

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: Bryant Neal
District 7: Brian Carnes, Vice Chair



County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

November 13, 2024
4:00 PM

LANCASTER COUNTY COUNCIL
COMMITTEE OF THE WHOLE
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Bryant Neal, Steve Harper, Billy Mosteller, Charlene McGriff, Jose Luis (via Teams).

Council Members Absent: Brian Carnes, Terry Graham.

Staff Members/Others Present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Jamie Privuznak, Budget Director; Mary Ann Hudson, Voter Registration Director; Allison Hardin, Development Services Director; 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 PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Committee of the Whole Meeting - Chairman Steve Harper

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

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Billy Mosteller. A roll call vote was taken. The motion Passed by a vote of 5-0; Ayes: Neal, Harper, Mosteller, McGriff, Luis; Absent: Carnes, Graham.

Citizens Comments

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

The following citizens submitted electronic, written comments for Citizen Comments: None.

Special Presentations

a. Recognition of Election Efforts - *Dennis Marstall*

Dennis Marstall gave praise to the Voter Registration and Election staff and volunteers for their hard work during the General Election. Mary Ann Hudson thanked all the staff and volunteers who assisted with the election efforts. Ms. Hudson highlighted the different County departments that helped with the election, which included the Fire Service, Emergency Medical Services (EMS), Human Resources, Building Maintenance, Public Works, Parks and Recreation, Delinquent Tax, Assessor, Sheriff, Auditor, Information Technology (IT), Administration, and Communications and Marketing. Council expressed their appreciation for the staff and volunteers.

b. UDO Review - Presented by *White and Smith Consultants' Tyson Smith, Kelly Cousino, and Sean Scoopmire*

Allison Hardin stated that the Planning Commission, the County's Technical Review Committee (TRC), and stakeholders met with the Unified Development Ordinance (UDO) consultants prior to the Committee of the Whole meeting. Tyson Smith reviewed the overview of the UDO draft and timeline via the PowerPoint presentation which is attached as Schedule A. Kelly Cousino highlighted the UDO draft modules and what chapters were covered under each module via pages 4-14 of the PowerPoint presentation. Ms. Cousino reviewed the major changes to Module 1 of the UDO. Council and Ms. Cousino discussed mixed-use projects, Planned Development Districts (PDDs) and cluster subdivisions. Sean Scoopmire reviewed the changes to Chapter 3 and Chapter 4 via pages 15-35 of the PowerPoint presentation. Council and Mr. Scoopmire discussed solar farms, the need for increased overnight accommodations in the County, landscaping, boundary lines for the three geographic areas of Lancaster County (Panhandle, Greater Lancaster, and Southern Lancaster), and stormwater pond maintenance. Ms. Cousino reviewed the changes related to parking in Chapter 5 and outdoor lighting in Chapter 6 via pages 36-42 of the PowerPoint presentation. Mr. Scoopmire reviewed the changes related to signage in Chapter 7 and building design in Chapter 8 via pages 43-49 of the PowerPoint presentation. Council and Mr. Scoopmire discussed digital signs, mobile signs and banner signs. Mr. Smith reviewed the next steps for the UDO. Dennis Marstall noted that the next UDO discussion would be at the January 2025 Committee of the Whole meeting. Allison Hardin stated that she would be providing Council with monthly updates on the UDO.

Adjournment

Charlene McGriff 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 a vote of 5-0; Ayes: Neal, Harper, Mosteller, McGriff, Luis; Absent: Carnes, Graham.

There being no further business to discuss, the Committee of the Whole meeting adjourned at

approximately 5:31 p.m.

Respectfully Submitted:

Lauren Hill

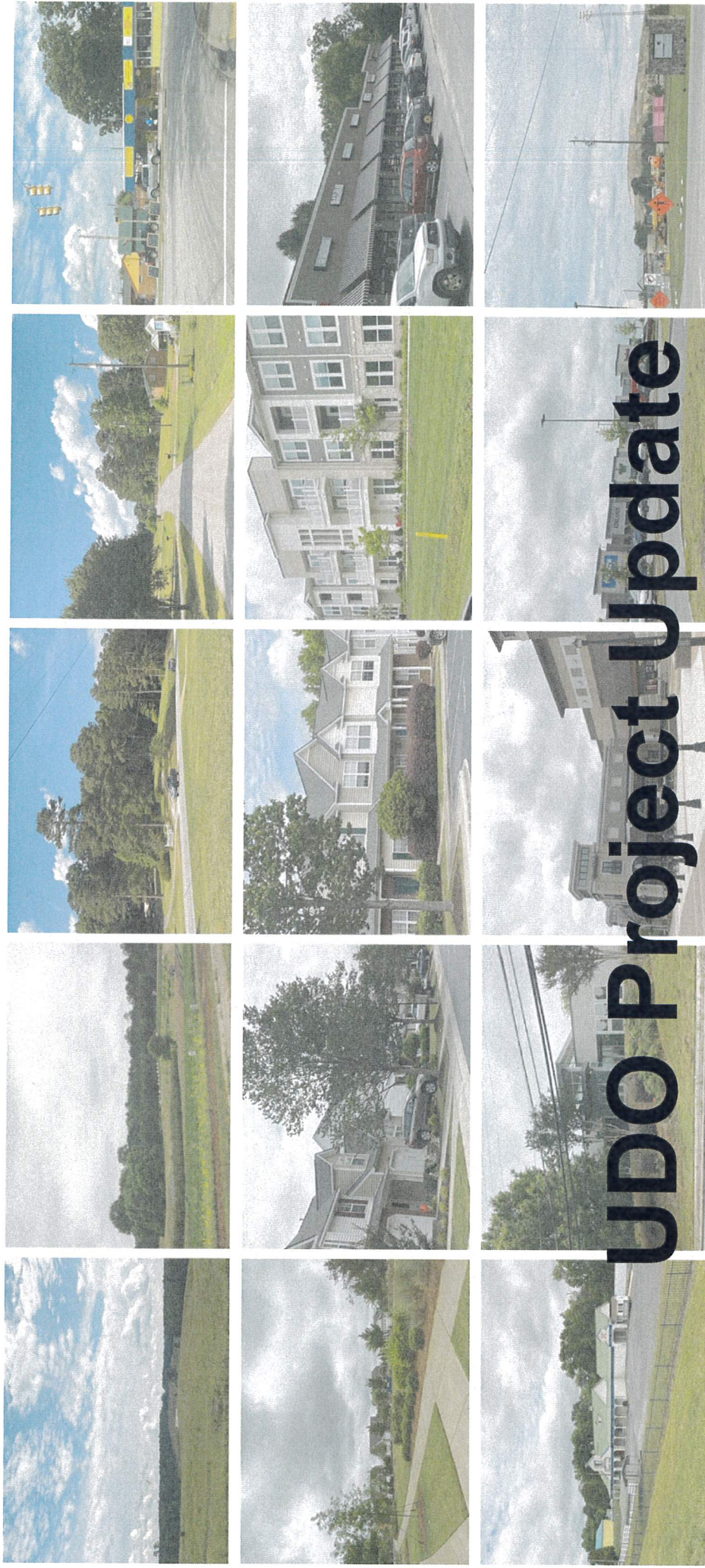
Lauren Hill
Deputy Clerk to Council

Approved by Council on December 9, 2024.

A handwritten signature in cursive script, reading "Billy Mosteller", is written over a horizontal line. The signature is fluid and stylized, with the first name "Billy" and last name "Mosteller" clearly legible.

Billy Mosteller, Secretary

Schedule A



Lancaster County, South Carolina

November 13, 2024

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

Agenda

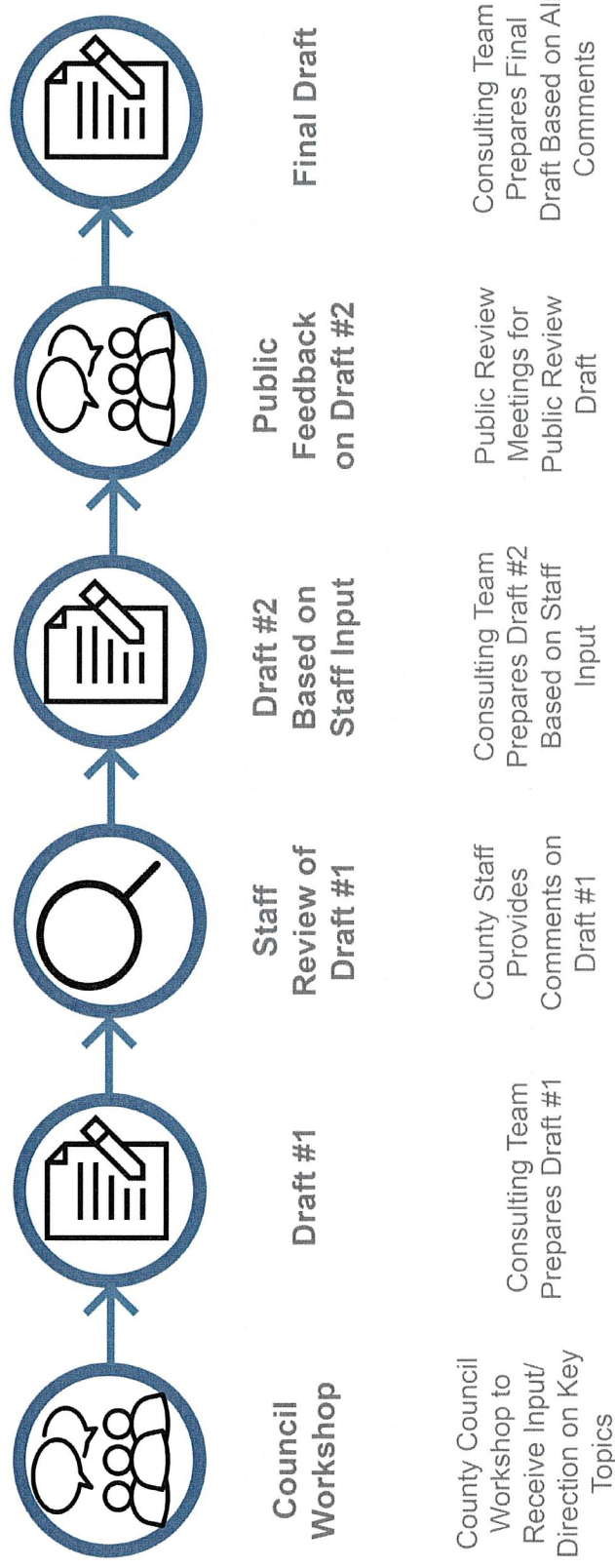
- Drafting Process
- Project Schedule
- Module 1 Review
- Module 2 Review
- Next Steps



Project History

- **April 2021:** Project Awarded / UDO Change Memorandum
- **May 2021 - September 2021:** UDO Assessment Completed
- **October 2021:** UDO Development Started
- **January 2022 to Nov 2022:** “Flex District Amendment”
- **August / Oct 2022:** UDO Module 1 Delivered to Staff
- **September 2022:** Module 1 C.O.W. Workshop
- **November 2022:** Module 2 Council Workshop
- **December 2022 & Jan 2023:** Module 1 Public Drafts and Roll-Out
- **Sept – Dec 2023:** Module 2 Staff Review Drafts
- **May 2024:** Signs Chapter

Drafting Process for Each Module



Lancaster County Unified Development Ordinance

This chart shows the general alignment of drafting modules with current and revised UDO chapters. Some provisions from a current UDO chapter may be located in a different UDO module than shown (e.g., the current Cluster Subdivision Overlay District is proposed to be a subdivision type, rather than an overlay district, and so is part of Module 3).

