

Council Members

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

**County Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

December 15, 2021

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**

AGENDA

1. **Call to Order - Vice-Chair Brian Carnes**
2. **Welcome and Recognition - Vice-Chair Brian Carnes**
3. **Pledge of Allegiance and Invocation - Council Member Billy Mosteller**
4. **Approval of 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 before the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

6. **Discussion and Action Items**

- a. Review of Impact of Growth on County Operations And Begin Vision for Growth Process - Dennis Marstall
- b. UDO Interim Ordinance - Rox Burhans
- c. Jim Wilson Road Potential Development Project - Rox Burhans
- d. UDO Rewrite Stakeholder Committee - Rox Burhans

7. **Citizen Comments**

[If Council delays until end of meeting]

8. 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/channel/UCgSlMrcYjcYcu1m-e6TV54w>***

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Administration

Date Requested to be on Agenda: 12/15/2021

Issue for Consideration:

Growth has been a dominate issue for Lancaster County for the last 10 years, as the recent 2020 census highlighted the County was the third fastest growing county in South Carolina. This growth has impacted, and continues to impact, all county operations from budgeting, staffing and service delivery. Growth will continue to be a central issue for the county, given the overall growth and attractiveness of the Charlotte-region, low cost of living, high quality of life, pro-business climate and ample availability of undeveloped land, plus the recent planning and development moratoriums announced by neighboring counties.

Points to Consider:

Given the impact of growth, Lancaster County needs to position itself to be more forward-thinking in how its prepares for and manages growth. This starts with a vision for growth by the County Council, not just focusing on planning and development, but policies, procedures, processes, budgeting and technology that will guide how the county workforce addresses growth.

All County departments have submitted information to help articulate and communicate the impact of growth over the past 10 years on their services and operations, with a key focus on the past three to five years.

This will be the first in an initial, three-part discussion between the County Council and County Administrator to help set the framework for a vision for growth for Lancaster County.

This first discussion will center on simply understanding the volume and impact of growth in a myriad of ways on county departments and services.

Funding and Liability Factors:

This is for discussion purposes only and no funding is being requested.

Council Options:

Recommendation:

No action is being requested as this is the first in a three-part series for County Council to begin formulating a vision for growth for Lancaster County.

ATTACHMENTS:

Description	Upload Date	Type
Lancaster County - Impact of Growth	12/13/2021	Backup Material

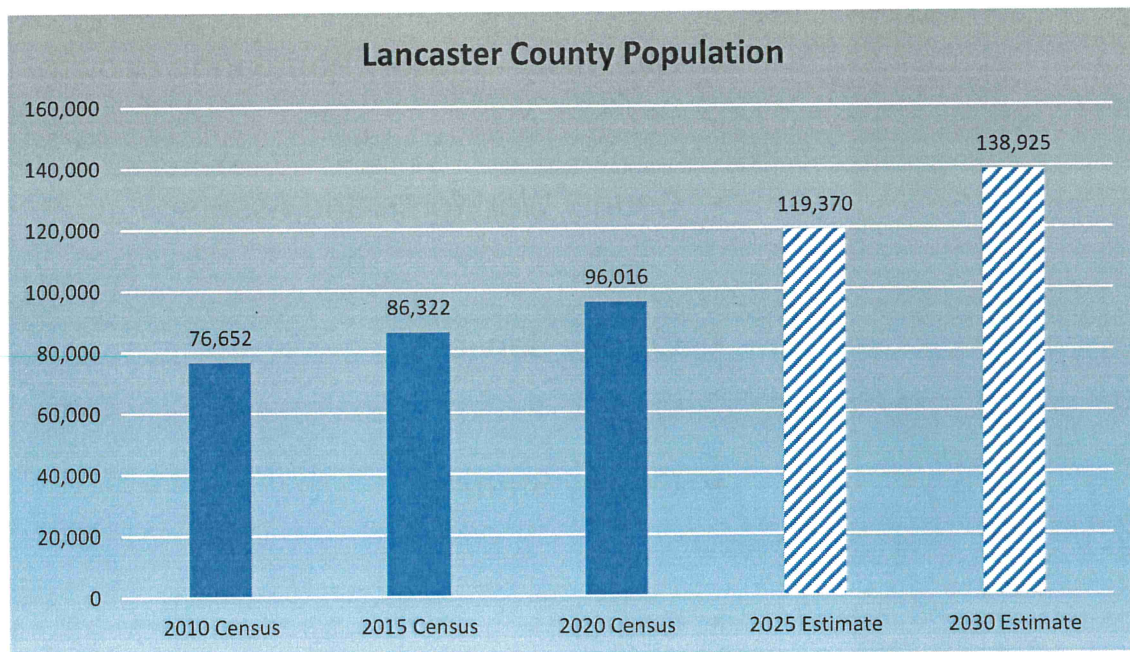
Committee of the Whole December 15, 2021

