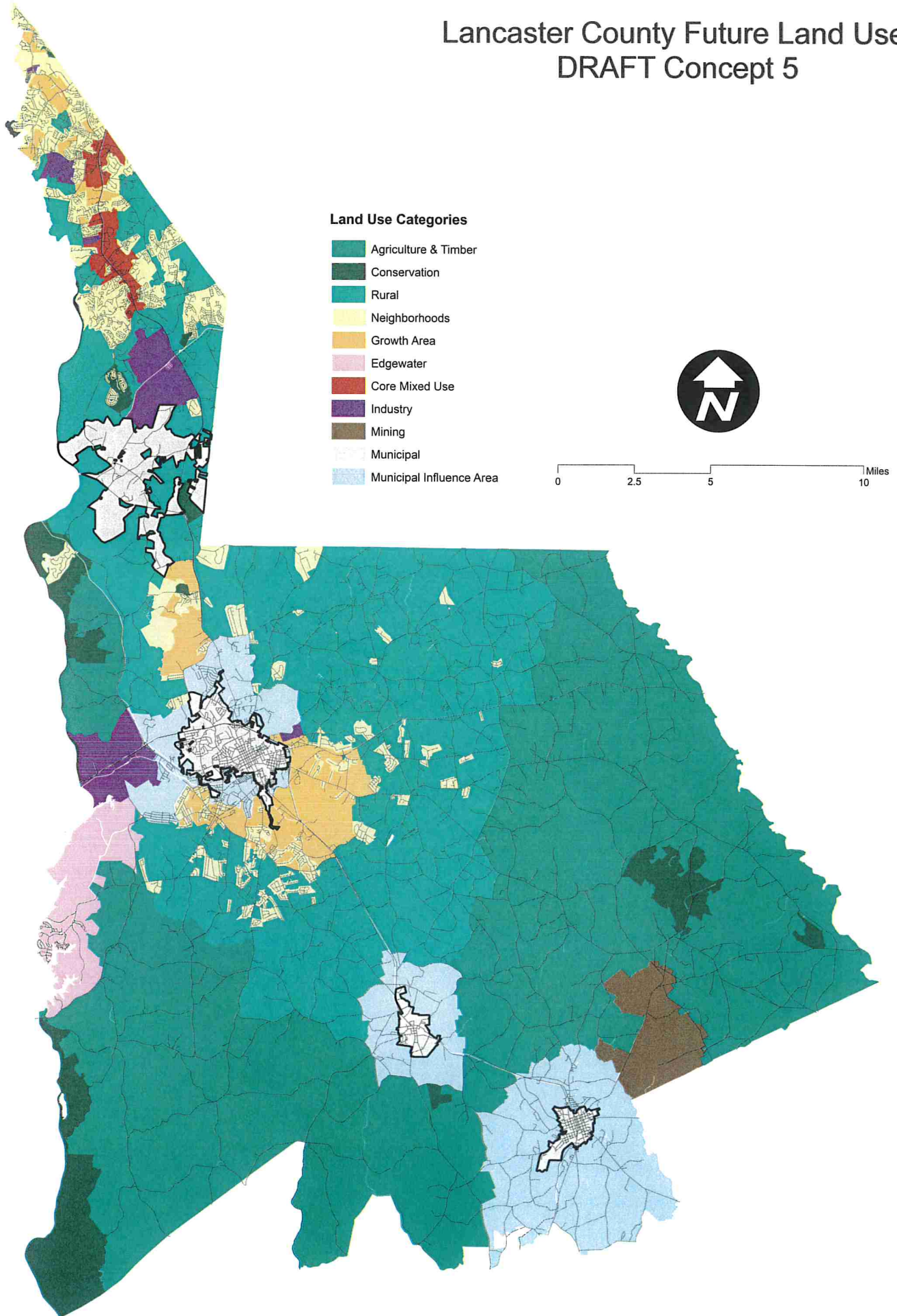
Lancaster County Future Land Use DRAFT Concept 3



Lancaster County Future Land Use DRAFT Concept 4



Lancaster County Future Land Use DRAFT Concept 5



Lancaster 2040

COMPREHENSIVE PLAN



Future Land Use Concepts:
Introduction

Future Land Use Concepts

Introduction

- Five Future Land Use Concepts have been prepared to demonstrate potential alternatives that will help to inform land use and development regulation in Lancaster County.
- The concepts provide a high level framework designating where growth should be directed and where it should be restricted or discouraged.
- Components of each concept can be captured in a preferred alternative, while additional changes or ideas can be incorporated as well.
- Concepts are informed by a range of factors, including infrastructure availability, land supply, compatible growth concerns, and previous input from the Committee and Lancaster County residents, among other factors.

Land Use Categories

11 Land Use Categories – Based on Character / Function

- Agriculture & Timber
- Conservation
- Rural
- Neighborhoods
- Growth Area
- Edgewater
- Core Mixed Use
- Economic Development
- Mining
- Municipal
- Municipal Influence Area

Land Use Categories

Agriculture & Timber:

- Accounts for the largest allocation of land area in each scenario (range of 41% to 42% of the County)
- Primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster.
- Significant concentrations of contiguous parcels greater than 50 acres in size.
- Intended to preserve land for farming and forestry.
- Use of major subdivision process for residential development not allowed.
- 5 acre minimum lot size.
- Scattered residences and crossroads commercial areas to serve basic needs.
- Rural businesses / ag and forestry support uses allowed.