Module	Revised UDO Chapters	Current UDO Chapters
Module 1 (Zoning Districts & Use Regulations)	Chapter 1: Introduction Chapter 2: Zoning Districts Chapter 3: Use Regulations	Chapter 1: Introductory Provisions Chapter 2: District Standards Chapter 4: Overlay Districts Chapter 5: Use Regulations Appendix A – Legacy Planned Development Districts Appendix B – Highway Corridor Overlay District
Module 2 (Development & Design Standards)	Chapter 4: Landscaping & Open Space Chapter 5: Parking & Loading Chapter 6: Outdoor Lighting Chapter 7: Signs Chapter 8: Building Design	Chapter 7: General Development Standards Chapter 8: Natural Resources Protection
Module 3 (Subdivision & Site Design)	Chapter 9: Subdivision & Site Design	Chapter 6: Subdivision & Infrastructure Standards
Module 4 (Administration & Procedures)	Chapter 10: Procedures Chapter 11: Administration Chapter 12: Nonconformities & Vested Rights Chapter 13: Definitions & Acronyms Chapter 14: Submittal Requirements	Chapter 9: Administration Chapter 10: Definitions

Revised UDO Chapters

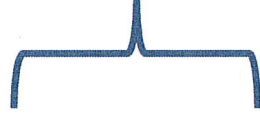
- | | |
|-----------------------------------|-------------------------------------|
| 1. Introduction | 9. Subdivision & Site Design |
| 2. Zoning Districts | 10. Procedures |
| 3. Use Regulations | 11. Administration |
| 4. Landscaping & Open Space | 12. Nonconformities & Vested Rights |
| 5. Parking & Loading | 13. Definitions & Acronyms |
| 6. Outdoor Lighting | 14. Submittal Requirements |
| 7. Signs | |
| 8. Architectural Design Standards | |



Module 1 Overview

Revised UDO Chapters

1. Introduction
2. Zoning Districts
3. Use Regulations

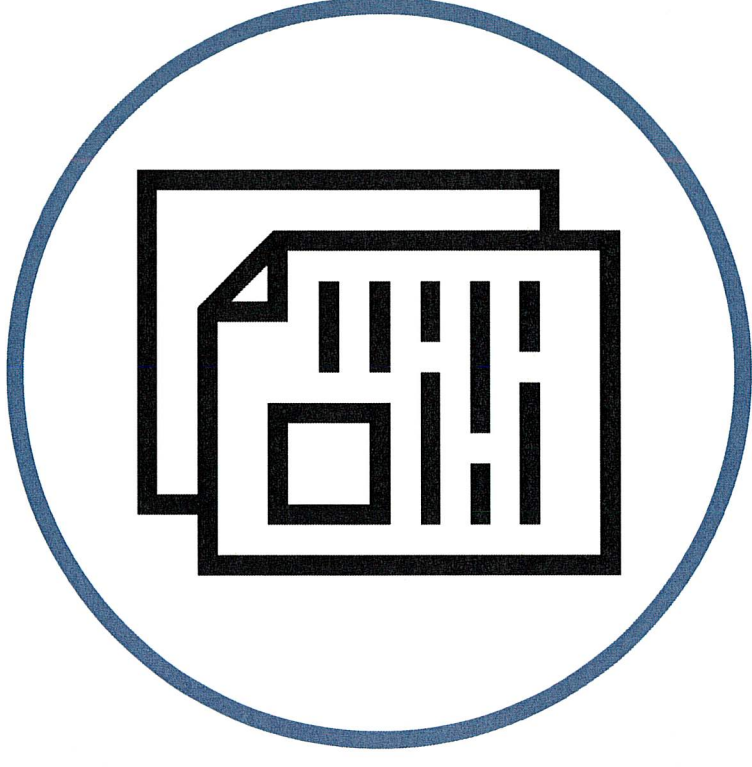


Module 1

Chapter 1: Introduction

Important Changes Include:

- Addition of a brief overview of the purpose and organization of the UDO to orient the reader
- Description of how to determine the regulations for a specific site and which procedures apply
- Generally carries forward current UDO Section 1.1: *Legal Provisions*, with a few significant revisions proposed as noted in the footnotes in the draft chapter
- Relocates current Sections 1.2, 1.3, and 1.4 to other chapters based on staff input



Chapter 2: Zoning Districts

Important Changes Include:

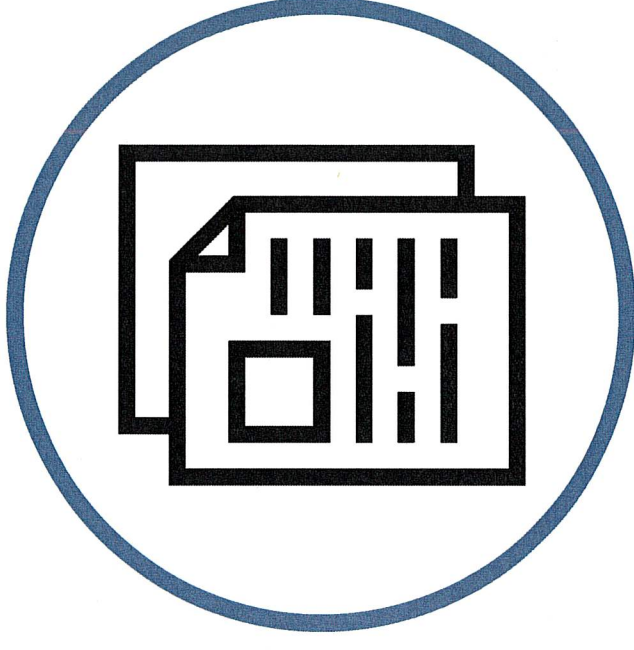
- Consolidates zoning district material currently located in Chapters 1, 2, & 4
- Relocates all use regulations, including the Use Table, to Chapter 3
- Revises some of the base district dimensional standards
- Adds new districts:
 - Multi-Family District
 - Business & Technology District
 - Transportation Corridor Preservation Overlay

Zoning Districts	
District Type	District Names
Base	Open Space Preservation District (OSP) Agricultural Residential District (AR) Rural Residential District (RR) Rural Neighborhood District (RN) Rural Business District (RUB) Low Density Residential District (LDR) Medium Density Residential District (MDR) Multi-Family Residential District (MFR) Institutional District (INS) Neighborhood Business District (NB) General Business District (GB) Regional Business District (RB) Business and Technology District (BT) Light Industrial District (LI) Heavy Industrial District (HI) Mining District (M)
	Carolina Heelsplitter Overlay District Highway Corridor Overlay District McWhirter Field Aviation Overlay District Transportation Corridor Preservation Overlay District
	Planned Development District (PDD)

Chapter 2: Zoning Districts

Important Changes Include:

- Consolidates MH with RR
- Consolidates PB with NB
- Revises the Highway Corridor Overlay
- Revises the McWhirter Field Overlay
- Converts the Carolina Thread Trail Overlay to general development standards (Module 2)
- Converts the Equestrian Subdivision and Cluster Subdivision Overlays to subdivision types (Module 3)
- Includes a placeholder for MX Districts, but...



Mixed-Use Districts

- Concern that current MX Districts are not producing the desired development outcomes
- Need an adaptable zoning tool to accommodate unique, complex, and/or mixed-use developments
- Options include:
 - Simplified Flexible Districts
 - Planned Development Districts
 - Revision of current MX Districts



Red Ventures (MX Zoning District)
Source: Lancaster County GIS

Mixed-Use Districts

Steering Committee Input:

- Desire for higher density multi-family is driving demand for this district, not a market demand for mixed use
- May be opportunities for small retail components in developments, but probably not large mixed-use projects
- 25 acre minimum is onerous
 - Results in large projects with significant impacts (traffic, etc.)



Red Ventures (MX Zoning District)
Source: Lancaster County GIS

Mixed-Use Districts

Steering Committee Input:

- Don't see a need for IMX
- May not need MX if multi-family is accommodated in another district
- Concerns with the amount/cost of engineering necessary prior to rezoning approval
- Process needs improvement
- Appears the Committee is leaning towards a different approach vs. revising the MX Districts



Red Ventures (MX Zoning District)
Source: Lancaster County GIS

Mixed-Use Districts

County Council & Planning Commission Input:

- In Sep 2023, staff presented three potential approaches to accommodate mixed use development
- The unified direction is to develop a Planned Development District option and remove the form-based MX Districts altogether

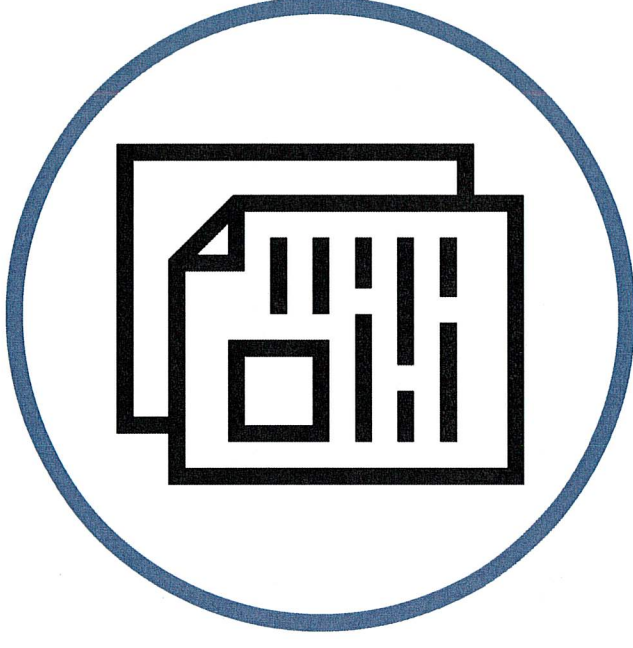


Red Ventures (MX Zoning District)
Source: Lancaster County GIS

Chapter 3: Use Regulations

Important Changes Include:

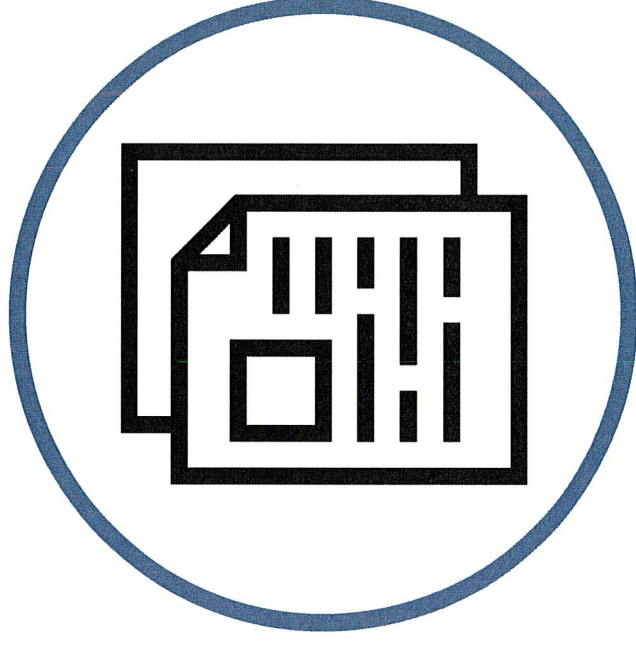
- Reorganizes Use Categories
- Changes to Approval Standards
- Adds New Uses
- Adds New Use Regulations
- Revises Existing Use Regulations
- More Detailed Treatment of Accessory and Temporary Uses



Chapter 3: Use Regulations

County Council Input:

- Concern with changing CU (Council) to SE (BZA)
- Don't limit crop production in residential districts
- Need a way to allow storage containers in some locations
- Some interest in tiny home villages
- Not much support for solar energy production



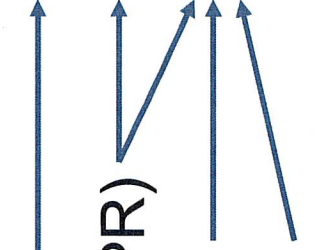
Changes to Use Approvals

Current

- Permitted (P)
- Permitted with Review (PR)
- Conditional Use (CU)
- Special Exception (SE)

Proposed

- Permitted (P)
- Conditional Use (CU)
- Special Exception (SE)



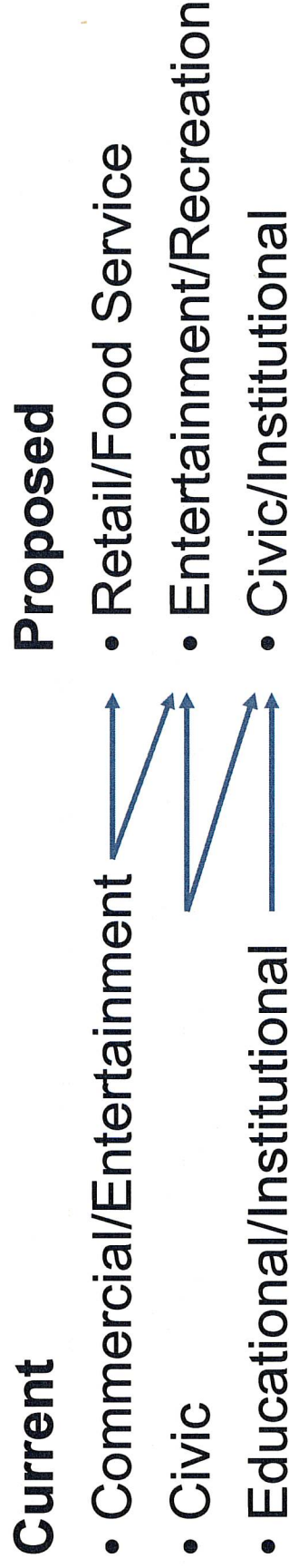
Current Approval Process

- PR = Staff
- CU = County Council
- SE = Board of Zoning Appeals

Proposed Approval Process

- CU = Staff
- SE = Board of Zoning Appeals

Reorganization of Uses



Proposed Use Categories

3.2.5 USE TABLE

3.2.5.1 AGRICULTURAL USES

3.2.5.2 AUTOMOTIVE USES.....

3.2.5.3 CIVIC/INSTITUTIONAL USES.....

3.2.5.4 ENTERTAINMENT/RECREATION USES

3.2.5.5 INDUSTRY/WHOLESALE/STORAGE USES .

3.2.5.6 INFRASTRUCTURE USES

3.2.5.7 LODGING USES.....

3.2.5.8 OFFICE/SERVICE USES

3.2.5.9 RESIDENTIAL USES.....

3.2.5.10 RETAIL/FOOD SERVICE USES

Chapter 3: New Uses and Regulations

- Storage – Vehicles, Boats, and Recreational Vehicles
- Storage – Self-Service – Climate Controlled
- Vehicle Washing Facilities
- Alcohol Production, Small Contractor’s Offices
- Ecotourism
- Slaughterhouses
- Truck Stops
- Small Wireless Facilities
- Non-Depository Financial Institutions
- Dwelling – Multifamily Age Restricted
- Cottage Courts
- Small Places of Assembly
- General Office
- Government Offices
- Data Centers

Chapter 3: New Uses and Regulations

- **Storage – Vehicles, Boats, and Recreational Vehicles**
- **Storage – Self-Service – Climate Controlled**
- **Vehicle Washing Facilities**
- **Alcohol Production, Small**
- **Contractor’s Offices**
- **Ecotourism**
- **Slaughterhouses**
- **Truck Stops**
- **Small Wireless Facilities**
- **Non-Depository Financial Institutions**
- **Dwelling – Multifamily Age Restricted**
- **Cottage Courts**
- **Small Places of Assembly**
- **General Office**
- **Government Offices**
- **Data Centers**

Includes Use Regulations

Chapter 3: Revised Use Regulations

- Event Venues
- General Commercial
- Outdoor Storage Uses
- Outdoor Sales Uses
- Residential Care Facilities
- Restricted Industrial Uses
- Restaurant and Bars
- Farmers Markets and Roadside Stands

Chapter 3: Accessory & Temporary Uses

- Home Occupations
- Tiny Houses as ADU
- Private Electric Vehicle Charging Stations
- Outdoor Sales
- Outdoor Storage
- Storage Containers
- Roadside Stands
- Turkey Shoots



Module 2 Overview

Revised UDO Chapters

4. Natural Resources Protection
5. Parking & Loading
6. Outdoor Lighting
7. Signs
8. Architectural Design Standards

Module 2

Development Areas

Currently

- One Set of Development Standards Applies to Entire County
- These standards control issues like
 - Parking
 - Landscaping and Tree Protection
 - Lighting



Development Areas

County Council Input

- Consensus in favor of two standards
- Need further consideration of the geographic dividing line
- Would like to review County Zoning Map to consider district-based development areas



Development Areas

Proposed

- Development Standards (Rural or Suburban) Can Vary by Zoning Districts
 - Rural
 - Suburban
 - Countywide

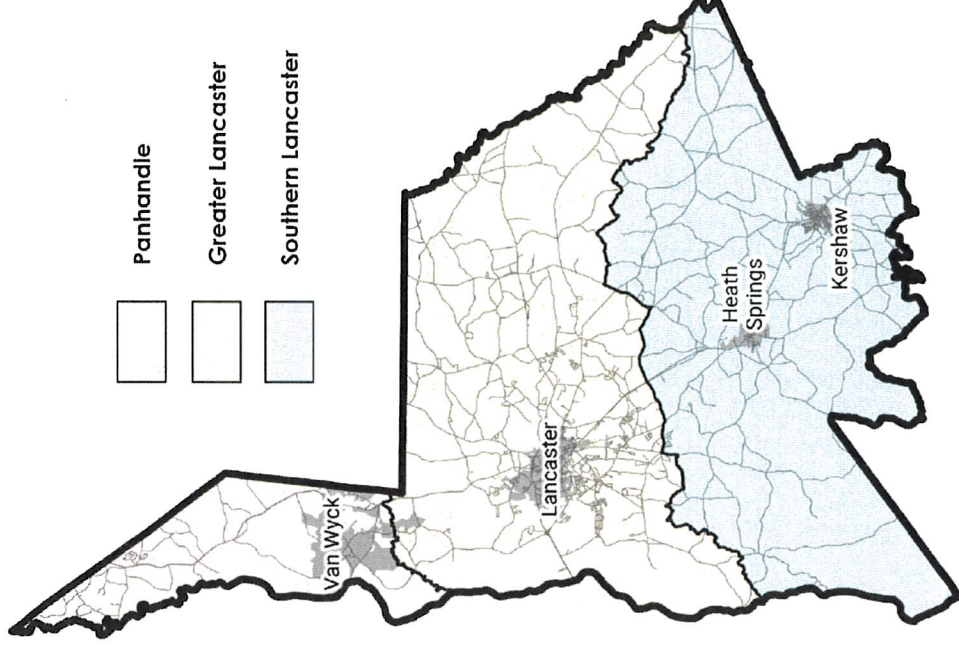
Table 4.3.1.1-1: Applicability of Landscaping & Screening Requirements by District

DISTRICT	BUFFERS & SCREENING	BUILDING LANDSCAPING	PARKING LOT LANDSCAPING	STREET TREES & STREET-SCAPING	SUBDIVISION ENTRY LANDSCAPING
RN	✗	✗	✗	✗	✗
LDR	✓	✓	✓	✗	✗
MDR	✓	✓	✓	✓	✓
MFR	✓	✓	✓	✓	✓
RUB	✗	✗	✗	✗	✗
NB	✓	✓	✓	✓	✓
GB	✓	✓	✓	✓	✓
RB	✓	✓	✓	✓	✓
INS	✓	✓	✓	✓	✓
OSP	✗	✗	✗	✗	✗
BT	✓	✓	✓	✓	✓
LI	✓	✓	✓	✗	✗
HI	✓	✓	✗	✗	✗
M	✓	✗	✗	✗	✗

Development Areas

Proposed

- Development Standards (Rural or Suburban) Based on Geographic Areas in the Comp Plan
- Panhandle = Suburban
- Greater Lancaster = Mixed
 - East of Lancaster is more rural
- Southern Lancaster County = Rural



Source: Lancaster 2040

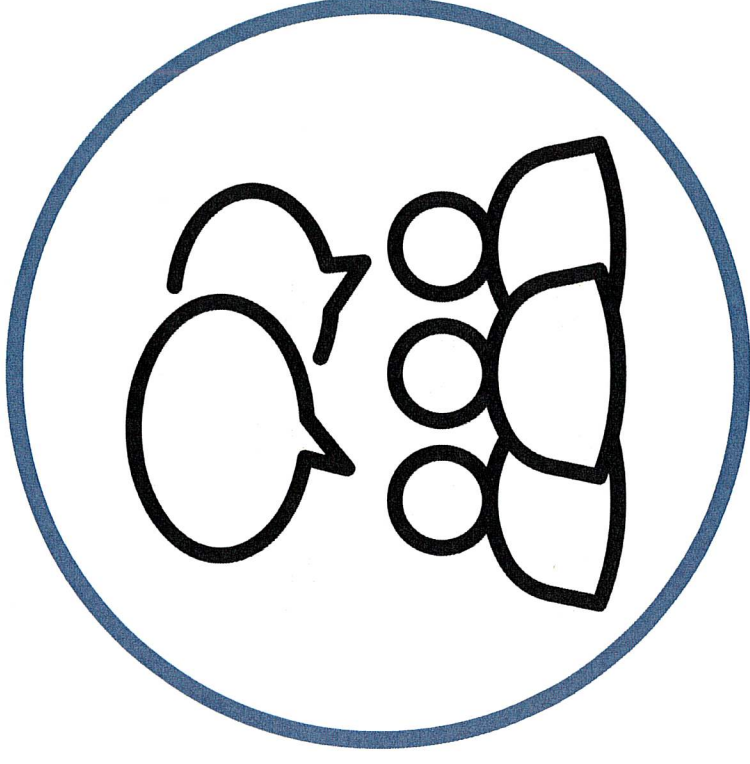
Development Areas

Options

- Keep Countywide Uniform Development Standards
- Two Development Areas Based on Geography
- Two Development Areas Tied to Zoning Districts

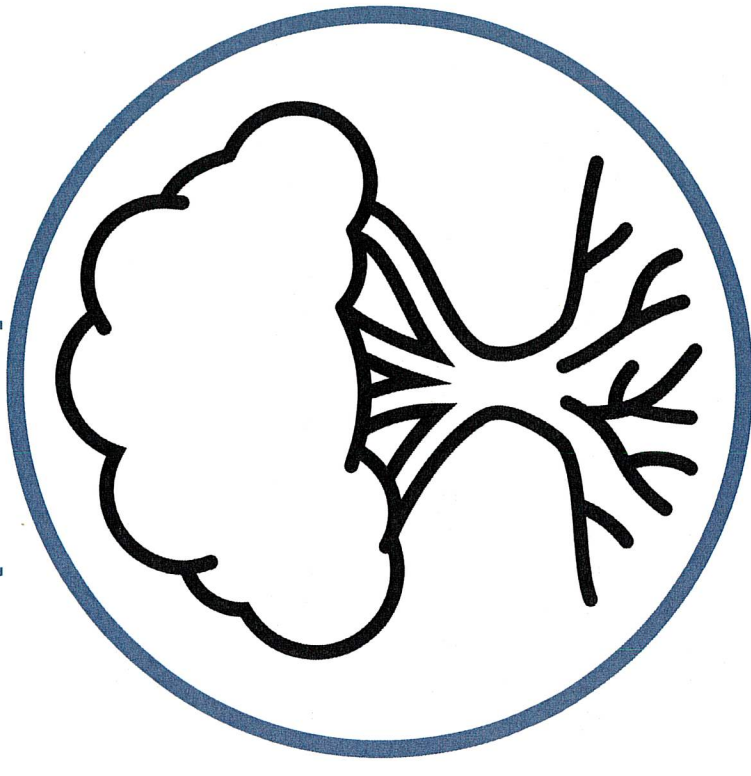
Proposed Approach Based on Staff Input:

- Two Development Areas Based on Geography
- Any suggestions on dividing lines in Greater Lancaster area?



Chapter 4: Landscaping & Open Space

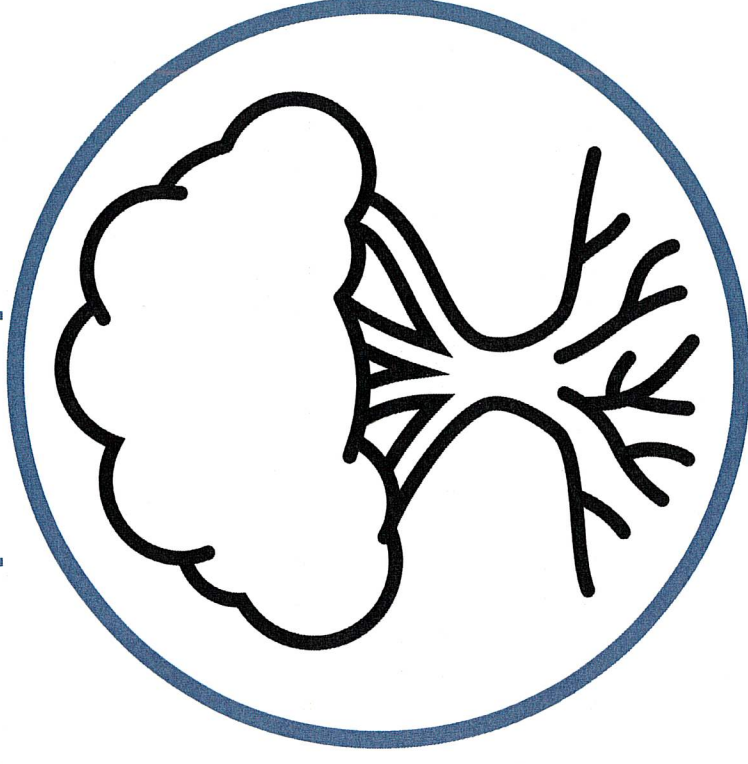
- Landscaping & Screening
 - Buffers
 - Building Landscaping
 - Parking Lot Landscaping
 - Street Trees & Streetscaping
- Riparian Buffers
- Open Space
- Tree Protection and Preservation



Chapter 4: Landscaping & Open Space

County Council Input:

- Consensus to add tree preservation
- Uncertainty about specimen trees
- Preservation of trees in buffers should be a focus
- Buffers are particularly important in the Northern Panhandle to preserve the feel of open space
- McClancy Seasoning was a preferred example of preservation of trees



Natural Resources Protection

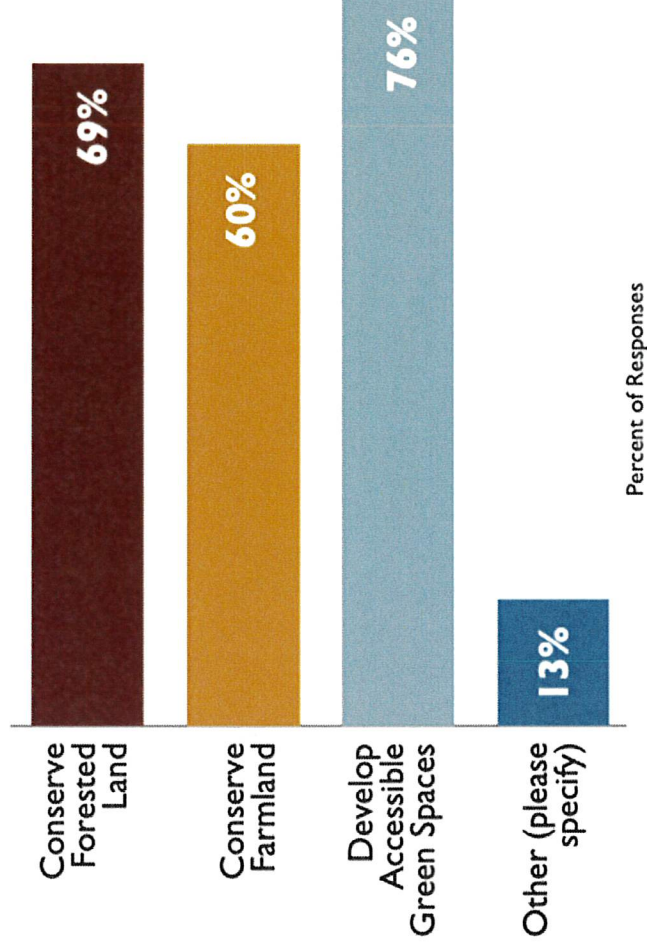
Do you think Lancaster County should develop policies to...? (check all that apply)

Currently:

- Incentive-Based Tree Preservation
- Stated Preference to Preserve Existing Trees

Comp Plan Survey Found:

- 72% of responses had concerns about loss of farms and forest lands
- 69% of responses thought the County should develop policies to conserve forested land

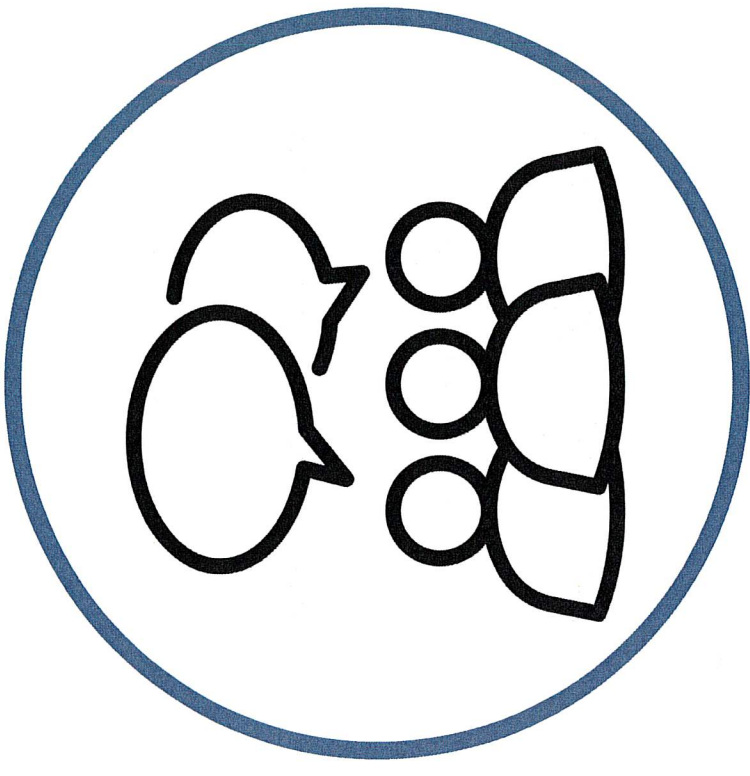


Source: Lancaster 2040

Natural Resources Protection

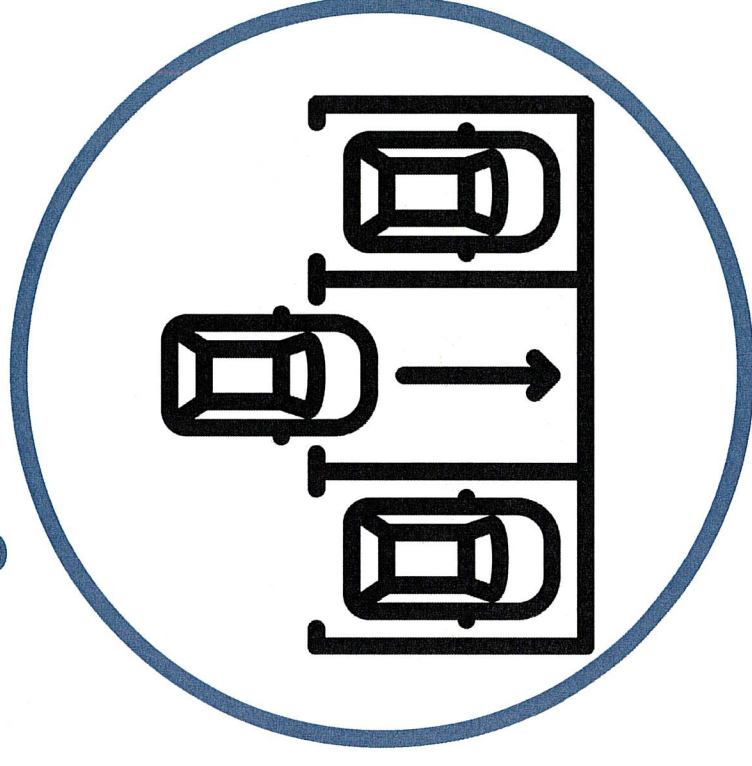
County Council Input Needed:

- Should County adopt mandatory protections for:
 - Large specimen trees?
 - Areas of existing tree canopy?
- Should County adopt mandatory tree planting requirements for residential subdivision lots?
- Are there any other suggestions on these topics?



Chapter 5: Parking & Loading

- Parking Ratios
- Alternative Parking Plans
 - Deferred parking
 - Shared parking
 - Remote parking
 - On-street parking
- Parking Lot Design
- Vehicle Queuing
- Bicycle Parking
- Driveway Access
- Off-Street Loading



Parking & Loading

No Parking
Fronting Street



Highway 521, Lancaster County

Parking & Loading

Two Rows
Fronting Street



Highway 521, Lancaster County

Parking & Loading

Four Rows
Fronting Street



Image capture: Apr 2019 © 2022 Google United States Terms Privacy Re

Highway 521, Lancaster County

Parking & Loading

Conventional
Strip Center -
19 Bays
Fronting Street

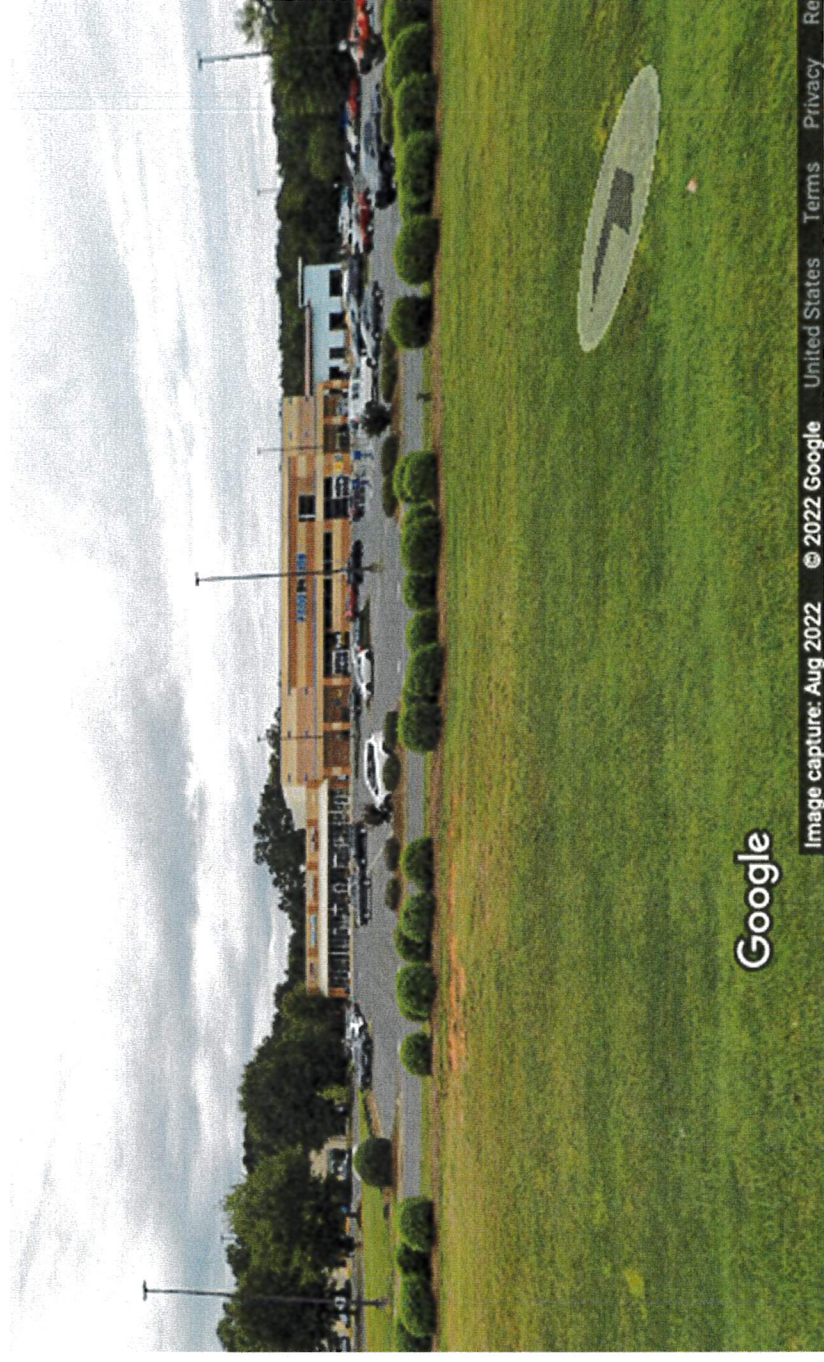


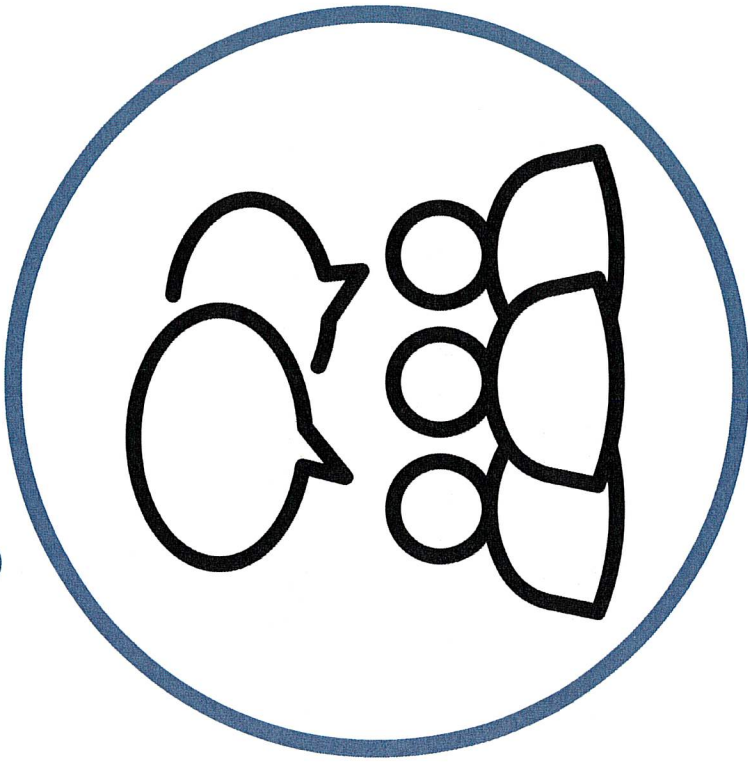
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Highway 521, Lancaster County

Chapter 5: Parking & Loading

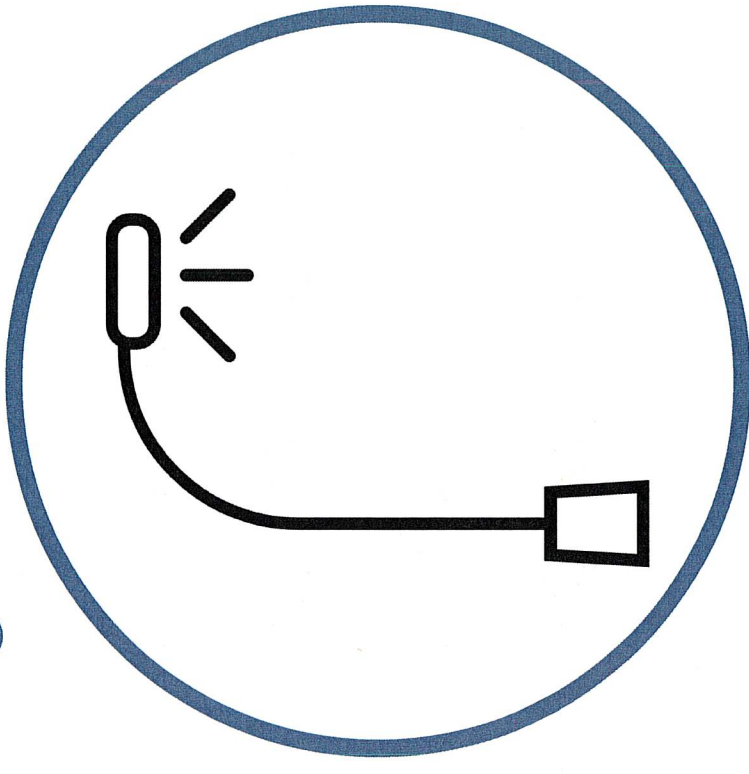
County Council Input:

- Prefer not to mandate parking locations or configurations (e.g., prohibiting parking spaces between a building and the street)
- Consensus to require increased landscaping between parking lots and streets



Chapter 6: Outdoor Lighting

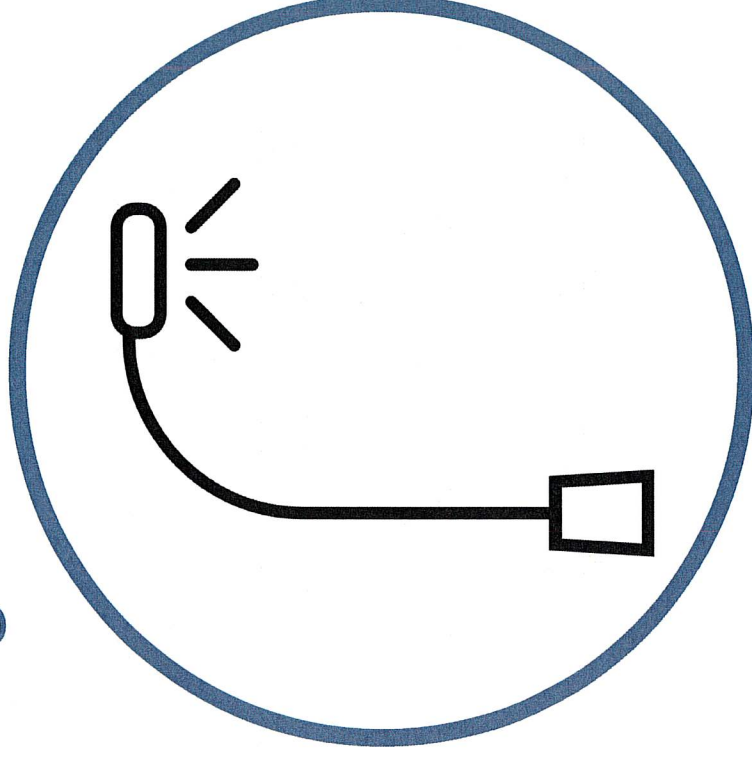
- General Requirements for:
 - Non-residential uses
 - Multi-family dwellings with 5+ dwelling units
- Requirements for Specific Uses:
 - Vehicular and building canopies
 - Street lighting in HC-O
 - Outdoor recreation facilities
 - Security lighting



Chapter 6: Outdoor Lighting

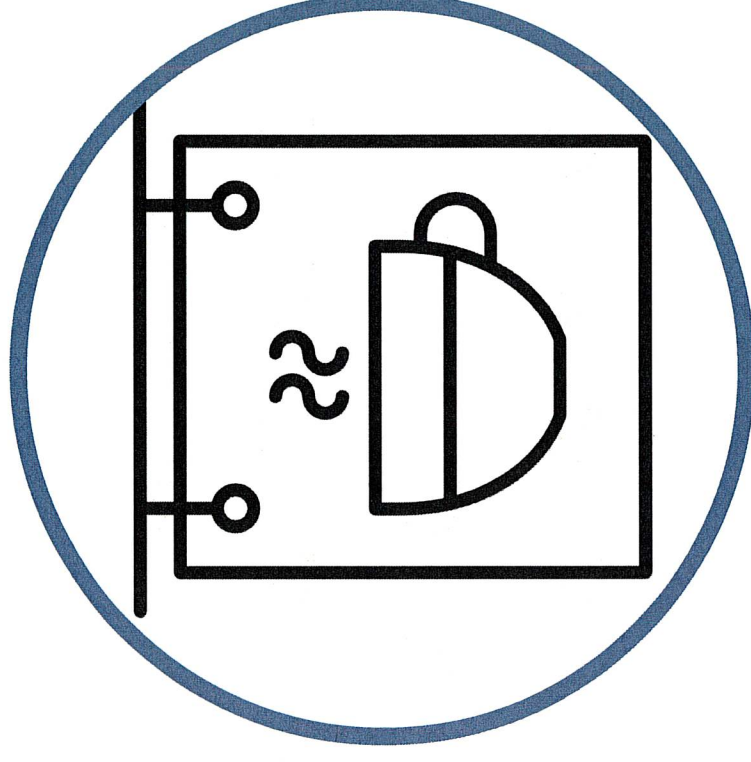
County Council Input:

- General satisfaction with current standards
- General consensus that modern light fixtures (directional lighting and shielded fixtures) resolve many issues with lighting
- No consensus on extending outdoor lighting standards to residential lots



Chapter 7: Signs

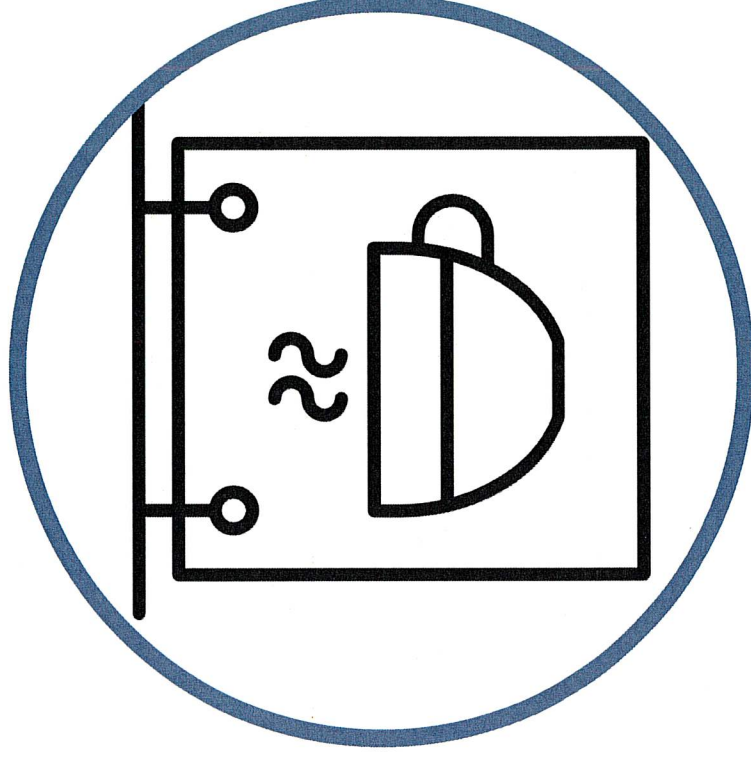
- Permitting Requirements
- Sign Features - Lighting and Digital Signs
- Freestanding Signs
- Attached Signs
- Highway Corridor Overlay
- Billboards
- Temporary & Incidental Signs



Chapter 7: Signs

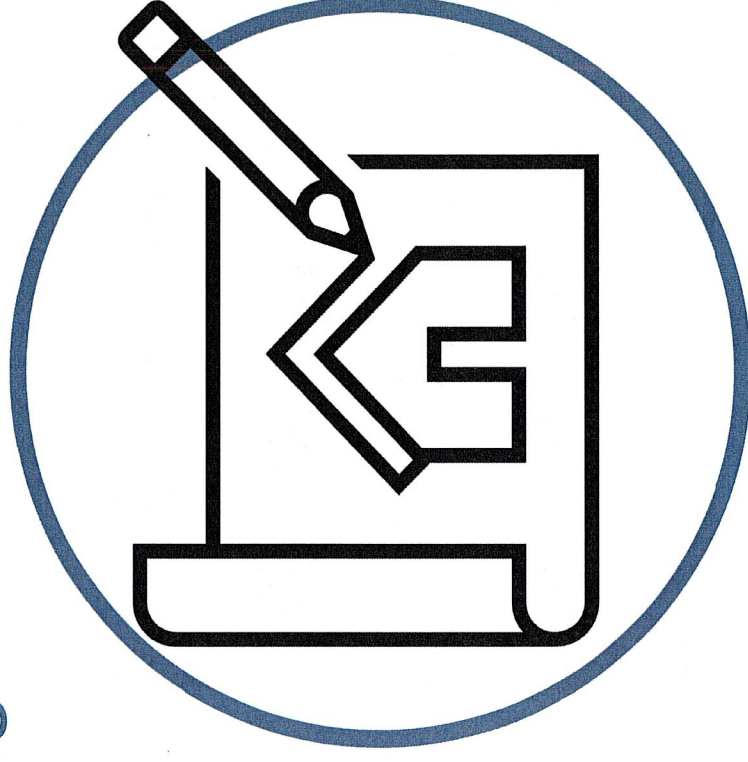
County Council Input:

- Consensus to increase wall sign allowance – scaled to building size
- Support for digital signs
- Distinguish window from wall signs to restrict window signs
- Exempt signs not visible off-site
- Concern with signs for industrial uses and larger buildings
- Would like to see examples of sign types before final decisions



Chapter 8: Building Design

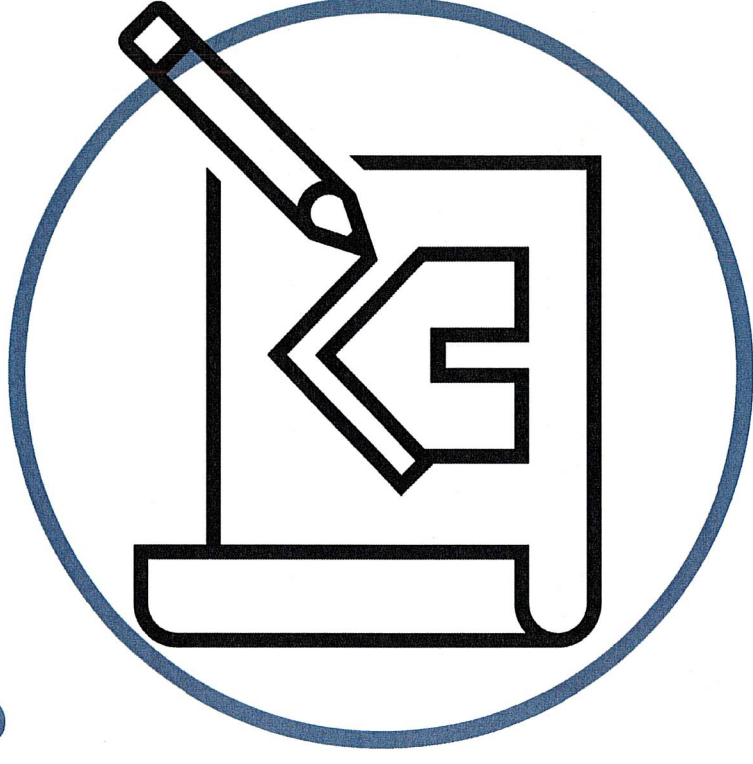
- Commercial
- Residential
 - Multifamily
 - Cottage Courts
 - Townhomes
 - Duplexes
 - Tri- and Quad-Plexes
- Highway Corridor Overlay



Chapter 8: Building Design

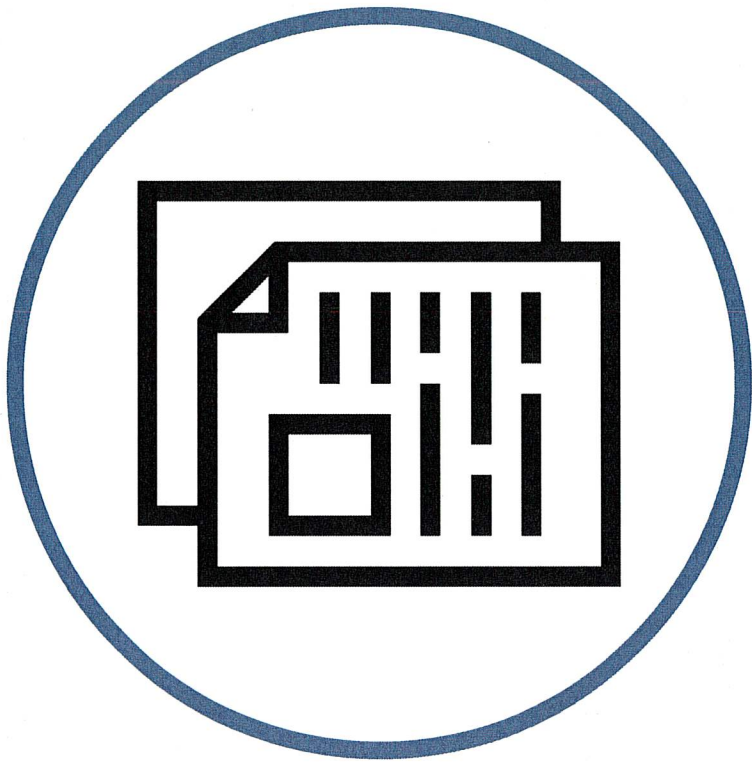
County Council Input:

- Consensus to provide standards for commercial uses
- Want to ensure flexibility for branding
- Particular concern with storage buildings
- Consensus to provide standards for apartments and townhomes

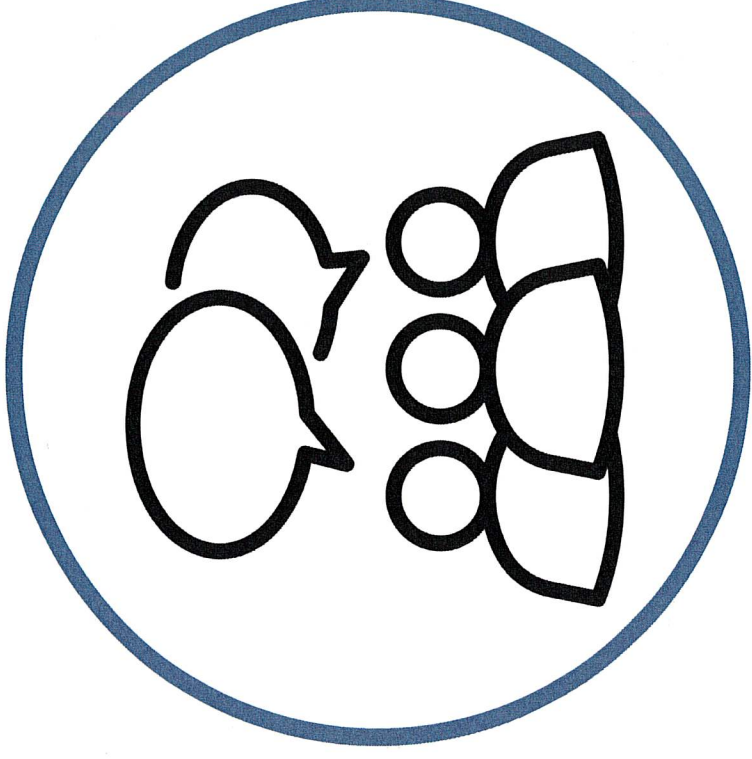


Chapter 13: Definitions

- Updated as part of each module and finalized at the end of the drafting process



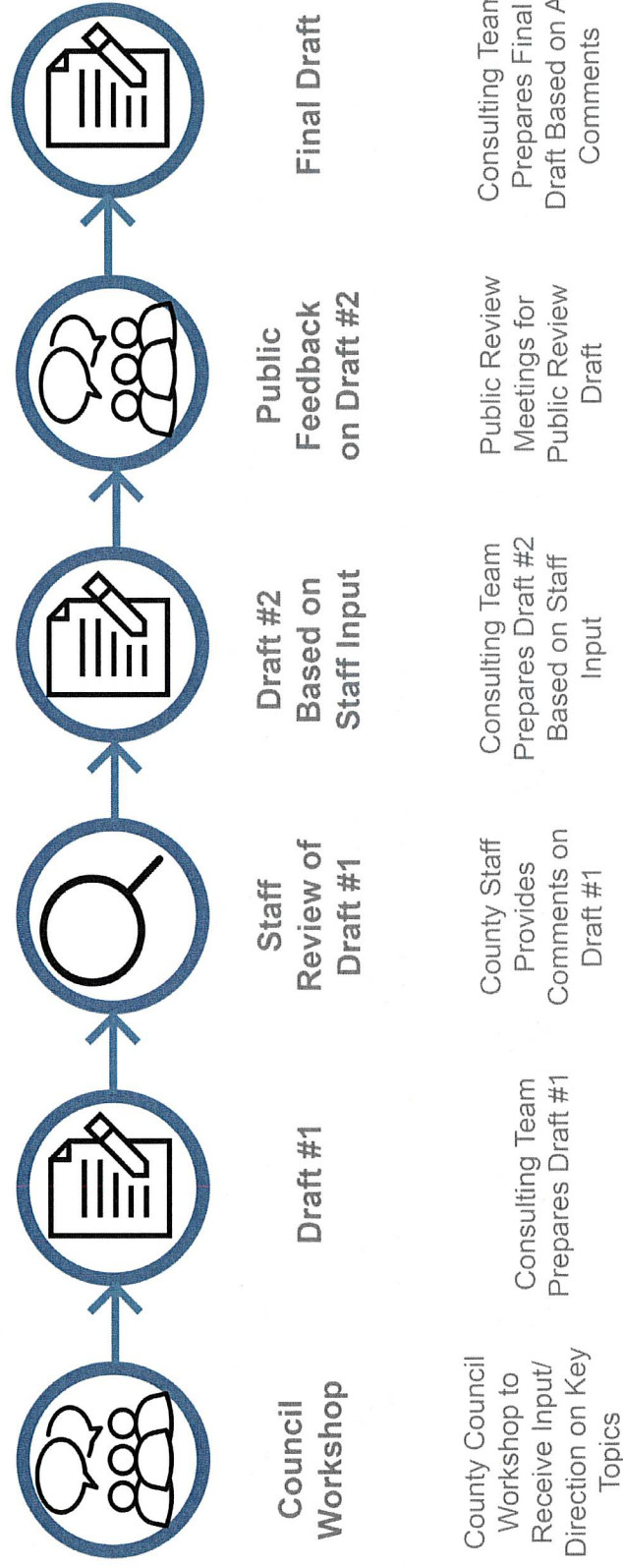
Feedback on Chapter 13?



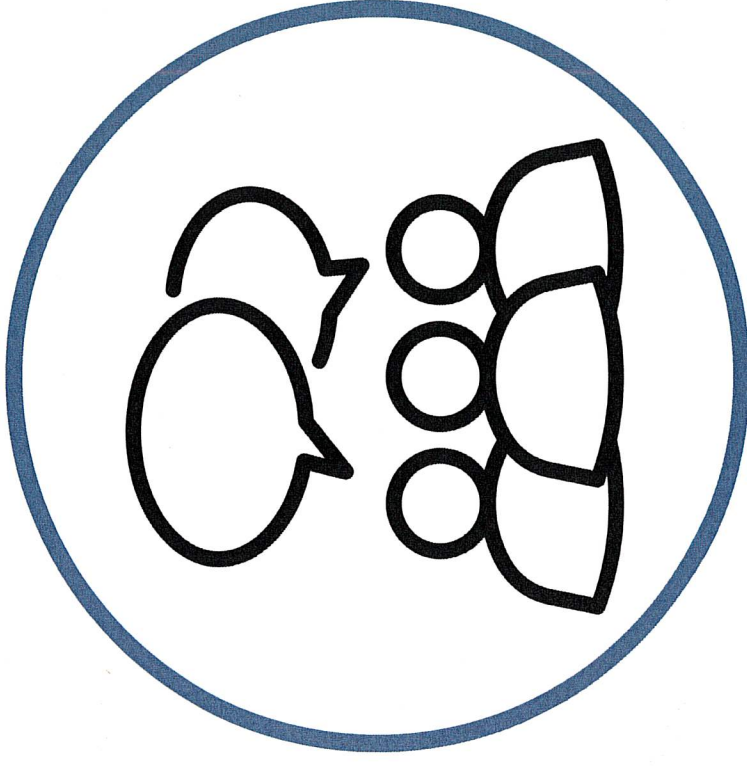
Next Steps

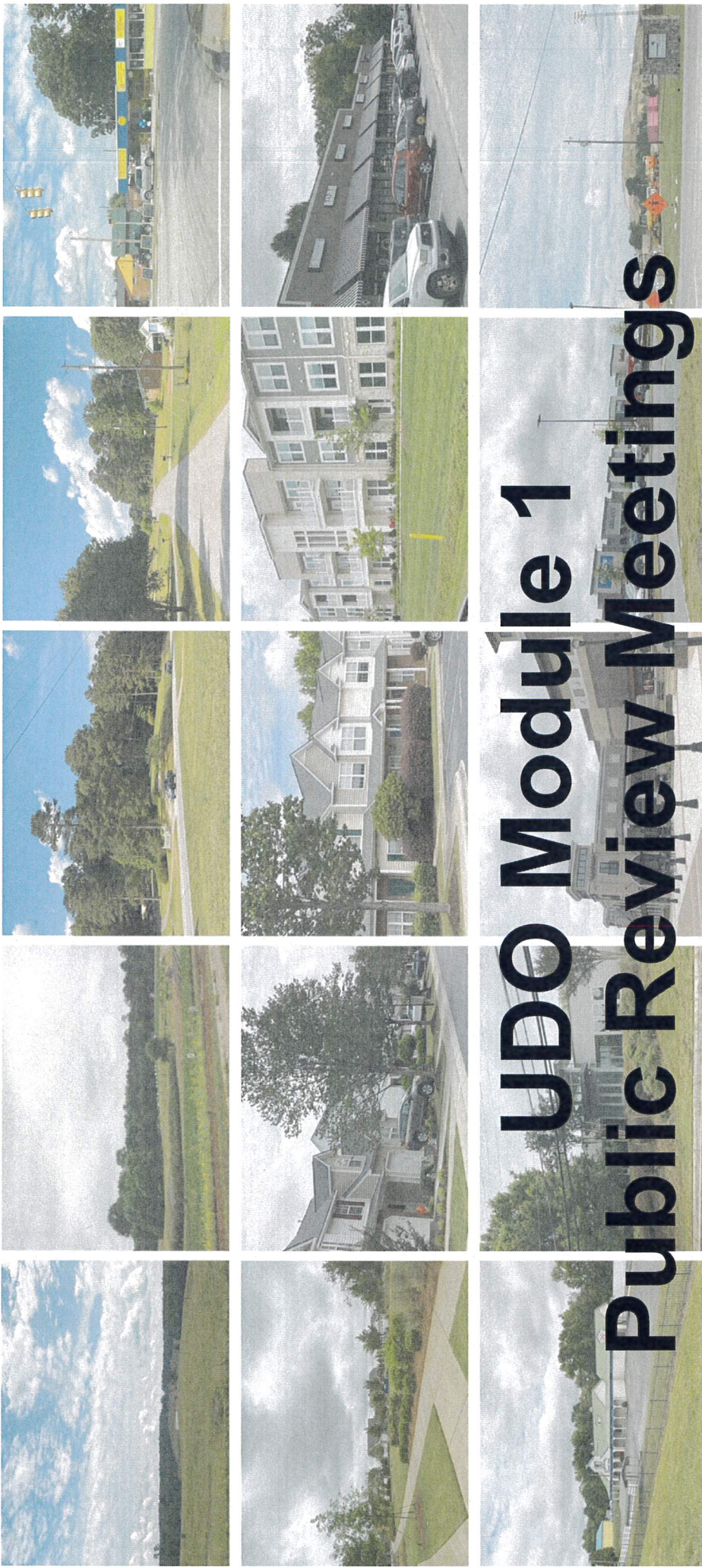
- Module 2
 - Final County Comments on Module 2 Drafts
 - Prepare Public Review Draft
 - Conduct Module 2 Public Roll-Out
- Modules 3 and 4
 - Council/COW Input meetings
 - Staff Drafts provided by W&S of each Module
 - Staff Comments for each returned to W&S
 - Public Review Drafts provided
 - Public Roll-Outs for each Module

Drafting Process for Each Module



Other Feedback?





Lancaster County, South Carolina

January 11, 2023

Consolidation of RR & MH

MH District:
445 parcels (approx.)
896.73 acres (approx.)

- RR currently allows manufactured homes, but not MH parks
- Current UDO requires Special Exception approval for MH parks in the AR and MH Districts
- Same dimensional and density standards for MH in both districts
- Consolidation would require rezoning of all MH-zoned parcels to RR
- Rezoning would generally expand allowed uses for properties currently zoned MH, but would remove MH parks as an allowed use

Consolidation of NB & PB

PB District:
43 parcels (approx.)
132.91 acres (approx.)

- Limited use of PB District
- Both districts intended for locations near residential neighborhoods
- Uses intended to be generally compatible with nearby residences
- Same dimensional standards in current UDO, except front setbacks (PB = 10 ft; NB = 25 ft)
- Consolidation would require rezoning of all PB-zoned parcels to NB
- Rezoning would generally expand allowed uses for properties currently zoned PB, but would remove residential uses (other than live-work)

District Consolidation Process

- Identify all parcels in the MH and PB Districts and their current uses
- Identify potential nonconformities created with consolidation
- Evaluate remaining districts for any fine tuning needed to reduce nonconformities
- Notify property owners if a nonconformity is created (likely related to land use or setbacks)

Base District Dimensional Standards

- Revised to specify dimensional standards by building type
 - Note there is a pending UDO amendment that would increase minimum lot size in MDR to 12,000 sf
- Revised *pervious* surface coverage to *impervious* surface coverage
- Reduced impervious coverage in RR, RN, & RUB from 50% to 40%
- Increased front setback in MDR from 30 ft to 35 ft
 - Note there is a pending UDO amendment that would increase front setbacks in MDR to 40 ft for garages only
- Increased corner side setbacks in Business Districts
- Reduced accessory structure height in Rural & Business Districts
- Added increased setbacks adjacent to residential uses/districts

Base District Dimensional Standards

- Reduced accessory structure height in Rural & Business Districts from 35 feet to 25 feet
- Revised accessory structure height in LDR & MDR from 2 stories to 25 feet

Proposed Accessory Structure Height	
Zoning District	Height (max)
AR, LI, HI, M, INS, OSP	35 ft
RR, RN, RUB, LDR, MDR, MFR, NB, GB, RB, BT	25 ft

Input Needed:

- Are these heights appropriate for the districts?

Base District Dimensional Standards

- In RUB, maintained requirement for interior side and rear setbacks to be at least equal to the height of the building when the lot is adjacent to a single-family residential use or district
- In Business, Industrial, & Institutional Districts, proposed larger side/rear setbacks when the lot line is adjacent to a lot zoned for or containing a residential use

Input Needed:

- Which approach is preferred—established setbacks or setbacks based on building height?
- Should increased setbacks apply to all residential uses and districts or just certain ones?

Base District Dimensional Standards

- Residential Care Facilities (6+ residents)
 - Conditional use in RUB, MFR, GB, RB, INS, MX, IMX
 - Maximum density is same as zoning district
 - Maximum density for independent living facilities is 16.5 units per acre

1 dwelling unit =

- Each dwelling in a duplex, townhouse, garden apartment, or apartment building;
- Every 4 beds in a residential personal care unit;
- Every 6 beds in a skilled nursing facility

Input Needed:

- Should the UDO regulate density for this use at all? Just for independent units?
- If so, should the UDO limit density for residential care facilities to that of the base district, or should the use regulations establish density for this use?

Multi-Family Residential District (MFR)

- New zoning district intended to serve as a transitional district between suburban and urban/mixed use developments
 - Accommodates a variety of housing types:
 - Detached single-family
 - Townhouses
 - Duplexes
 - Triplexes
 - Fourplexes
 - Multi-family
- 6 dwelling units per acre
- 8 dwelling units per acre

Multi-Family Residential District (MFR)

Input Needed:

- Are the allowed housing types appropriate?
- Are the proposed densities appropriate?
- Should there be two MFR Districts?
 - Each district could allow different housing types
 - Each district could allow different densities

Business and Technology District (BT)

- New zoning district to accommodate employment generating industries of regional and statewide importance, such as:
 - Corporate headquarters
 - Clean manufacturing facilities
 - Research and development facilities
 - Financial services
- Also accommodates business and professional offices, office support services, and similar uses that are generally compatible with nearby residential, retail, and service uses

Transportation Corridor Preservation Overlay

- New zoning district that requires increased setbacks along new or widened road corridors planned and funded through the Rock Hill-Fort Mill Area Transportation Study (RFATS) Long Range Transportation Plan and the County's Capital Projects Sales Tax
- Based on similar provisions adopted by York County and Greenville County
- Corridors subject to the TCP-O and the extent of each preservation setback are set forth in *Lancaster County Preserved Transportation Corridors*, a document maintained and kept on file with the Lancaster County Development Services Division

Transportation Corridor Preservation Overlay

Input Needed:

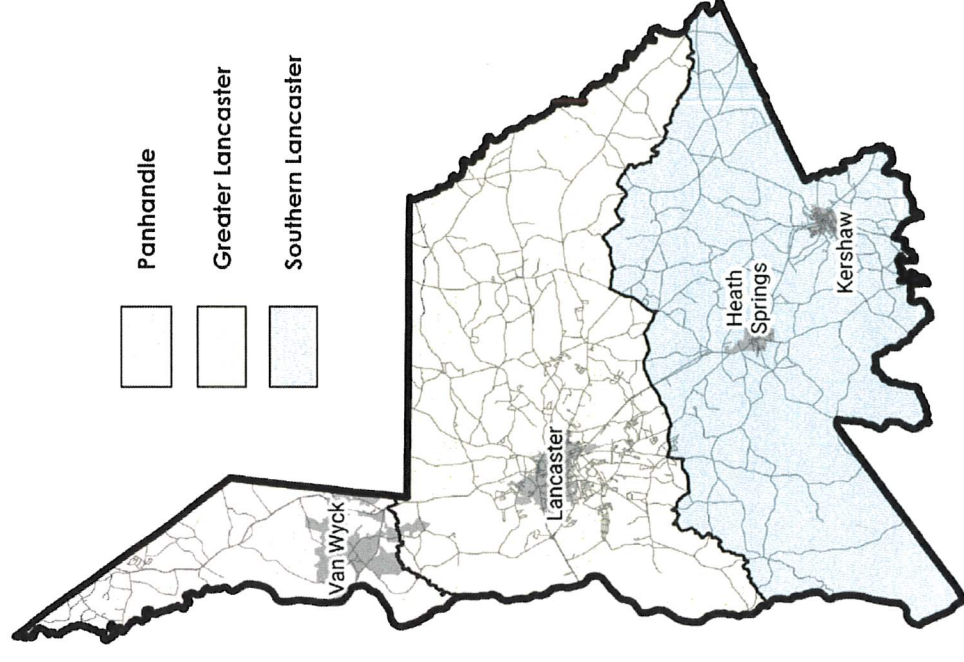
- Any concerns with the following provision?

Utilities installed to serve new development in a Preserved Transportation Corridor shall be located in a manner that will not require their relocation as part of the improvement project identified in the Capital Projects Sales Tax Programs or the RFATS Long Range Transportation Plan.

- Should the TCP-O require utilities to be placed underground?

Character Areas Overlay

- Currently, one set of development standards applies to the entire County
- These standards control issues such as:
 - Parking
 - Landscaping
 - Tree Protection
 - Lighting
- Proposed is to apply rural or suburban development standards based on the geographic areas specified in the Comprehensive Plan



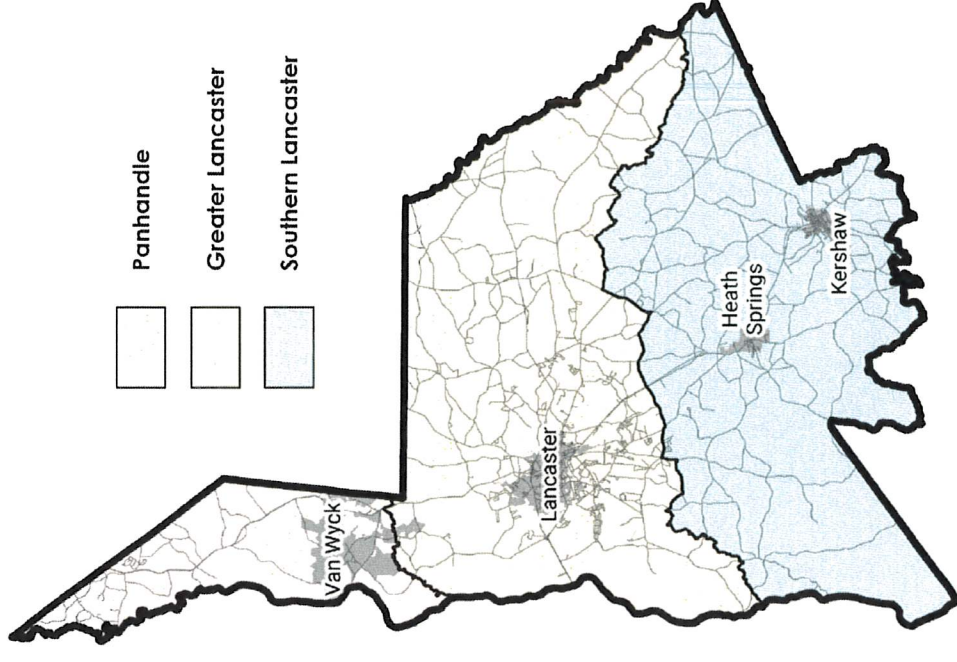
Source: Lancaster 2040

Character Areas Overlay

- Panhandle = Suburban
- Southern Lancaster County = Rural
- Greater Lancaster = Mixed

Input Needed:

- Suggestions on dividing lines in Greater Lancaster area?



Source: Lancaster 2040

McWhirter Field Overlay

- Significant revisions proposed to conform with the most recent draft of the Model Ordinance included as Appendix F to the FAA's Advisory Circular (AC) 150/5190-4B: *Airport Land Use Compatibility Planning*, which addresses height and land use controls surrounding airports
- All zones and use standards have been updated to meet the FAA's guidance in the AC
- The consultant team is currently working with staff to ensure the proposed changes are acceptable to the Airport Administrator

DENSITY

Queensbridge

INDIAN LAND, SOUTH CAROLINA

- 156.22 GROSS ACRES
- 249 LOTS
- 1.59 DU/AC



DENSITY

VISUALIZING NET DENSITY

Queensbridge

INDIAN LAND, SOUTH CAROLINA

- 15.77 NET ACREAGE (FILLED AREA)
- 71 LOTS
- 4.5 DU/AC AVERAGE



DENSITY

VISUALIZING NET DENSITY

Queensbridge
LANCASTER, SOUTH CAROLINA



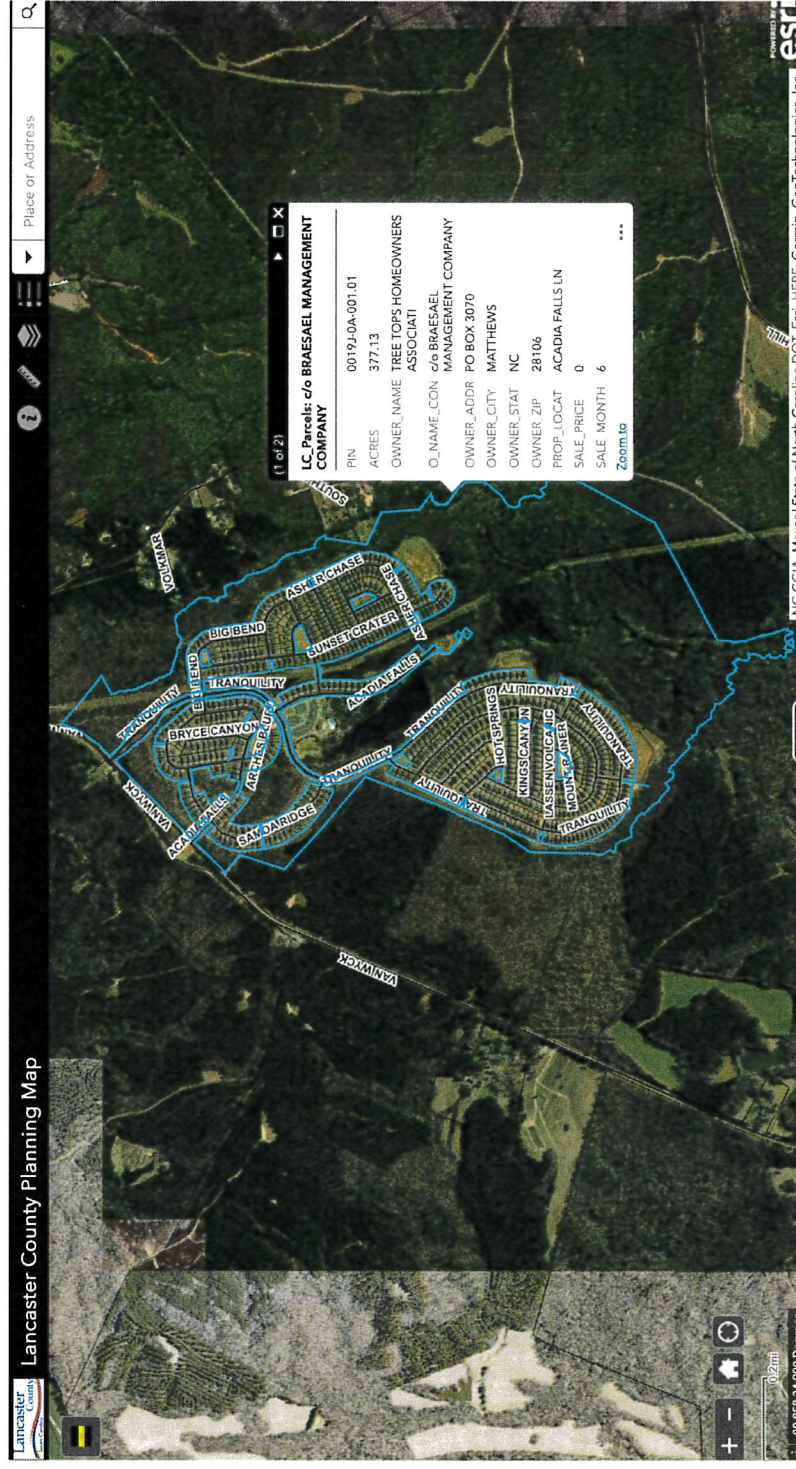
UBO Update 11-18-24

DENSITY

Tree Tops

LANCASTER, SOUTH CAROLINA

- 613.61 GROSS ACRES
- 786 LOTS
- 1.28 DU/AC



DENSITY

VISUALIZING NET DENSITY

Tree Tops

LANCASTER, SOUTH CAROLINA

- 43.86 NET ACREAGE
(FILLED AREA)
- 242 LOTS
- 5.12 DU/AC AVERAGE



DENSITY VISUALIZING NET DENSITY

Tree Tops
LANCASTER, SOUTH CAROLINA



Highway Corridor Overlay

Proposed Boundary Revision

- Currently applies to all parcels fronting on or within 1,000 feet of the right-of-way of Hwy 521 from Waxhaw Hwy to NC state line and Hwy 160 from Hwy 521 to county line
- Proposed to apply to all parcels that:
 - Front on the designated highways;
 - Are developed as part of a common plan with a parcel that fronts on the designated highways; or
 - Front on another public street that intersects the designated highway and are located less than 500 feet from that street's intersection with the designated highway

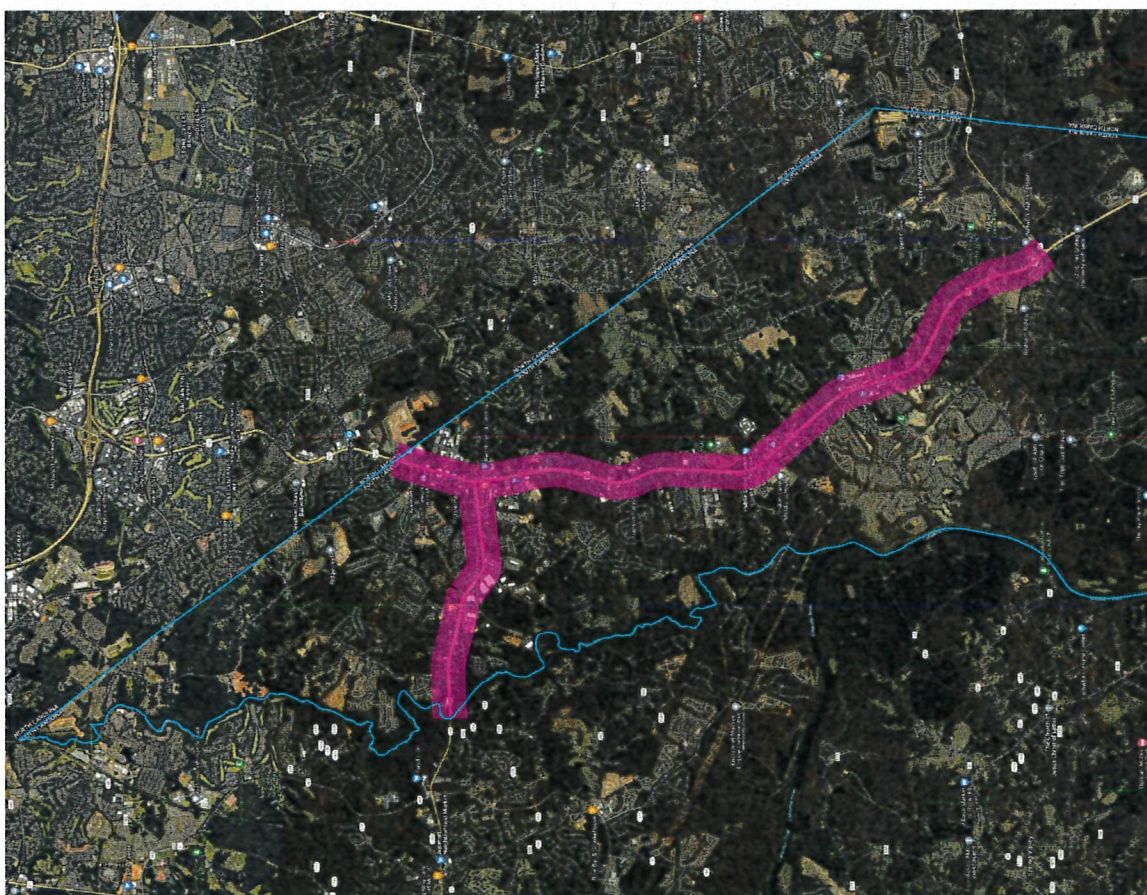
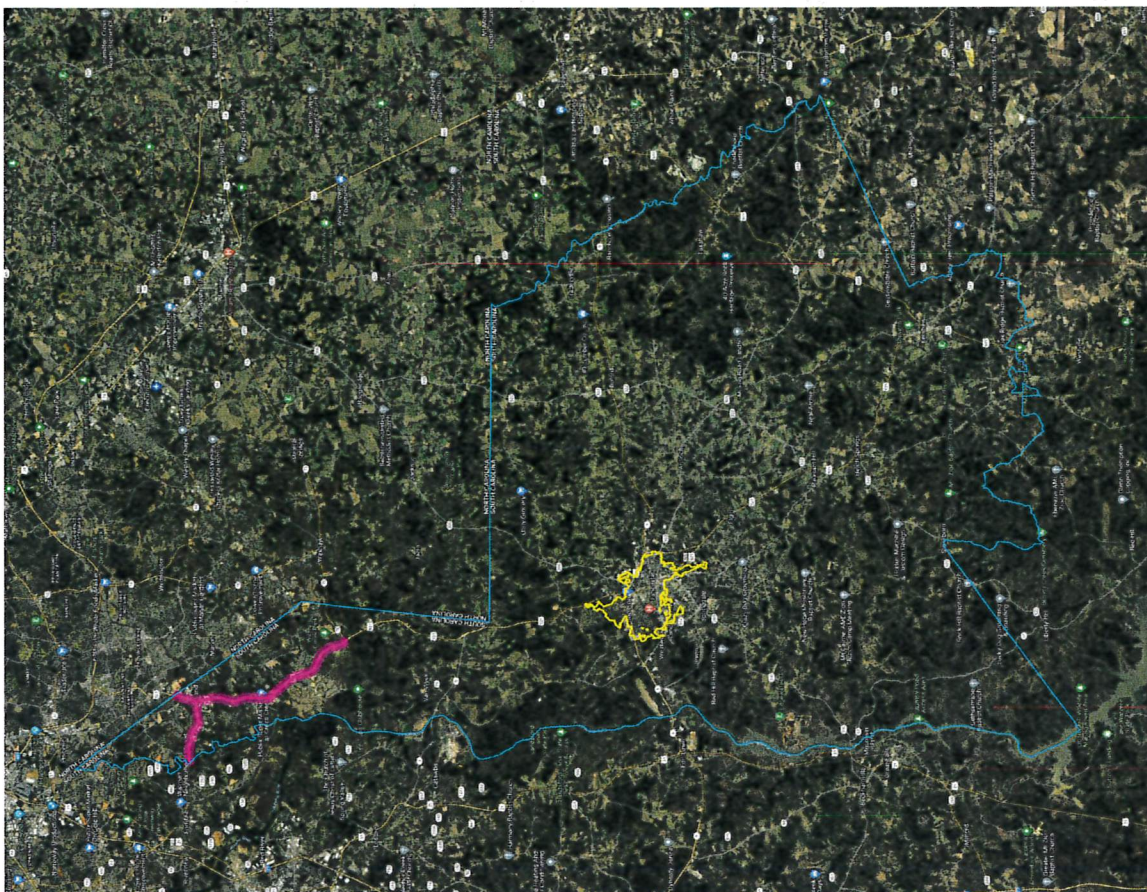
CHAPTER 2: ZONING DISTRICTS

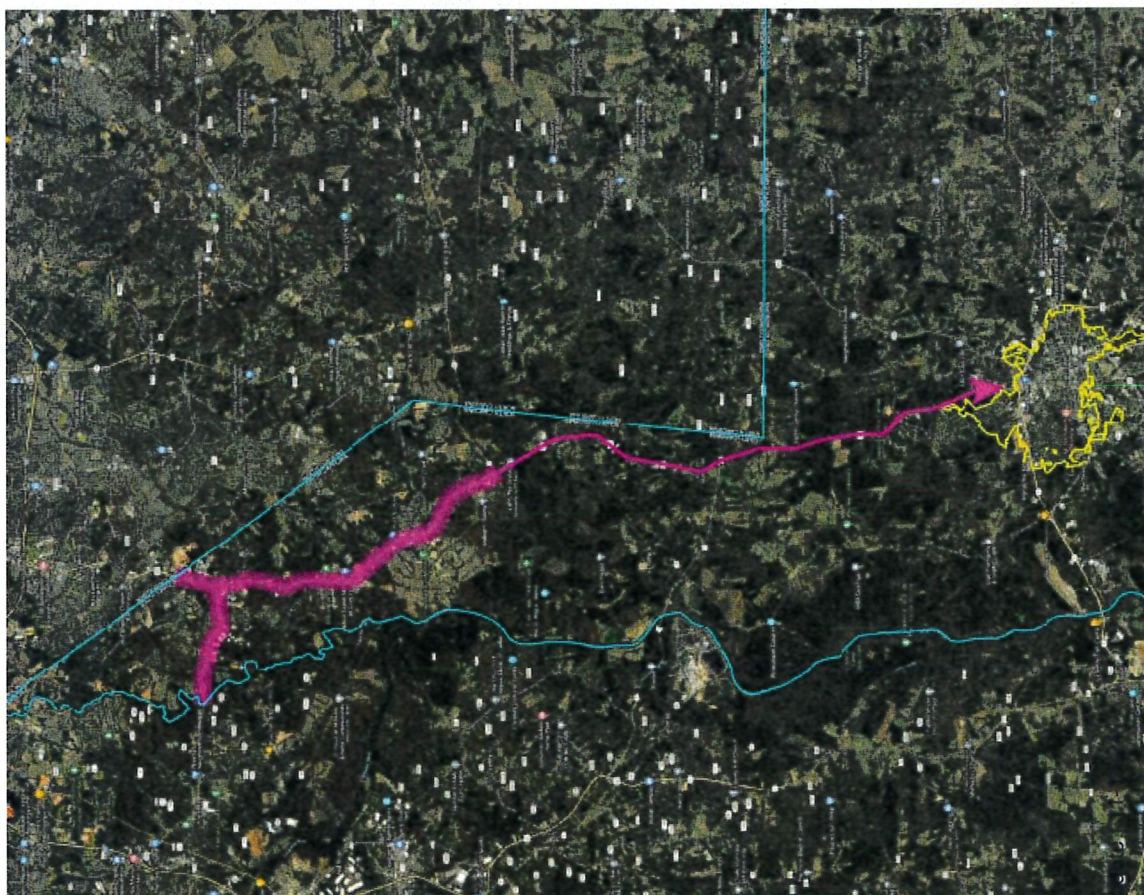
Highway Corridor Overlay

Steering Committee Input:

- Does the Steering Committee support the proposed adjustments to the overlay boundary?
- Does the Steering Committee support expansion of the boundary to the City of Lancaster?
- Should the HC-O apply to other commercial corridors?







Highway Corridor Overlay

Proposed Relocation of Standards to Other UDO Chapters

- Parking and Vehicular Access
- Signs
- Lighting
- Landscaping, Buffer Yard, and Screening Requirements
- Moved to the appropriate chapter providing that type of development standard to ensure the consistency of standards across and between districts

Highway Corridor Overlay

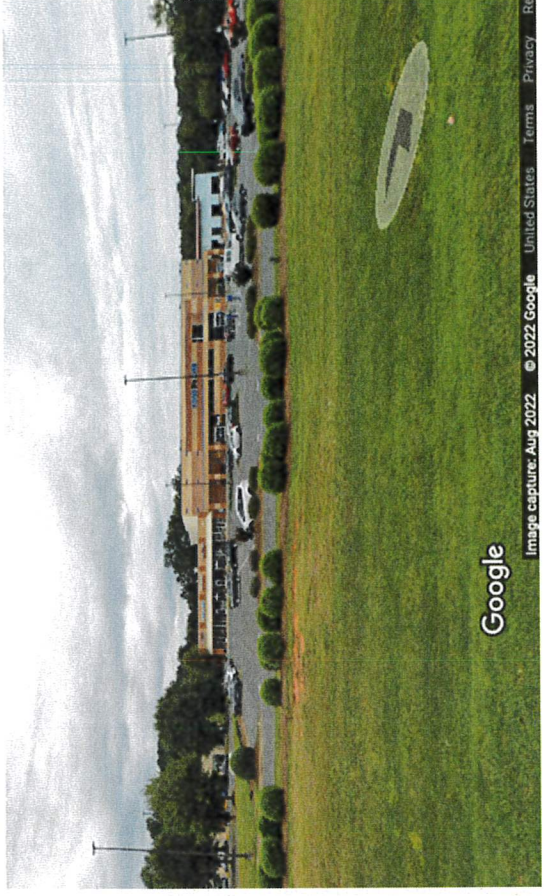
Input Needed (to inform Module 2):

- Parking location/building placement
 - Is there a preference to mandate parking locations or configurations?
 - To limit the amount of parking between building and street frontage?
 - Or allow conventional design with all parking between street and building?
 - See local examples on next slide
- Landscaping quantity/placement
 - What are the community's landscaping goals along Hwy 521 & Hwy 160?
 - To obscure views of buildings and/or parking from the street?
 - To complement, but not obscure buildings?

Parking Location



UDO Update | 11-13-24



Landscaping Quantity/Location

