

Planning Commission Members

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

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

December 20, 2022

6:00 PM

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

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

Planning Commission monthly meeting AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. Continuing Education

SC Association of Counties webinar:
GROWTH IMPLICATIONS FOR SC COUNTIES

b. Overview of next month's Agenda

i. Upcoming cases

UDO Text Amendments (requested by Council)
RZ-2022-2335 McGinn-Cooper (MX to GB)
RZ-2022-2317 Kershaw Depot (previously unzoned)
CU-2022-2126 Corey Baker (Minor Maintenance & Repair)

c. Other

3. Adjourn

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

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

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

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

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

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

Agenda Item Summary

Ordinance # / Resolution #: Continuing Education 1.5 Hours

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 12/20/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Growth Implications Handout (Slides)	12/13/2022	Exhibit



Our Mission

Through ideals of cooperation and regionalism, sustain and create job that will improve the quality of life in the counties of the SouthernCarolina Region.

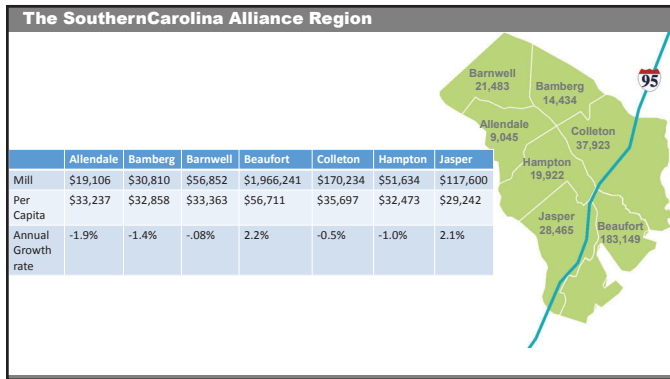
How We Accomplish our Mission:

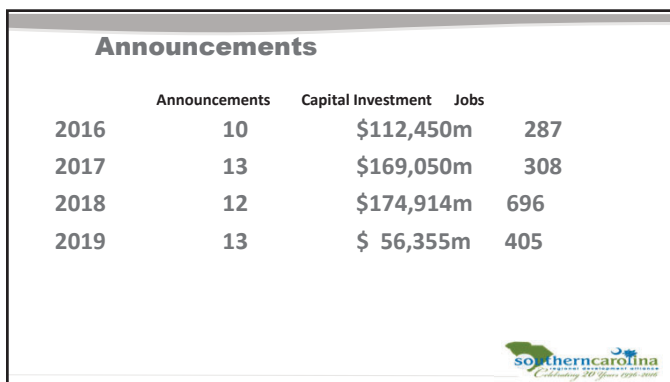
- 1. Marketing & Industrial Recruitment**
- 2. Product Development**
- 3. Facilitation of Workforce Development & Community Development**

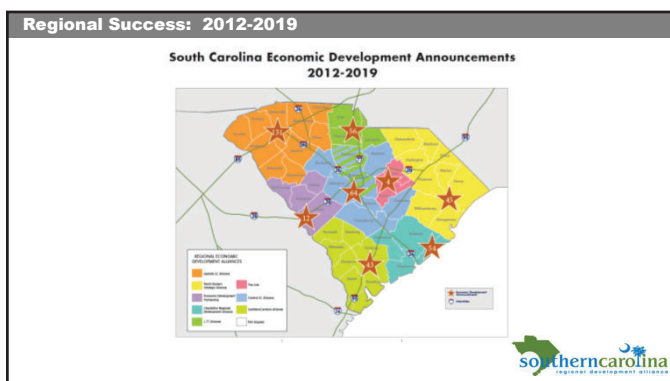
Swine Ridge | Barnwell County
 American Bus/Mega Park | Jasper, SC
 Farmington | Blount County

About SCA

- Alliance of 7 counties:
 - Allendale
 - Bamberg
 - Barnwell
 - Beaufort
 - Colleton
 - Hampton
 - Jasper