Land Use Categories

Conservation

- Applied to land owned by public agencies, non-profits, etc. and in use for conservation purposes.
- Also large contiguous tracts of permanently protected conservation land associated with development.
- Major examples include the Forty Acre Rock and Liberty Hill Wildlife Management Areas.
- Public ownership and/or conservation easements preclude development.
- Just over 14,000 acres or 4% of the entire County.
- Largest concentrations found in Southern Lancaster.

Land Use Categories

Rural

- Generally applied to lands that lack direct wastewater utility access, have accessibility challenges, or insufficient transportation infrastructure to support urban growth.
- Also used as a means to separate / transition between growth areas or serve as a buffer when more dense development would present compatibility challenges.
- Fewer large contiguous parcels than Agriculture and Timber.
- Major subdivisions allowed with 3 acre minimum lot size, while minor subdivision process is allowed to create limited number of 1 acre parcels.
- Low density residential development, agriculture, rural and crossroads commercial uses, with a focus on maintaining rural character.

Land Use Categories

Neighborhoods

- Applied to both existing and in-progress residential development.
- In rural areas this category is only applied to major subdivisions. Concentrations of housing along farm to market roads or other informal rural development patterns are excluded.
- Identifies areas least likely to change.
- Intended to preserve character and direct potentially incompatible uses away from formal residential neighborhood environments.
- Occupies just under 17,500 acres of land and accounts for around 5% of the overall land area of the County

Land Use Categories

Growth Areas

- Intended to designate areas where growth is intended based on the availability of supportive infrastructure and land to accommodate it.
- Ranges from 3% to 6% of land in the County in each scenario, or around 10,000 to 23,000 acres.
- Changes in the amount and location of areas designated with this land use category is the primary difference between the 5 scenarios.
- Land is replaced with a designation of Rural if removed from the Growth Area category.
- Intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.

Land Use Categories

Core Mixed Use

- Intended to facilitate the ongoing development of the primary urban centers in the Panhandle.
- Around 2,300 acres designated as Core Mixed Use, which occupies 6% of the land in the Panhandle – all north of Van Wyck Road.
- Intended to accommodate a wide range of higher density housing development and major commercial / mixed use developments.
- Supports a transition to a more “urban” environment over time with improved transportation connections, greater walkability, and more amenities for residents.
- Generally excludes industry and similar uses that may be incompatible with a more urban environment.

Land Use Categories

Economic Development

- Intended to protect existing major industrial development and provide additional economic development opportunities for Lancaster County.
- Four scenarios refocus large scale industrial growth to the area along the Catawba River in Greater Lancaster between SC 9 and SC 5 west of the City of Lancaster and provide for nearly 8,400 acres of industrial land.
- Rural industrial development can be more flexible in the types of uses that are accommodated.
- Less competition for land resources with housing / commercial developers in Greater Lancaster than the Panhandle.

Land Use Categories

Mining

- Used to identify the location of high-intensity extractive industry with the goal of limiting / precluding incompatible development in close proximity.
- Generally applied to land designated with the Mining District.
- Around 5,500 acres in Southern Lancaster (1.6% of the land in the County)

Edgewater

- Intended to identify this unique large-scale residential development that is situated in an otherwise rural portion of the County.
- Occupies around 6,500 acres in Southern Lancaster (almost 2% of the County's overall land area).

Land Use Categories

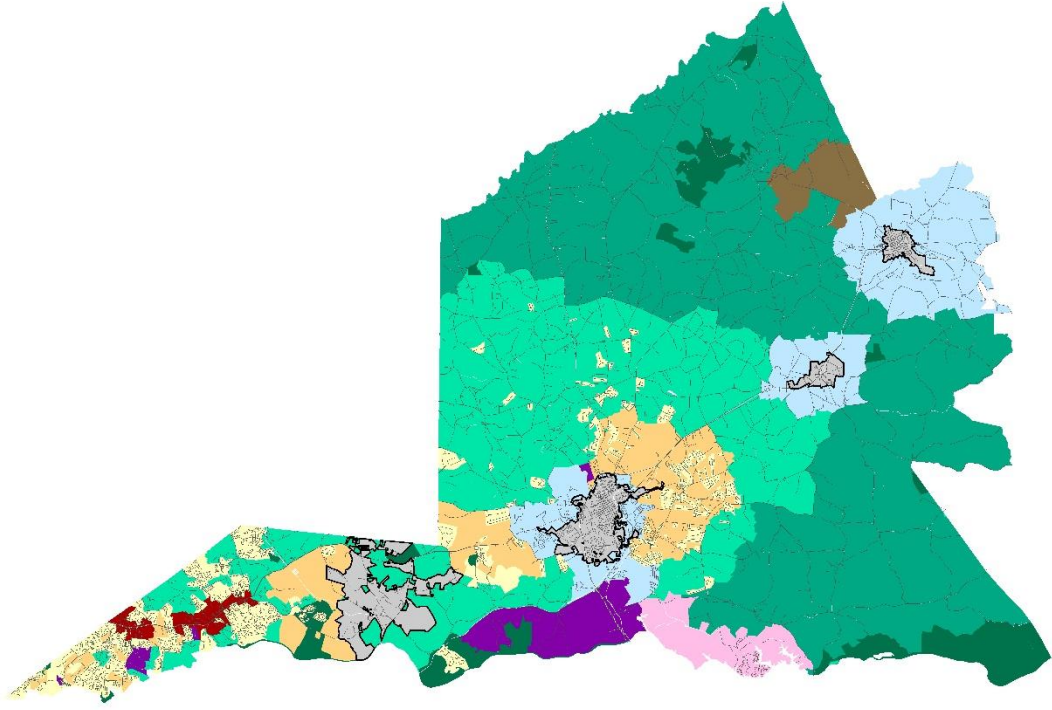
Municipal

- Used to designate land within the corporate limits of the County's four municipalities.

Municipal Influence Area

- Designated future growth areas for the three municipalities that have local wastewater collection systems.
- Formal (Lancaster) or informal (Kershaw and Heath Springs) areas in which urban growth is possible due to availability of utilities.
- Direct growth through annexation requirements and application of Rural or Ag. & Timber land use policies, as appropriate within influence areas.

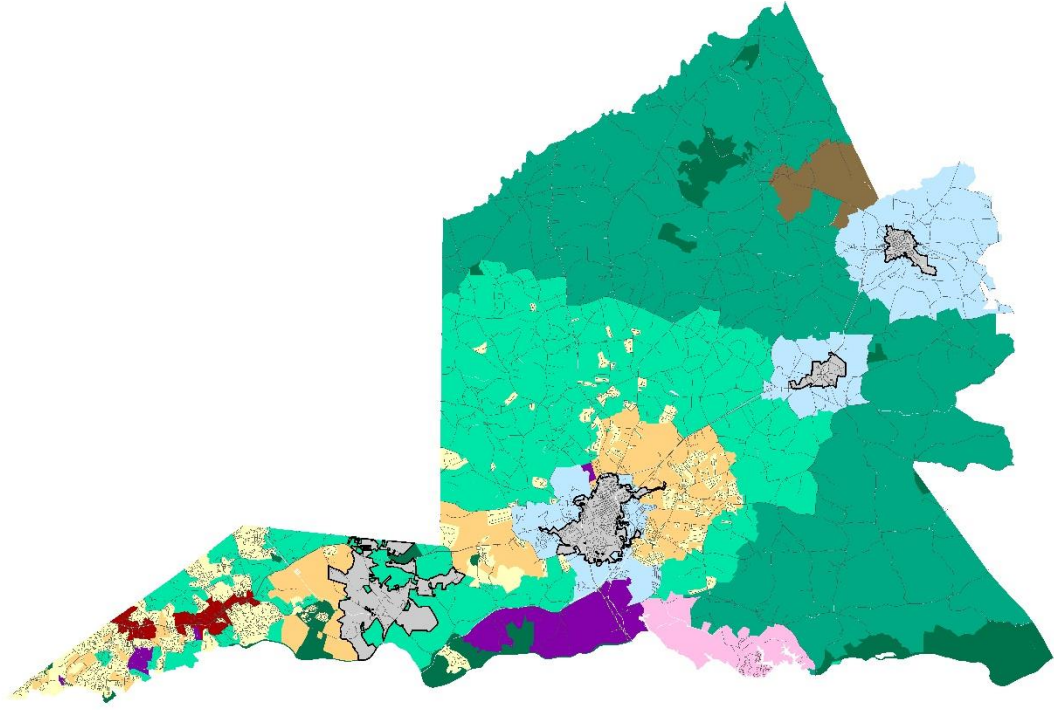
Future Land Use Concept 1



OVERVIEW:

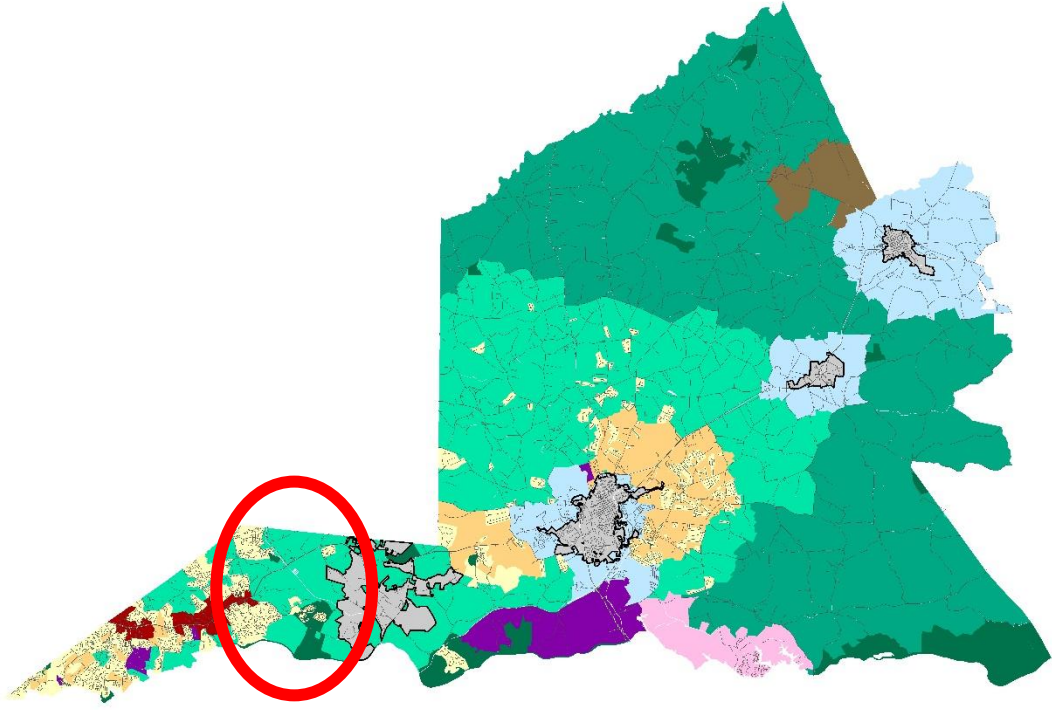
- Base scenario used to develop the other four land use concepts.
- County growth areas designated in four primary areas:
 - Northern Panhandle – primarily infill in proximity to Ballantyne
 - Southern Panhandle – greenfield development extending south toward Van Wyck.
 - Greater Lancaster – between the City of Lancaster and the Panhandle along US 521.
 - South of the City of Lancaster in existing LCWSD sewer service areas.
- Intended to limit additional impacts to insufficient secondary road networks east and west of US 521 in the Panhandle by maintaining a significant rural development pattern.
- Second largest amount of designated Growth Area acreage
- Second smallest amount of designated Rural acreage
- Establishes a major industrial development area along the Catawba River west of the City of Lancaster. This carries through 3 of the remaining 4 scenarios.

Future Land Use Concept 1



CATEGORY	ACRES	PERCENT
Ag & Timber	140,491	40.9%
Conservation	15,778	4.6%
Rural	82,129	23.9%
Neighborhoods	18,001	5.2%
Growth	21,580	6.3%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	8,369	2.4%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	31,018	9.0%

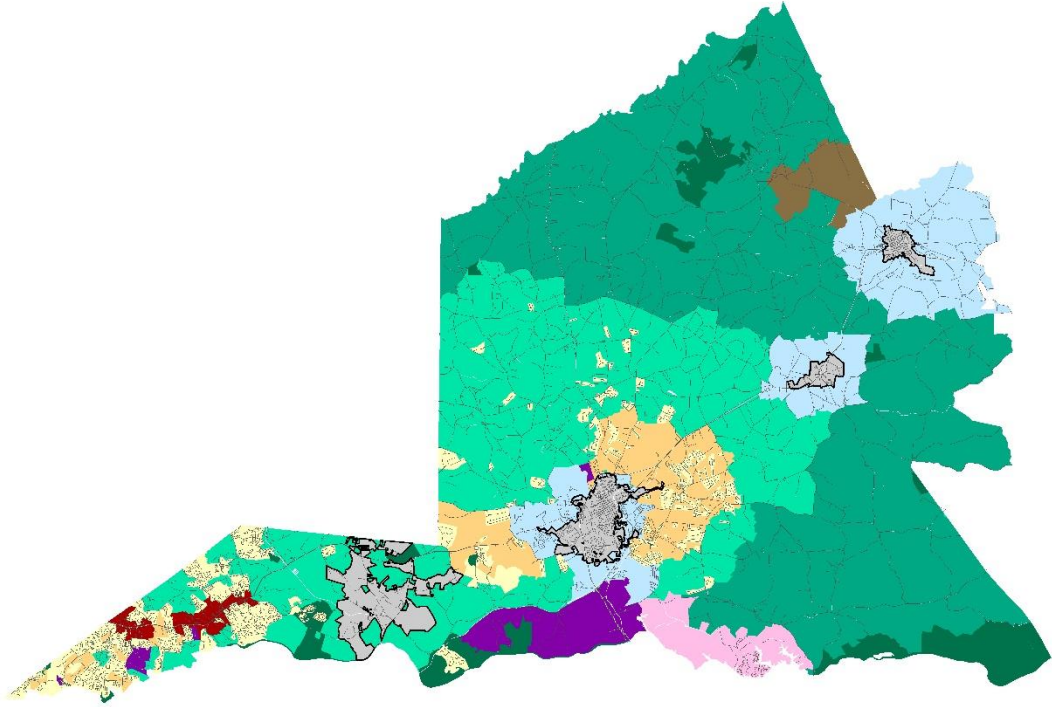
Future Land Use Concept 2



OVERVIEW:

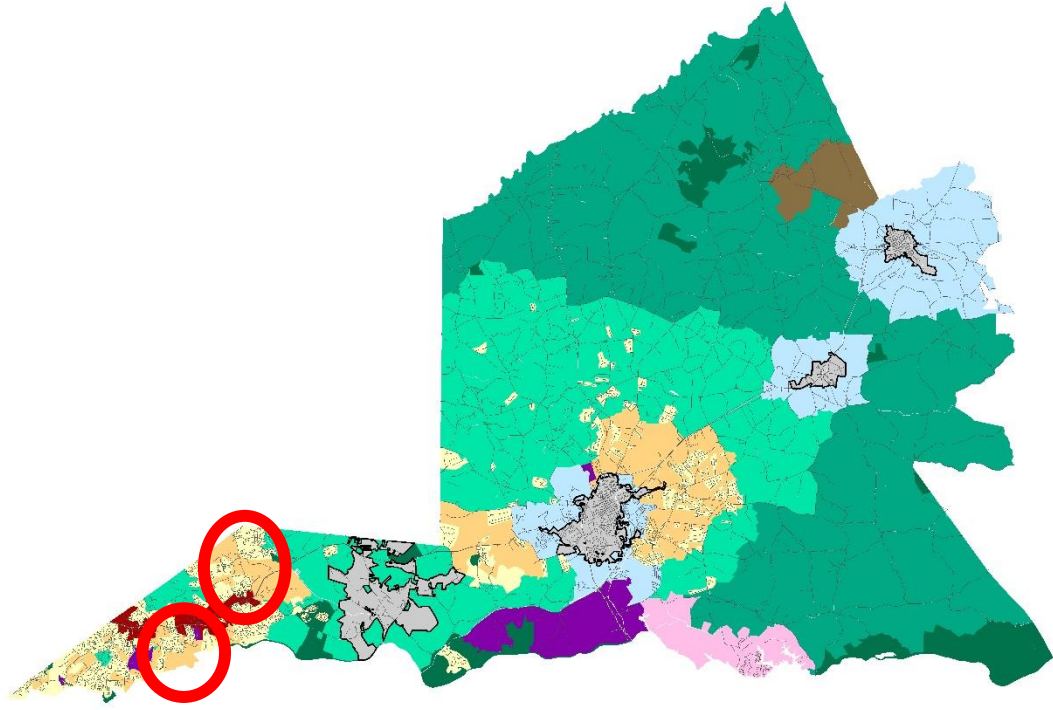
- Similar to Concept 1, with the primary difference being the elimination of the southern Panhandle Growth Area between Van Wyck and Carolina Lakes.
- Growth Area replaced by Rural land use designation.
- Remaining concepts carried through.
- Second largest designation of Rural land use.
- Reduction of allocated Growth Area by nearly 6,000 acres from Concept 1.

Future Land Use Concept 2



CATEGORY	ACRES	PERCENT
Ag & Timber	140,491	40.9%
Conservation	15,778	4.6%
Rural	87,997	25.6%
Neighborhoods	18,001	5.2%
Growth	15,712	4.6%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	8,369	2.4%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	31,018	9.0%

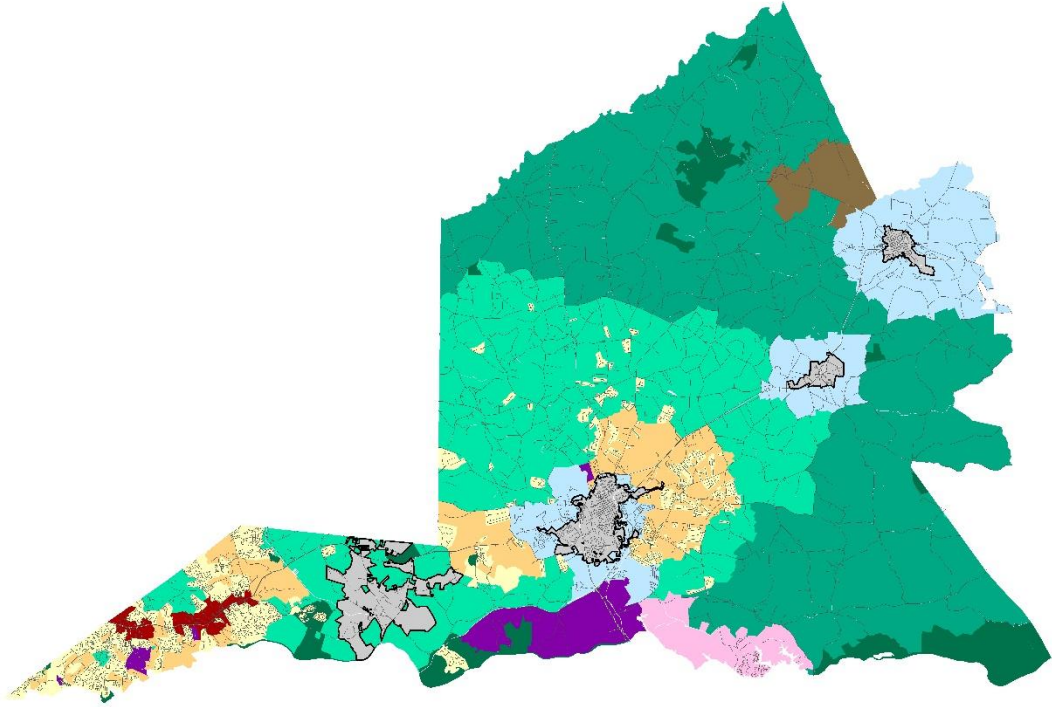
Future Land Use Concept 3



OVERVIEW:

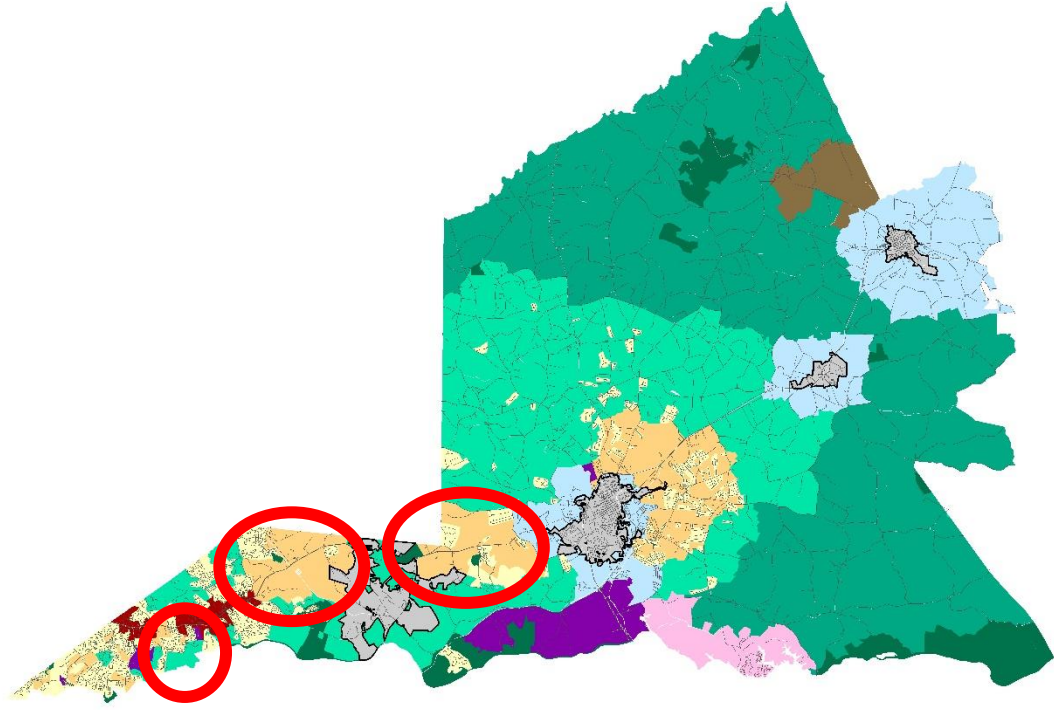
- Alters Concept 2 by adding a new Growth Area designation in the southern Panhandle.
 - Focused on areas along US 521 and north of SC 75 through Shelly Mullins Road.
 - Removes western portion of Growth Area along Van Wyck Road that was included in Concept 1.
- Eliminates Rural land use designations west of US 521 in areas north of Carolina Lakes – extending the infill development growth area southward.
- Around 1,500 fewer acres of Growth Area compared to Concept 1.

Future Land Use Concept 3



CATEGORY	ACRES	PERCENT
Ag & Timber	140,491	40.9%
Conservation	15,778	4.6%
Rural	83,606	24.3%
Neighborhoods	18,001	5.2%
Growth	20,103	5.8%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	8,369	2.4%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	31,018	9.0%

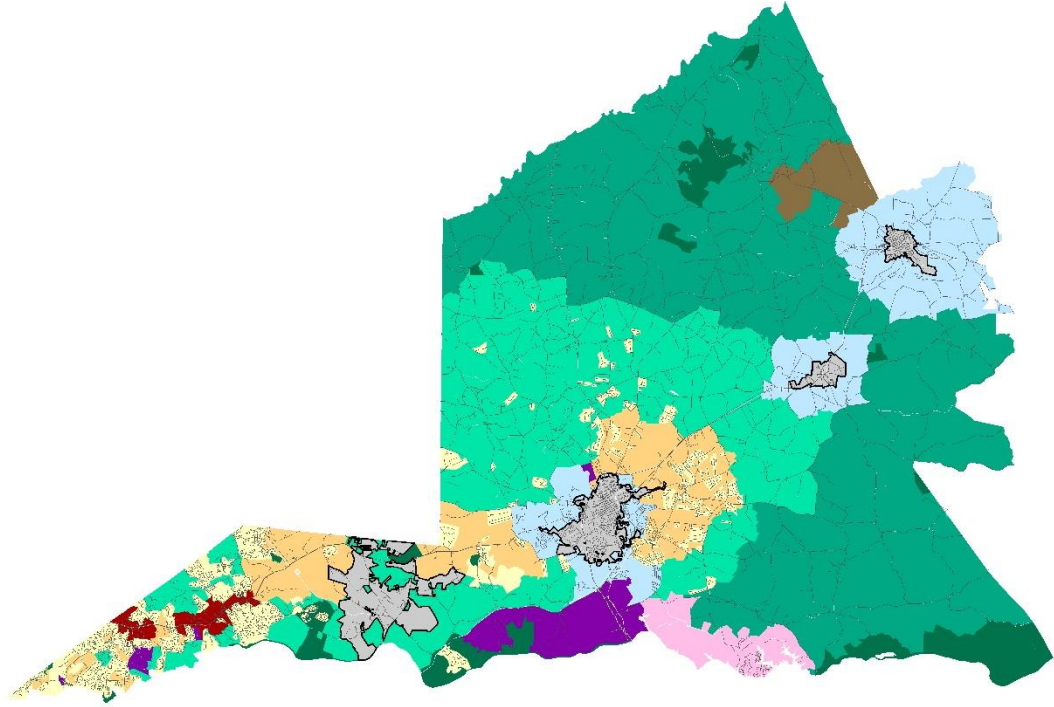
Future Land Use Concept 4



OVERVIEW:

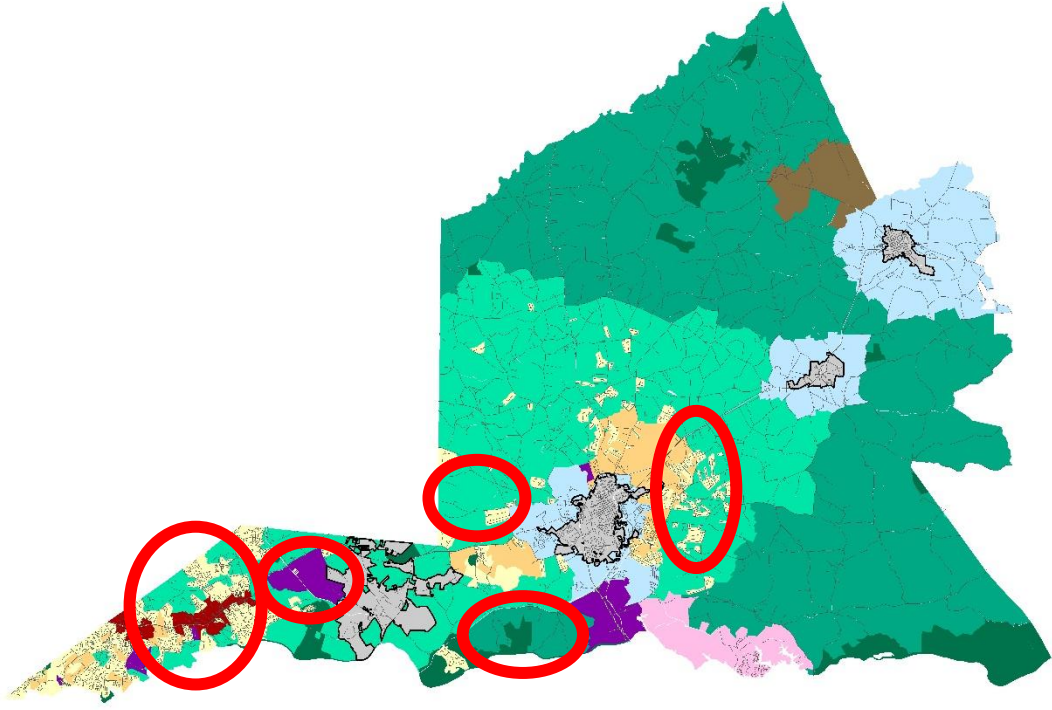
- Alters the southern Panhandle Growth Area from Concept 3 by eliminating the Growth Area designation north of Jim Wilson Road and extending this Growth Area southward to Van Wyck along the US 521 corridor.
- Growth Areas designated along the Catawba River north of Carolina Lakes in Concepts 3 return to being designated as Rural.
- Largest amount of designated Growth Area of any concept with approximately 23,000 acres.
- Smallest amount of Rural land designation.

Future Land Use Concept 4



CATEGORY	ACRES	PERCENT
Ag & Timber	140,491	40.9%
Conservation	15,778	4.6%
Rural	80,972	23.6%
Neighborhoods	18,001	5.2%
Growth	22,737	6.6%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	8,369	2.4%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	31,018	9.0%

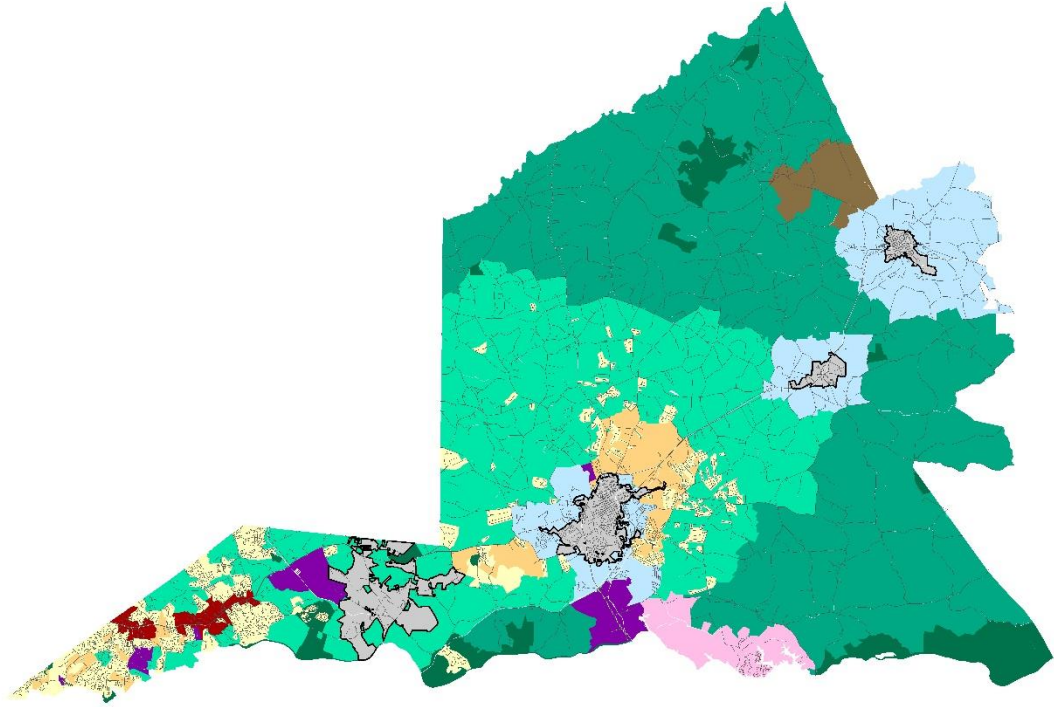
Future Land Use Concept 5



OVERVIEW:

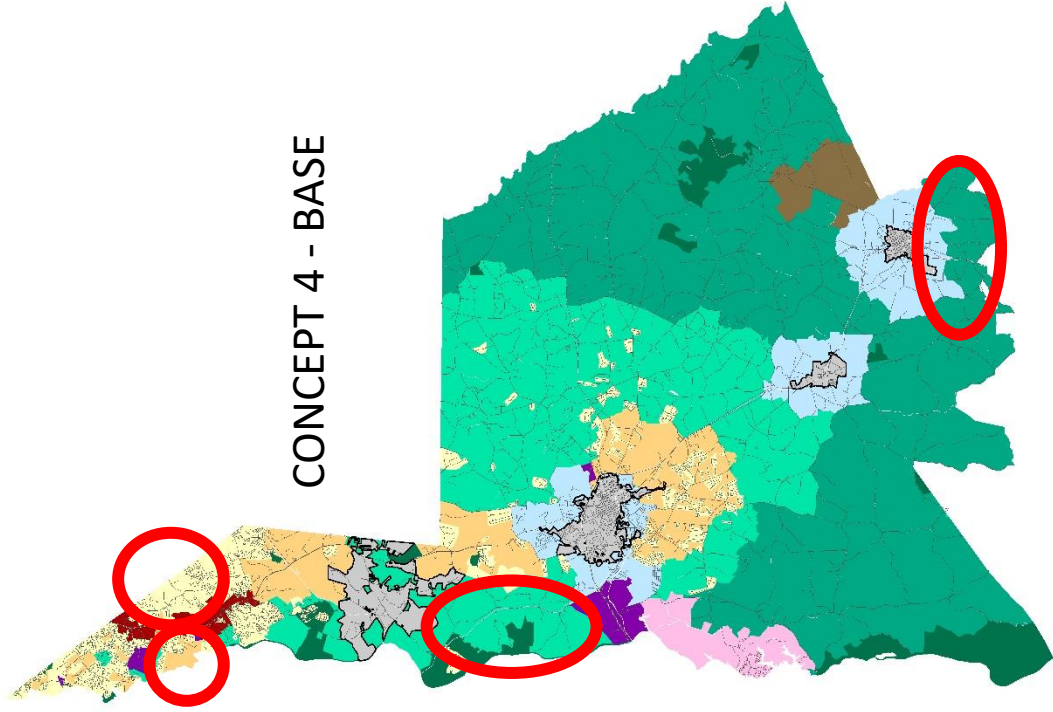
- Removes all Growth Areas from the Panhandle, except for the infill Growth areas in the very northern part of the planning area.
- Eliminates the Growth Area on the east side of US 521 between Lancaster and Van Wyck.
- Eliminates the Industrial area along the Catawba River in Greater Lancaster in favor of a new industrial area in the Panhandle west of US 521 and centered on either side of the railroad traversing this area.
- Previously designated Greater Lancaster Industrial area redesignated as Agriculture & Timber except for the area closest to the airport / City of Lancaster.
- Growth Areas south of the City of Lancaster are reduced significantly in areas west of Airport Road.
- Largest amount of Ag. & Timber and Rural acreage designation.
- Smallest amount of Growth Area (2.8% of the County).

Future Land Use Concept 5



CATEGORY	ACRES	PERCENT
Ag & Timber	145,087	42.2%
Conservation	15,778	4.6%
Rural	91,728	26.7%
Neighborhoods	18,001	5.2%
Growth	9,733	2.8%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	6,021	1.8%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	31,018	9.0%

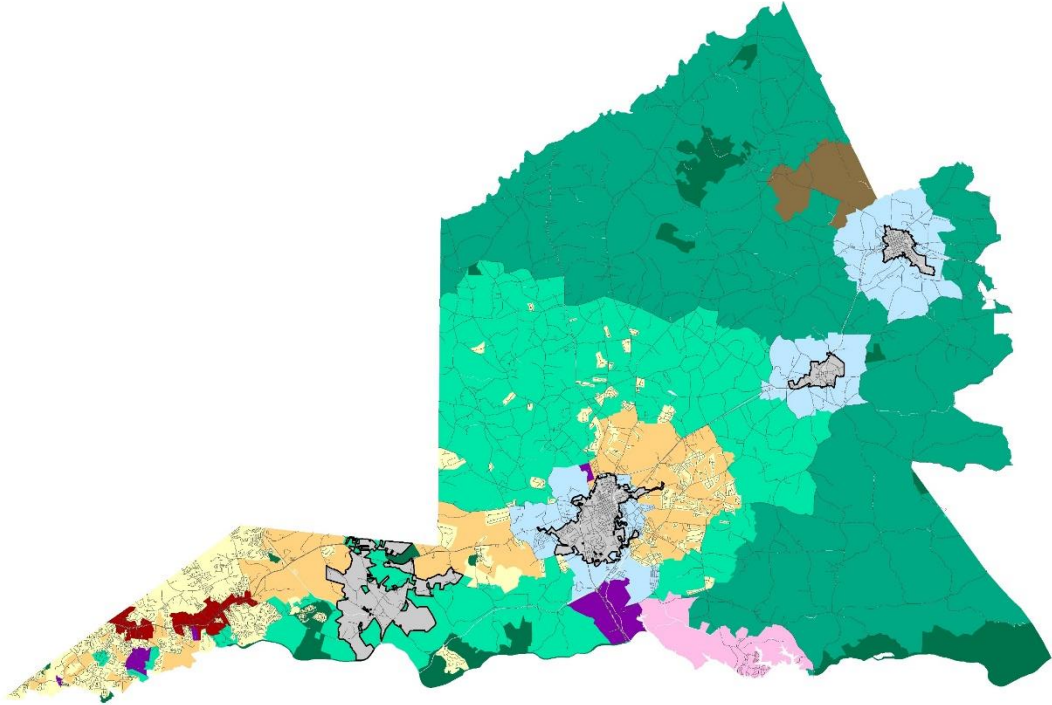
Steering Committee Input



OVERVIEW:

- The Steering Committee identified Concept 4 as the most appropriate to use as a base for further modification.
- Changes areas west of US 521 in the Panhandle that were designated as Rural to Growth Area.
- Changes areas east of US 521 in the Panhandle that were designated as Rural to Neighborhoods.
- Removes Economic Development designation from the Catawba River area in Greater Lancaster.
- Reduces the size of the Municipal Influence Area around Kershaw.
- Largest Ag & Timber designation (43%)
- Largest Growth Area designation (6.8%)
- Smallest Economic Development designation (1%)

Steering Committee Input



CATEGORY	ACRES	PERCENT
Ag & Timber	147,647	43.0%
Conservation	15,778	4.6%
Rural	82,656	24.0%
Neighborhoods	20,527	6.0%
Growth	23,451	6.8%
Edgewater	6,533	1.9%
Core Mixed Use	2,278	0.7%
Economic Development	3,445	1.0%
Mining	5,480	1.6%
Municipal	12,036	3.5%
Municipal Influence	23,862	6.9%

Lancaster 2040

COMPREHENSIVE PLAN



Future Land Use Concepts:
Introduction