Lancaster County – Impact of Growth

- Overview – County Population Growth
- County Workforce and Assets
- County Services
- County Staffing
- Courts
- County Finances

Overview – Lancaster County Population Growth

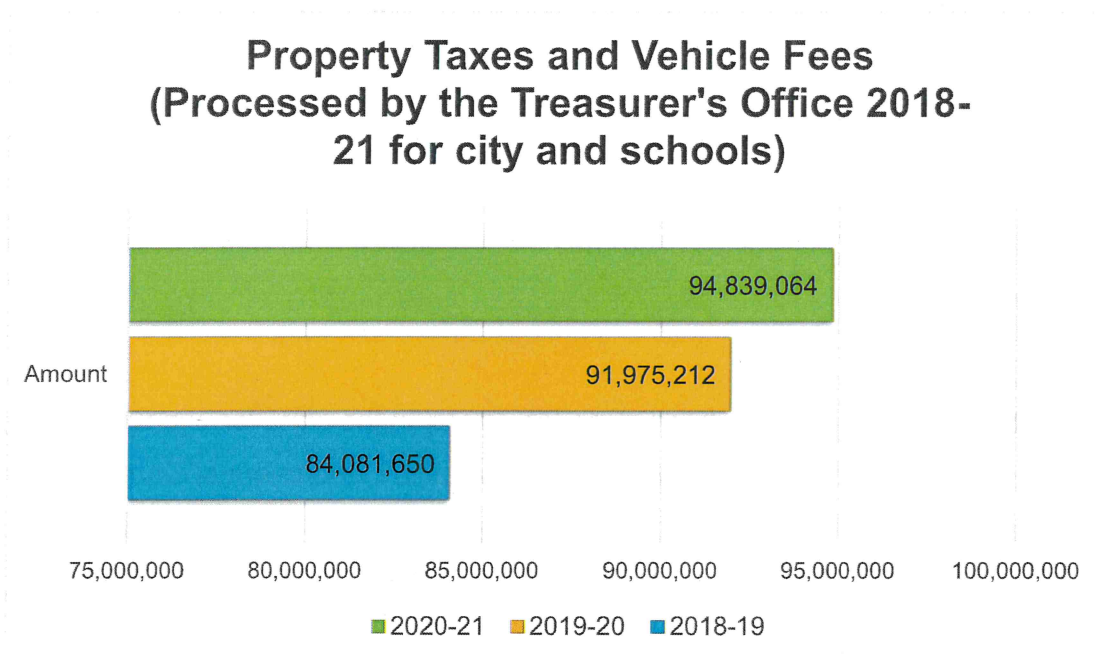
Lancaster County is one of the fastest growing counties in South Carolina and the United States. Between 2010 and 2020 Lancaster County was the third fastest growing county in South Carolina, based on percentage growth, with over 25.26% growth from 2010 through 2020. Lancaster County has 549 square miles so our population density has increased from 139.6 residents per square mile in 2010 to 174.9 residents per square mile in 2020. Using the 2030 estimate our population density would increase to 253.1 residents per square mile.



The population is estimated to increase to 160,500 in 2035 and 178,978 in 2040. The number of residents in Lancaster County with some form of disability has increased nearly 127% since 2010 to well over 14,000 residents.

The number of residents age 65 and older has increased by roughly 173% to over 20,000. Because of this increase, the county has added two long-term senior care facilities over the past decade, bringing the total number of centers to six.

In 2020, the County Assessor billed for 50,506 real estate parcels, 82,085 vehicles, 4,423 vessels, aircrafts, campers, etc., and added 22,155 new vehicles in the County. To date, there are approximately 30 single family residential developments underway in the County (i.e. home building, in civil plan review, or nearing buildout). There are also about 5,700 single family homes and 2,000 multi-family units entitled, but not yet built (primarily in the Panhandle).



Ordinances / Resolutions Processed (2016 v 2021)

Year	Ordinances	Resolutions
2016	42	42
2021	94	56

Freedom of Information (FOIA) Requests

(Only tracking since August 2021)

Month	New Requests
August	10
September	10
October	13
November	15

Building Permits (2015 v 2020, 2021)

Fiscal Year	Number of Permits	Valuation
2015	2701	\$421,862,714
2020	4104	\$640,499,768
2021	4362	\$739,947,733

Airport Corporate Aircraft Visits

(Jan. 2019-Nov. 2021)

Year	Corporate Aircraft Visits
2019	87
2020	56
2021 (through November)	82

Lancaster County Airport (McWhirter Field) has 34 hangars for rent, with only two currently available.

Since 2016, Lancaster County has been a top ten county in the state for announced new economic development projects by the South Carolina Department of Commerce. This includes 16 industrial transactions, with 14 completed and two pending, that have or will result in the absorption of over 1,571,000 square feet of industrial space. These projects are expected to generate over 1,240 new jobs and \$136,000,000 in new investment. More than half of the projects (9), absorption (897,000 square feet) and investment (\$77,600,000) has occurred just since August 2019. During that time, 35 new incentive agreements have been prepared to attract, expand and retain these businesses.

Since 2016, the Indian Land area has lost more than 300 acres of light industrial land to residential (some limited retail) development, diminishing opportunities to attract significant manufacturing investments and jobs to an area of the county in high demand for such projects. As a result of this strong activity, there are currently no available industrial buildings in Lancaster County.

County Workforce and Assets

The Lancaster County Human Resources Department has been on the forefront of helping the organization keep up with growth over the past 10 years:

- Total number of full-time employees has nearly doubled:

Full-Time Employees (2011 v 2021)

Year	Number of Employees
2011	455
2021	809

- Payroll has doubled, as well:

Employee Payroll (2011 v 2021)

Year	Amount
2011	\$15,300,000
2021	\$31,000,000

- Growth has also nearly doubled the number of paved miles since the road system closure process began in 2013. There were 164.81 miles of paved roads in 2013 and now there are 302.21 miles of recorded paved road in 2020. Nearly all of these roads are located in the urbanized area north of Highway 5.
- The unpaved miles have remained relatively unchanged. There were 214.84 miles of unpaved road in 2013 and 215.87 miles of unpaved road in 2020.
- The County Fleet consisted of 426 vehicles in FY 2017 and now has 534 vehicles, plus 30 trailers and other small equipment
- County maintains 62 facilities (added three new buildings since 2020)

- In 2015, the Information Technology Department (IT) oversaw maintaining and managing inventory assets of \$145,917. Since 2020, assets are now almost 10 times that value at \$1,405,496 (includes computers, printers, monitors, servers, networking equipment, in-car modems, security/camera systems, etc.)

The three Lancaster County Library branches have continued to see record numbers:

New Patron Cards (2020 v 2021)

Year	New Patron Cards
2020	1,069
2021 (as of November)	2613

Digital Services Usage (2019 v 2021)

Year	Digital Services Usage
2019	16,719
2021 (as of November)	36,538

Items Circulated (2020 v 2021)

Year	Items Circulated
2020 (July-Dec.)	34,264
2021 (July-Nov.)	49,254

Engineering and Stormwater Services is managing (generally above highway 5)

- 73 active projects
- SMS4 Customer Base
 - 16,558 residential
 - 435 non-residential
 - 23,736 ERUs
- 85+ miles of pipe
- 9,500+ structures

Impact on County Services

In the past 14 years, the number of registered voters in Lancaster has doubled. The County has gone from 34,000 voters to over 70,000. Law requires one voting machine for every 250 voters and provide one scanner at each precinct.

Voters (2016 v 2020)

Year	Absentee Requests	In Person
2020	30,315	21,288
2016	11,233	8,467

New construction growth in the County has had several key impacts to the operations of the Assessor's Department. These impacts include an increase in subdivision plats to process, building permits to field check and assess, property ownership records to maintain, and tax exemption applications to process.

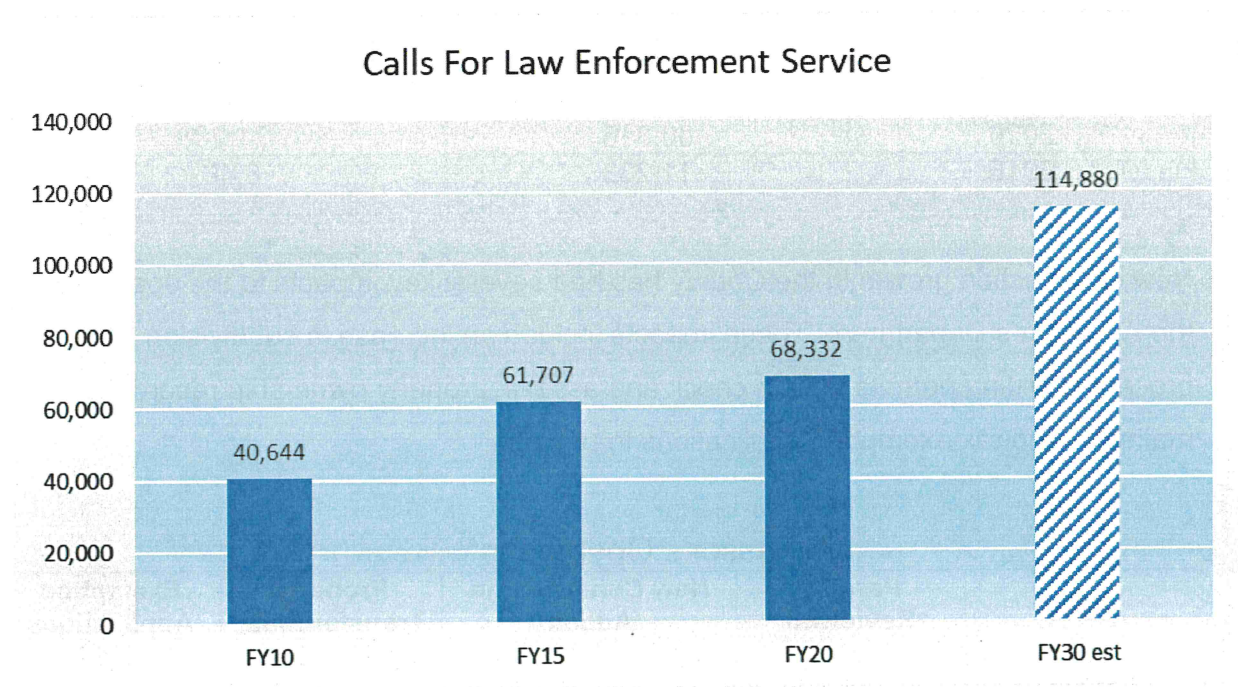
Assessor's Operations (2019-2021)

Year	Parcels Reviewed	New Construction Added	Property Transfer/Plats	Exemption Applications
2021	10,600	1,100	7,200	3,100
2020 (reassessment)	55,530	1,508	6,906	2,995
2019	15,369	1,081	6,202	2,716

The increase in population has also doubled the pet population and the County doubled the size of the animal shelter in November 2020.

Animal Shelter Services (July 2019 – June 2021)	2019	2020
Animal Control Officer pick ups	697	683
Citizen Drop offs	867	1139
Returned to owner	229	231
Adopted	412	329
Euthanized	170	82

The Lancaster County Sheriff's Office has seen increases in arrests, mental health transports, and the average daily jail population over the past decade. Calls for Law Enforcement services are expected to increase exponentially over the next 10 years.



Arrests

Between 2010 and 2020 arrest charges increased 41.2% from 2,440 to 3,446.

Average daily jail population

From 2011 to 2019, the average daily jail population increased 34.4 percent. During the COVID pandemic, emergency measures were taken by the entire criminal justice system to reduce jail populations.

Mental health transports

Mental Health transports increased 47.7% from 2010 to 2020.

Calls for breathing problems have also sky-rocketed, especially since the beginning of the COVID-19 pandemic. In 2017, there were 1,000 breathing problem calls to the Lancaster County 911 Telecommunications lines. Dispatchers answered the same number of those calls just between the months of May and November 2021. The total number of breathing problem calls as of last month has been 1,683.

As of Nov. 30, 2021, EMS had 17,754 calls for service. By the end of 2021, Lancaster County EMS will have had its busiest year in history. In 2012, EMS responded to 54 overdose patients. So far in 2021, they have responded to over 250 overdose patients. The Indian Land area had the most calls for EMS services with 2,170. Kershaw had the second highest with 1,348 calls for service.

EMS calls for service (2012 v 2020)

Year	Calls for service
2012	10,532
2020	17,825

Fire Service call volume (All county departments 2015-2021)

Year	Calls for service
2015	6011
2019	7859
2020	6801
2021	7631

Structure Fires (2017 v 2021)

Year	Calls for service
2017	142
2021	273

Since July 2021, 2,243 calls were made to the IT helpdesk. Of those, 933 calls went unanswered due to no IT helpdesk staff being available. Due to the increase in volume of calls, the longest wait time seen is 27.58 minutes by a county employee.

IT tickets placed by end users (2016 v 2020)

Year	Tickets placed
2016	2,000
2020	4,018

Building inspections in the “south” end of the county (south of Hwy 5) have increased 40-50 percent. This is a result of 100-150 new house starts in the Edgewater Development during the current calendar year and the anticipated 200-250 new construction house starts in 2022 at the Edgewater South neighborhood. Roselyn neighborhood’s development of 1,860 new houses is anticipated to begin in summer 2022. Other anticipated new house starts can be further derived from the Planning Department’s Residential Subdivisions Development Summary.

Construction Plan reviews completed (including revisions for FY2019-2021)

Year	Plan Reviews
2019	1,915
2020	2,386
2021	2,986

Building Inspections performed (FY2019-2021)

Year	Building Inspections
2019	25,630
2020	26,511
2021	28,100

Zoning / Code enforcement (2019-2021)

Zoning Measures	2019	2020	2021
Code Enforcement Violations	320	535	408
Code Enforcement Follow Up Inspections	268	519	429
Zoning Plan Reviews/Permits	1333	2508	2320
Average Plan Review Time (days)	29.8	25.2	20.3

Zoning/Code enforcement includes: addressing unfit dwellings, abatement of structures, prohibited signs and uses, nuisances, trash and vehicle issues on properties, and other violations.

Fire Marshal plan reviews and inspections

Year	2015	2018	2019	2020
Plans reviewed	51	246	351	734
Inspections completed	103	242	338	765

The growth has nearly tripled the tonnage of all waste related items. With no county-owned landfill, the challenge to just manage and service the drop off centers alone has grown. The current drop-off (convenience site) locations, including the Public Works facility, are extremely undersized and outdated. All sites need tremendous upgrades. Growth also leads to a bigger need to educate the general public. One of the best ways is convenience site attendants. Currently all sites are manned by part time employees. Transitioning to full-time employees could help with public education.

Historically low interest rates enticed many homeowners to refinance and encouraged others to purchase, as opposed to renting. With each new refinance, a mortgage satisfaction and new mortgage was submitted to the Register of Deeds office for

recording. Population growth, more property transfers, increased property values, and land owners taking advantage of lower interest rates resulted in this spike in recordings.

Register of Deeds instrument count (2019-2020)

Year	Recordings
2019	20,115
2020	24,246

On December 2, 2021, Register of Deeds recordings surpassed the total recordings for 2020.

Procurement activity (2018-2021)

Activity	FY2018-19	FY2019-20	FY2020-21
Purchase orders entered	486	350	579
P-card spending	\$4,732,639.94	\$5,534,087	\$8,298,361.54
Solicitations advertised	23	37	26

An increase in veteran services has helped bring money into the local economy through filing veteran compensation and pension claims.

Veterans Affairs activity (2016-2019)

Activity	2016	2017	2018	2019
Office visits	19,899	18,987	20,558	20,658
Phone interviews	8,863	19,396	20,789	23,727
Expenditures	\$29,094,000	\$30,426,000	\$29,853,000	\$39,431,000

Because of an increase in case processed by the Lancaster County Coroner's Office, on more than one occasion the morgue has exceeded its maximum capacity and has had to use an alternate storage site.

County Coroner cases processed (2018 v 2020)

Year	Cases processed
2018	556
2020	810

Parks and Recreation program participants (all programs)

Year	Participants
2014	3,408
2019	4,919
2020	3,817
2021	4,856

Engineering and Stormwater activity

Activity	2019	2020	2021
Project reviews	244	270	291+
Project inspections	864	1152	1152+

Growth increases population and services required. This creates the need for current, accurate, and complete (dependable) GIS data to help customers and other decision makers successfully navigate within the growth of Lancaster County.

Managers use GIS to achieve a holistic view of their assets. Location intelligence enhances day-to-day operations such as inspections, maintenance, and investment planning.

- Increase inventory accuracy by using GIS data collection apps.
- Track asset condition and performance in real time throughout the life cycle.
- Share status updates quickly and seamlessly with the field and office.
- Forecast maintenance costs and needs to improve reliability.
- Manage customer expectations.

Impact on County Staffing

- The county used to employ 150 poll workers each year, but now require 350-375 to serve all 36 voting precincts (seven precincts need to be split).
- The Lancaster County Sheriff's Office has 127 sworn positions authorized. The sworn officer ratio of 1.5 officer per 1,000 citizens is well below the average 2.8 officers per 1,000 (national) and the 2.0 officers per 1,000 (South Atlantic). Using Lancaster County's current population of 96,106 to meet the national average of county agencies, the staffing level should be at 269 sworn positions. Using the South Atlantic municipal number in our population range, the staffing level should be at 192 sworn positions.

This low ratio also highlights the fact that the Sheriff's Office provides general law enforcement services to over 90% of the county population, which is atypical when many Sheriff's Offices provide services to 50 to 60% of their county's population, with some below 15 percent.

- Over the past 10 years, the number of incidents involving active assaults against Deputy Sheriffs have more than doubled from 19 in 2011 to 42 in 2020, with four incidents of attempted murder against deputies just in the past two years.
- In the last 5 years, EMS average response times went from 9 minutes, 10 seconds to the current average of 10 minutes, 5 seconds. Optimally, 8 minutes is the target response time countywide, which has not been met in the past 8 years.
- Currently, several areas of our county have an average EMS response time of 18 minutes and six other areas average about 10 minutes or more.
- There are 62 facilities as of now with only three technicians and a supervisor employed. There is a cleaning crew consisting of one supervisor and three employees that keep 12 buildings cleaned every day (contract services are used

to do the other buildings). Building Maintenance has only added one employee since 1981, and there have only been two added to the cleaning crew.

- Budget staff was created in the Finance Department in 2009 and added one staff member during fiscal year 2020. Finance added another employee during fiscal year 2022 to help with Impact Fees.
- There are currently 28 staffed positions in public works, with the recent additions of four new employees to handle grounds maintenance (grass cutting of county facilities).
- Fleet service work order times have increased, not only because of a 100 vehicle increase to the fleet, but also because of the complexity and engineering of newer vehicles. Batteries are not always located in an open area, requiring the removal of panels or the emptying of the trunks of police vehicles just to access the battery. Headlamp assembly replacement used to be a 20-minute job but now requires two hours due to having to remove the brush guard then the front bumper of vehicles.
- The Assessor's Office appraiser ratio is one appraiser per 19,076 residents and 10,249 county parcels. Each one, on average, appraised 238 new houses and 718 total permits in 2019.
- Workers Compensation Claims have remained steady, with around 47 incidents a year, costing the County approximately \$300,000 per year.
- Focus on managing rapid growth with limited staffing resources minimizes time spent in other important areas of planning such as rural areas, economic development, community development, transportation planning, trails and open space, and community engagement.

Impact on Courts

General Sessions (Criminal)

Year	Filed	Disposed
2019	3650	3343
2020	2900	1997
2021 (as of 12/8/21 w/o murder cases)	2023	2276

General Sessions (Civil)

Year	Filed	Disposed
2019	1732	1699
2020	1697	1521
2021 (as of 12/8/21)	1518	1450

Family Court

Year	Filed	Disposed
2019	986	941
2020	904	786
2021 (as of 12/8/21)	814	675

Magistrate Court Cases (evictions, lawsuits, claims, etc.)

Year	Disposed
2012	2,192
2019	3,089
2020	2,135
2021 (as of 12/8/21)	1,995

(civil actions for evictions were suspended for a time in 2020 and 2021 due to COVID)

Criminal and Traffic Cases filed by law enforcement

Year	Filed
2012	12,505
2019	12,518
2020 (pandemic)	8,330
2021 (pandemic) (as of 12/8/21)	9,135

Bond Hearings

Year	Hearings
2012	3,444
2019	4,642
2020 (pandemic)	3,382
2021 (pandemic) (as of 12/8/21)	3,549

Probate Court

Case Type	Cases Filed	Cases Closed	Pending (as of 12/1/21)
2018			
Estates	680	171	
Guardian	13		
Conservator	18		
2019			
Estates	667	134	
Guardian	4		
Conservator	18		
2020			
Estates	745	243	
Guardian	0		
Conservator	14		
2021 (as of 12/1/21)			
Estates	853	644	2082
Guardian	9	2	65
Conservator	26	6	148

Impact on County Finances

Actual General Funds Revenues (FY2016 v FY2021)

Fiscal Year	Cases processed
2016	\$46,749,616
2021	\$66,549,576

The average per capita expenditure for municipalities and counties with high quality parks and recreation facilities, programs, and services in South Carolina is \$73.08, with the overall average as \$49.53. (2015). The Lancaster County per capita funding in 2015 was \$13.22, and is \$18.55 in FY 22, with the department striving for the \$25 – \$30 per capita range for recreation.

Since 2015, the budgeted amount for contractual services for public works has annually been \$75,000. This barely addresses contract pricing for larger asphalt patching, storm drain repairs, etc.

The Register of Deeds Department collected roughly \$348,000 more revenue in 2020 as compared to 2019 due to the increase in property transactions due to vibrant real estate market and low interest rates.

The Delinquent Tax Office has seen success in payment or redemption of taxes by utilizing mailing notification, certified Letters, physically posting delinquent notices on property, newspaper advertisement (All mandated by SC Law) in bringing in property owners to pay prior to the sale. The past two tax sales have been relatively low in properties sold (roughly 200 parcels per sale in years 2020 & 2019). That's a decrease from roughly 300 the two years prior. (2017 & 2018).

Agenda Item Summary

Ordinance # / Resolution #: Ordinance Number Not Yet Assigned
Contact Person / Sponsor: Rox Burhans/Development Services Director
Department: Planning
Date Requested to be on Agenda: 12/15/2021

Issue for Consideration:

This is an update to the County Council regarding development of an interim ordinance to better manage growth in advance of the comprehensive Unified Development Ordinance (UDO) rewrite. Please see attached memo for more information.

Points to Consider:

Please see attached memo.

Funding and Liability Factors:

N/A

Council Options:

Information only.

Recommendation:

Information only.

ATTACHMENTS:

Description	Upload Date	Type
Summary Memo	12/3/2021	Backup Material



DATE: December 6, 2021

FROM: Rox Burhans, Development Services Director

TO: Lancaster County Committee of the Whole (COW)

RE: **UNIFIED DEVELOPMENT ORDINANCE (UDO): INTERIM ORDINANCE UPDATE**

Staff will provide an update to the County Council at the December COW meeting regarding its proposed strategy to better administer future development prior to adoption of a new Unified Development Ordinance (UDO).

As the Council is aware, the recently-initiated UDO update is a 24-month process. Parallel to this the County is receiving significant interest for the development of large residential projects. Many surrounding local governments have enacted or are considering enactment of development and/or sewer moratoriums, which is exasperating our already robust development activity. Staff does not believe the County has sufficient regulatory tools in place to manage these projects and achieve successful outcomes. Pausing development activity for two-years until the new UDO is in place is not a viable strategy.

To address these issues, staff has engaged with the UDO Update consultant (White & Smith) to advance development of the previously discussed master planning district(s) that will provide the County with a tool that is similar to conditional zoning. White & Smith believes they can develop this interim ordinance for County adoption in a reasonable amount of time. Council will also be asked to suspend or remove certain zoning districts from the existing UDO that are inconsistent with its vision for growth.

Please feel free to contact me prior to the meeting if you have any immediate questions.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans/Development Services Director

Department: Planning

Date Requested to be on Agenda: 12/15/2021

Issue for Consideration:

Jim Wilson Road Ventures, LLC is proposing development of a residential and commercial project on the north side of Jim Wilson Road abutting the North Carolina State line. The applicant is seeking early feedback from the County Council on the viability of their project.

Please see attached memo and concept plan for more information.

Points to Consider:

Please see attached memo and concept plan.

Funding and Liability Factors:

Not applicable

Council Options:

Information only

Recommendation:

Information only

ATTACHMENTS:

Description	Upload Date	Type
Summary Memo and Concept Plan	12/7/2021	Ordinance



DATE: December 6, 2021

FROM: Rox Burhans, Development Services Director

TO: Lancaster County Committee of the Whole (COW)

RE: **JIM WILSON ROAD POTENTIAL DEVELOPMENT PROJECT**

Staff wishes to discuss with the County Council a proposed 228-acre development project located on the north side of Jim Wilson Road abutting the North Carolina State line.

The subject property is comprised of four zoning districts (GB, PB, LDR, and RN) and is uniquely situated next to the existing Charlotte Rifle and Pistol Club located in Union County, NC. The potential developer (Jim Wilson Road Ventures, LLC) would like Council feedback regarding the viability of rezoning the subject property in light of the abutting gun range and the unique development plan to address its impacts.

The following will provide an overview of the proposal, as generally depicted on the attached concept plan.

- +/- 228-acres in size
- +/- 150,000 sq. ft. office
- +/- 300 room independent living facility
- +/- 216,000 sq. ft. self-storage facility
- +/- 293 single-family residential lots
- Amenity center and park space

It should be noted that the incorporation of the self-storage facility along a portion of the east property line is intended to serve a second purpose as a sound-barrier from the adjacent gun range.

Please feel free to contact me prior to the meeting if you have any immediate questions.

Enc: Jim Wilson Road Concept Plan

DEVELOPMENT SUMMARY

70' x 145' LOTS (10,000SF):	+/-293 LOTS
OFFICE:	+/-150,000 SF
STORAGE BUILDINGS	+/-216,000 SF
SENIOR LIVING FACILITY:	+/-300 ROOMS



Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans/Development Services Director

Department: Planning

Date Requested to be on Agenda: 12/15/2021

Issue for Consideration:

Lancaster County recently initiated development of a new Unified Development Ordinance (UDO) to more effectively manage future growth. Staff and the consultant team have recommended formation of a multidisciplinary stakeholder committee to serve as a sounding board for ordinance proposals and provide overall project guidance. Staff is seeking Council feedback on the proposed stakeholder committee list.

Please see the attached memo and the proposed draft list for more information.

Points to Consider:

Please see the attached memo for more information.

Funding and Liability Factors:

Not applicable

Council Options:

Information only

Recommendation:

Information only

ATTACHMENTS:

Description

Summary Memo and Exhibit

Upload Date

12/7/2021

Type

Backup Material



DATE: December 7, 2021

TO: Lancaster County Council

FROM: Rox Burhans, Development Services Director

RE: UNIFIED DEVELOPMENT ORDINANCE STAKEHOLDER COMMITTEE – ORGANIZATION AND SELECTION

Lancaster County recently initiated the Unified Development Ordinance (UDO) update project to more effectively manage future growth and correct persisting concerns within the existing ordinance.

Engagement with the various entities associated with development activities will be essential to the success of the UDO. This engagement will be centered on the formation of a multidisciplinary Stakeholder Committee representing a broad cross-section of expertise. This group will serve as the general sounding board for the various topics that will be discussed during the development of the UDO and will provide overall project guidance. To help address more niche areas of the UDO (i.e. landscaping, signage, minor subdivisions, etc.), separate focus or subject matter expert groups may be formed from outside of the Stakeholder Committee.

Attached is an exhibit that outlines the structure of the draft Stakeholder Committee. Staff has provided suggested topic areas to be represented on the Stakeholder Committee and, where appropriate, suggested organizations/persons to be the representatives of those topics.

At the December Committee of the Whole meeting, staff will be seeking Council's approval and/or feedback on the topic areas represented on the Committee and the proposed individual representatives. Staff would particularly welcome Council suggestions for a neighborhood or community representative that could represent the interests of southern Lancaster County.

Please feel free to contact me if you have any questions regarding this before the Committee of the Whole meeting.

Enclosures: Draft Stakeholder Committee Exhibit

LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE STAKEHOLDER COMMITTEE



- **Contractor** (Perception Builders, *Chad Catledge*)
- **Developer, Commercial** (MPV, *Mike Bilodeau*)
- **Developer, Residential** (Bayard Development [i.e. Wilson Creek developer] or Lennar)
- **Engineering, Large** (R. Joe Harris)
- **Engineering, Small** (*John Gast*)
- **Infrastructure** (LCWSD)
- **Neighborhood-Northern** (Indian Land Action Committee)
- **Neighborhood-Southern** (TBD)
- **Planning Commission**
- **Small Business** (Greater Indian Land Chamber of Commerce)
- **Small Business** (Lancaster Chamber of Commerce)