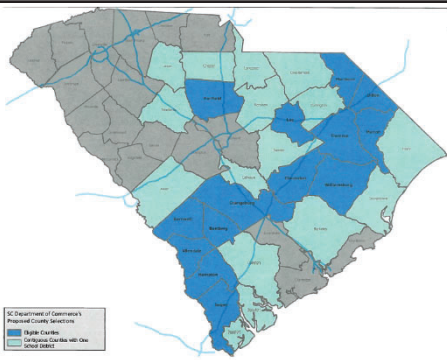


Focus on Rural Counties

- Governor McMaster's rural county focus
- SC Dept. of Commerce
- SC Dept. of Agriculture
- Rural Infrastructure Authority

BAMBERG
COUNTY





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**Mutually
Exclusive
or
Productive
Teammates?**



Rezoning Success:
SC Advanced Technology Park



Agricultural to
Heavy
Industrial

Over \$750m
investment

OVERALL PARK SITE
SOUTH CAROLINA ADVANCED TECHNOLOGY PARK
BAMWELL COUNTY, SOUTH CAROLINA

southern carolina
COMMERCIAL DEVELOPMENT SERVICES
Celebrating 40 Years 1981-2021

Rezoning Success: Riverport Commerce Park



Commercial to Light Industrial

4.6m sf Class A buildings

South Carolina Certified Site
HARTSEVILLE, SC / JASPER COUNTY, SC

southern carolina
COMMERCIAL DEVELOPMENT SERVICES
Celebrating 40 Years 1981-2021

Discussion Points

- Processes & schedules
- Lack of staff serving dual roles
- Receptive Planning Commission
- Copy/paste from more developed neighbors
- Mutually beneficial discussion

southern carolina
COMMERCIAL DEVELOPMENT SERVICES
Celebrating 40 Years 1981-2021

Marketing Highlights – Internal Marketing

Websites: www.SouthernCarolina.org, www.SouthernCarolinaJobs.com

Social Media:








***"Growth is never by mere chance;
it is the result of forces working
together."***

--James Cash Penney





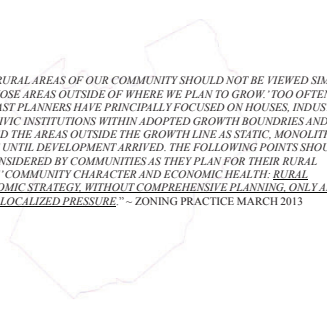
Kershaw County

POPULATION: 61,697
U.S. CENSUS BUREAU: 2010
POPULATION PERCENTAGE CHANGE
(2000-2010): 17.2%
SC REVENUE AND FISCAL AFFAIRS OFFICE: 2016
POPULATION PERCENTAGE
CHANGER (2000-2018): 6.3%
SC REVENUE AND FISCAL AFFAIRS OFFICE: 2019

WORKFORCE DISTRIBUTION:
MANUFACTURING - 21%
RETAIL TRADE - 17.9%
HEALTH CARE AND SOCIAL
ASSISTANCE - 14.2%
SC DEPARTMENT OF EMPLOYMENT AND
WORKFORCE: 2017

UPWARDS OF 48% OF RESIDENTS
COMMUTE OUTSIDE OF THE COUNTY
FOR WORK

GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

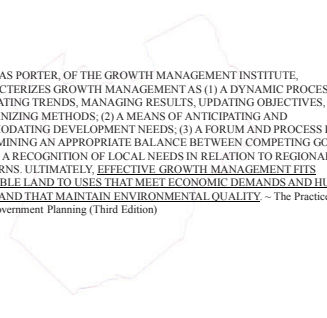


"THE RURAL AREAS OF OUR COMMUNITY SHOULD NOT BE VIEWED SIMPLY AS THOSE AREAS OUTSIDE OF WHERE WE PLAN TO GROW. TOO OFTEN IN THE PAST PLANNERS HAVE PRINCIPALLY FOCUSED ON HOUSES, INDUSTRY, AND CIVIC INSTITUTIONS WITHIN ADOPTED GROWTH BOUNDRIES AND VIEWED THE AREAS OUTSIDE THE GROWTH LINE AS STATIC, MONOLITHIC AREAS UNTIL DEVELOPMENT ARRIVED. THE FOLLOWING POINTS SHOULD BE CONSIDERED BY COMMUNITIES AS THEY PLAN FOR THEIR RURAL AREAS' COMMUNITY CHARACTER AND ECONOMIC HEALTH: RURAL ECONOMIC STRATEGY WITHOUT COMPREHENSIVE PLANNING ONLY ADDS MORE LOCALIZED PRESSURE." - ZONING PRACTICE MARCH 2013

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

Area Known as the West Wateree:
 Kershaw County is 726 square miles
 West Wateree is approx. 140 square miles
 5,000 population growth 2010 to 2020 (projected)
 51% of the County population lives in 19% of the land area.
 75% of all permits pulled
 Easy access to City of Columbia, City of Sumter, Fort Jackson Army Base, and Shaw Airforce Base.
 Complexity: area falls under the Columbia MPO

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



DOUGLAS PORTER, OF THE GROWTH MANAGEMENT INSTITUTE, CHARACTERIZES GROWTH MANAGEMENT AS (1) A DYNAMIC PROCESS OF EVALUATING TRENDS, MANAGING RESULTS, UPDATING OBJECTIVES, AND MODERNIZING METHODS; (2) A MEANS OF ANTICIPATING AND ACCOMODATING DEVELOPMENT NEEDS; (3) A FORUM AND PROCESS FOR DETERMINING AN APPROPRIATE BALANCE BETWEEN COMPETING GOALS, AND (4) A RECOGNITION OF LOCAL NEEDS IN RELATION TO REGIONAL CONCERNS. ULTIMATELY, EFFECTIVE GROWTH MANAGEMENT FITS AVAILABLE LAND TO USES THAT MEET ECONOMIC DEMANDS AND HUMAN NEEDS AND THAT MAINTAIN ENVIRONMENTAL QUALITY - The Practice of Local Government Planning (Third Edition)

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



GROWTH IMPLICATIONS:

- ROADS
- SEWER
- SEPTIC TANKS
- WATER
- DENSITY
- BROADBAND
- FIRE
- SHERIFF DEPARTMENT
- SCHOOL DISTRICTS
- QUALITY OF LIFE

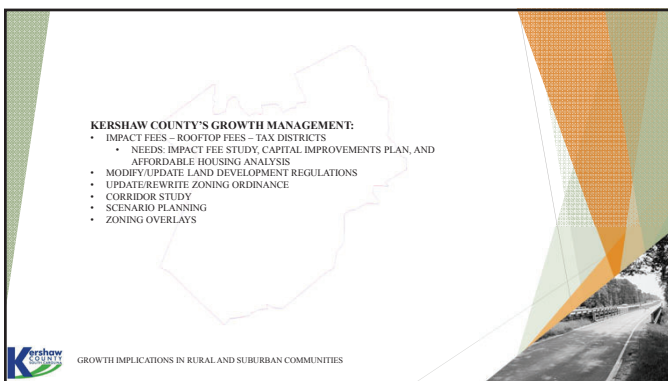
Kershaw County
GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



CAUSE & EFFECT:

- ECONOMIC DEVELOPMENT
- URBAN FLIGHT COUPLED WITH GROWTH IN SUBURBAN NEIGHBORHOODS COMPETING WITH LOW TAXES AND CHEAP LAND
- MOVEMENT OF MODERNIZE ZONING
- EASING TRAFFIC
- UNPLANNED GROWTH OUTSIDE OF GROWTH BOUNDARIES
- PRESERVING AGRICULTURE LANDS & FARMS
- DECLINING NUMBER OF LARGE PARCELS
- LOSS OF RURAL / SMALL TOWN CHARACTER
- SENERIO PLANNING
- AFFORDABLE HOUSING (NEEDS ASSESSMENT)
- BUILDING HOUSES, NOT CREATING NEIGHBORHOODS
- JUST ENFORCING THE MINIMUM STANDARDS
- CHANGE QUALITY OF LIFE

Kershaw County
GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



KERSHAW COUNTY'S GROWTH MANAGEMENT:

- IMPACT FEES – ROOFTOP FEES – TAX DISTRICTS
 - NEEDS: IMPACT FEE STUDY, CAPITAL IMPROVEMENTS PLAN, AND AFFORDABLE HOUSING ANALYSIS
- MODIFY/UPDATE LAND DEVELOPMENT REGULATIONS
- UPDATE/REWRITE ZONING ORDINANCE
- CORRIDOR STUDY
- SCENARIO PLANNING
- ZONING OVERLAYS

Kershaw County
GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

Agenda Item Summary

Ordinance # / Resolution #: Upcoming Cases January 2023

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 12/20/2022

Issue for Consideration:

Points to Consider:

Recommendation: