

Lancaster 2040

COMPREHENSIVE PLAN



Public Meeting Presentation
January 30, 2024

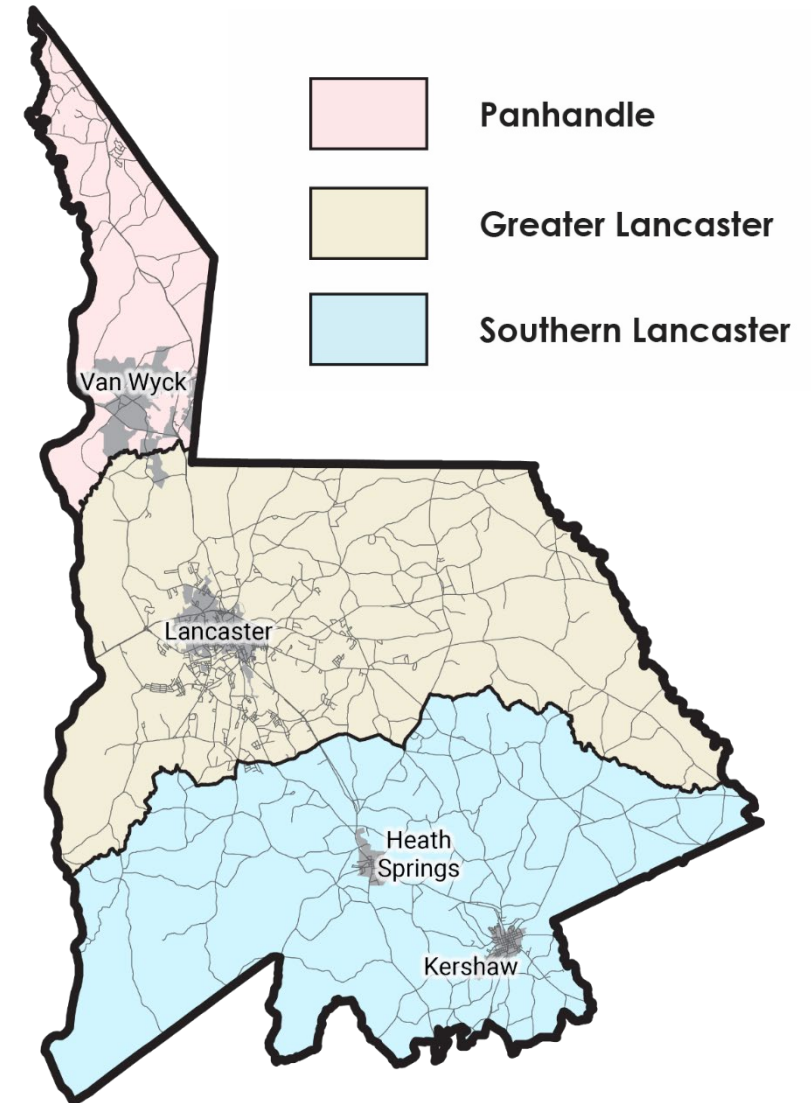
Purpose of the Plan

- Community Vision for the Future of Lancaster County
- Guide for land use and development throughout the County
- Guide for capital investments and community initiatives
- Compliance with the Comprehensive Planning Enabling Act of 1994
- Particular focus on:

Growth Management Strategies	Recreation and Open Space
Transportation	Economic Development
Loss of Agricultural and Rural Lands	Community Beautification
Natural Resource Extraction	Panhandle, Greater Lancaster, Southern Lancaster

Planning Areas

- Three Distinct Geographic Areas
- Panhandle, Greater Lancaster, Southern Lancaster
- Planning Area Focus Groups for Each Area



Steering Committee

- 12 members appointed by the County Council
- Intended to act as an advisory body to the consultant and County staff
- Review and discuss information, ideas, and recommendations
- Assist with public outreach and engagement
- Give final recommendation to the Plan prior to advancing to the Planning Commission and County Council

Steering Committee Members

- Ben Levine, County Planning Commission
- Melvin Stroble, County School Board
- Kim Lineberger, Economic Development Advisory Board
- Melissa Thornton, Lancaster Chamber of Commerce
- Mike Neese, SC House Member District 44
- Michelle Evans, Catawba Valley Land Trust
- Audrey Curry, Lindsey Pettus Greenway
- Britt Blackmon, Fire Commission
- Brad Bucy, Lancaster County Water Sewer District
- Jon Hardy, Lennar
- Susan DeVenny, Arras Foundation
- Brian Hernandez, YMCA

Project Timeline

2021

2022

2023

2024

BASELINE REVIEW

COMMUNITY SURVEY

November
Project
Kickoff

February
Listening
Sessions

TOPIC AREA EXPLORATION

ONLINE INPUT

June - July
Public
Meetings

Sep - Oct
Key Topic
Forums

DRAFT PLAN DEVELOPMENT

UPDATE MEETINGS

April
Planning
Commission
& County
Council

ADOPTION

ONLINE INPUT

January
Public
Meetings

Feb - April
Adoption

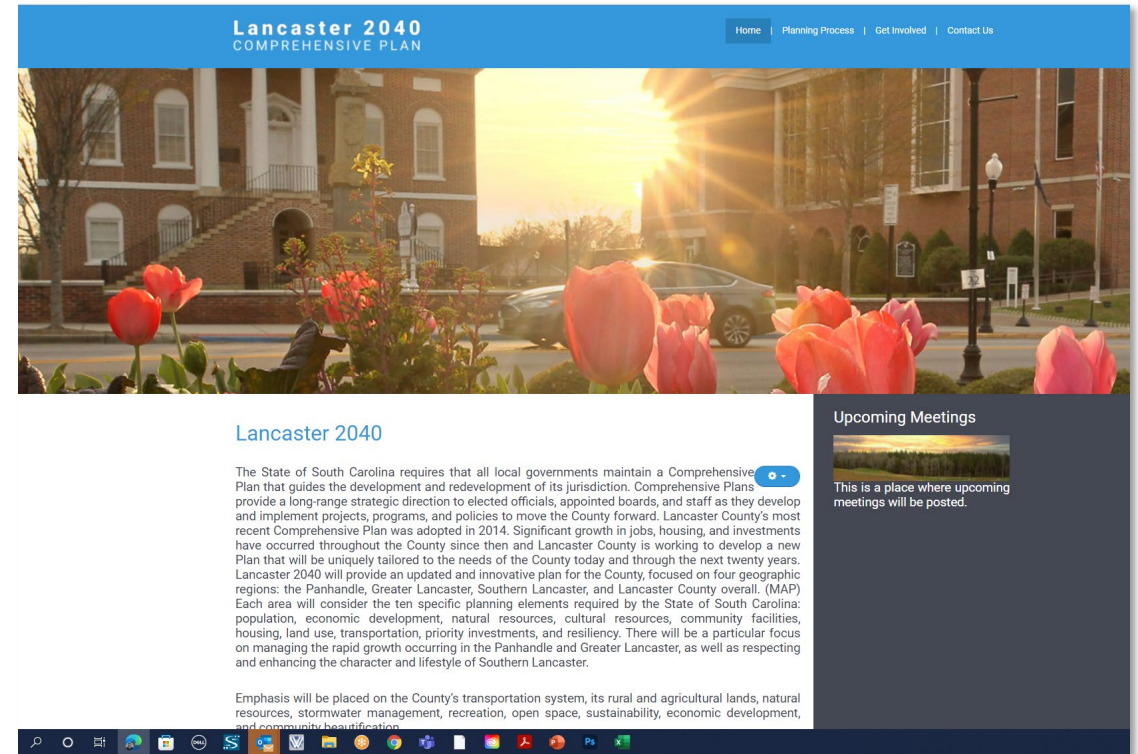
Public Outreach

- **Digital Engagement**

- Website (Lancaster2040.com)
- Project Updates
- Community Survey
- Social Media
- Email Lists

- **Traditional Outreach**

- Local Media Outlets
- Press Releases



Public Outreach



40+
ATTENDEES

Listening Sessions
February 2022



2,000+
RESPONSES

Community Survey
March - April 2022



90+
ATTENDEES

Public Drop-In Meetings
June - July 2022



250+
PARTICIPANTS

Virtual Public Engagement
July 2022



12
MEETINGS

Regional Focus Groups
March 2022 - July 2023



9
MEETINGS

Steering Committee
December 2021-Jan 2024



200+
ATTENDEES

Topic Area Forums
September - October 2022



1,170+
SUBSCRIBERS

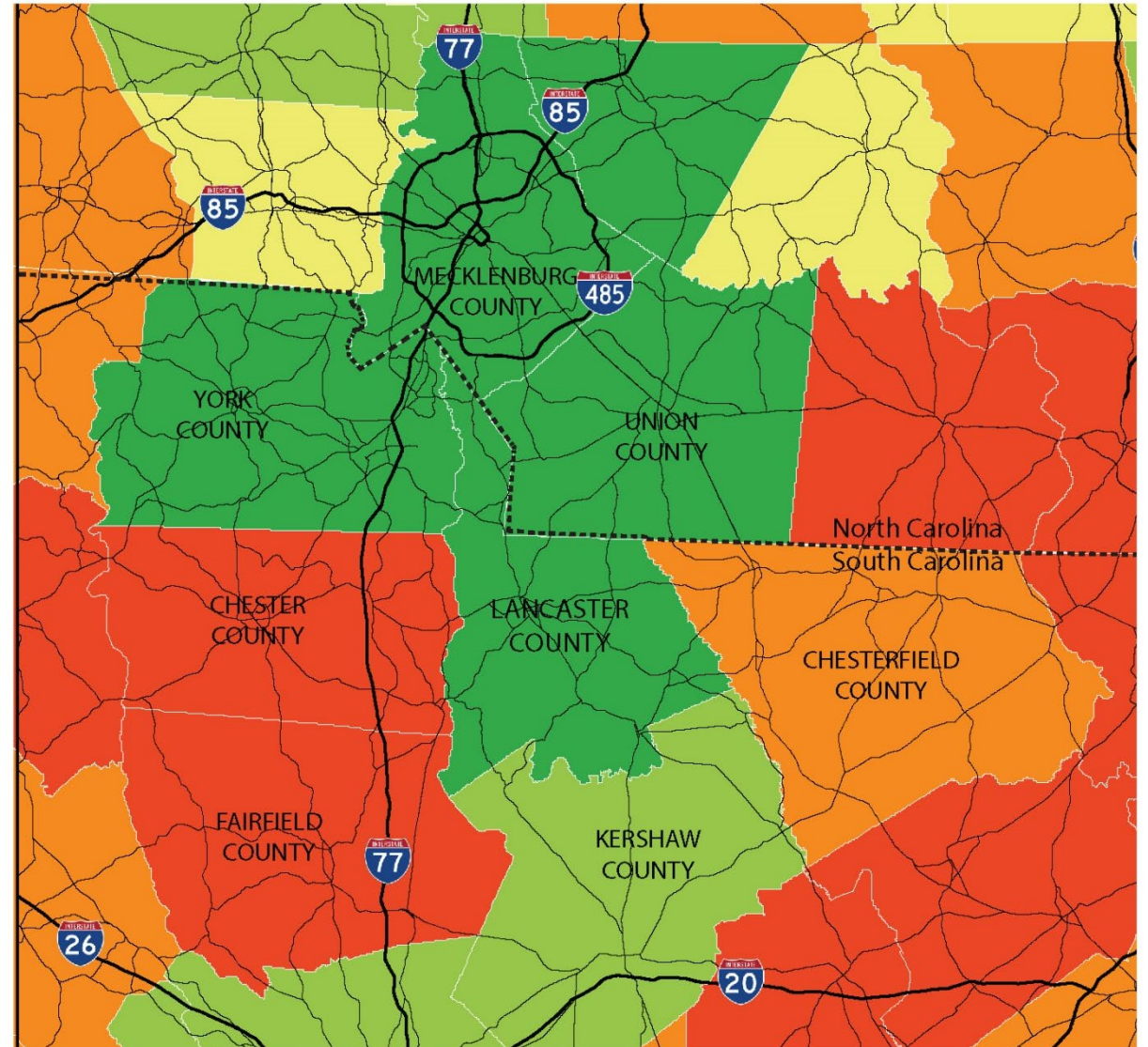
Email Update List
Ongoing



Regional Population Change

- Growth from Charlotte MSA has spread into Lancaster County
- Counties adjacent to Greater and Southern Lancaster have not experienced same growth

Regional Population Change 2000 - 2020

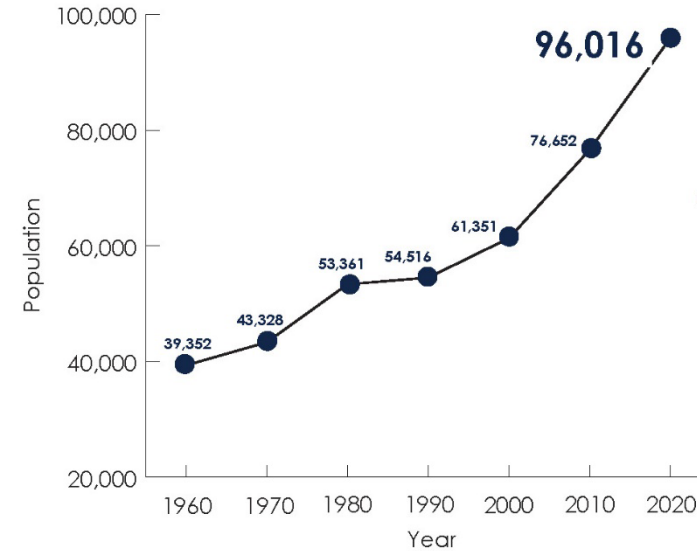


Source: United States Census, 2000 - 2020

County Population Growth

- Consistent growth since at least 1960
- Exponential growth since 2000
- SC Dept. of Revenue projects continued growth through 2035
- On-track to meet or exceed 2025 projection based on 2022 estimated population of 104,577 residents (+8,500 since 2020)

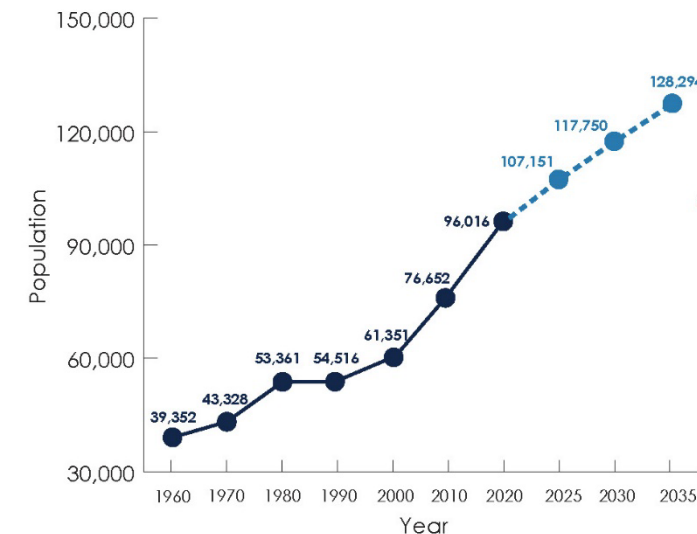
HISTORIC GROWTH



+ 34,665
RESIDENTS
SINCE
2000

Source: United States
Census, 2000 - 2020

PROJECTED GROWTH



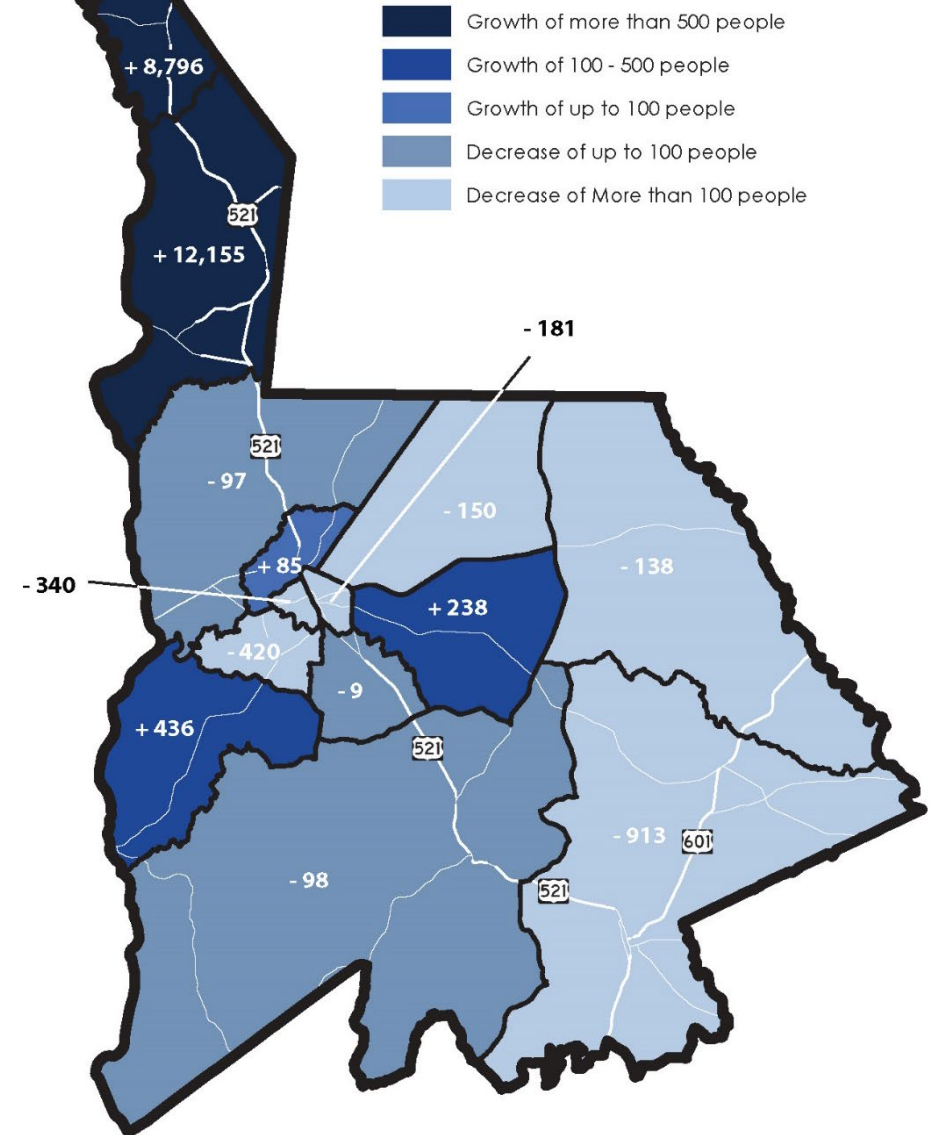
+ 32,278
RESIDENTS
PROJECTED BY
2035

Source: South Carolina
Revenue and Fiscal Affairs
Office, 2021

Population Change

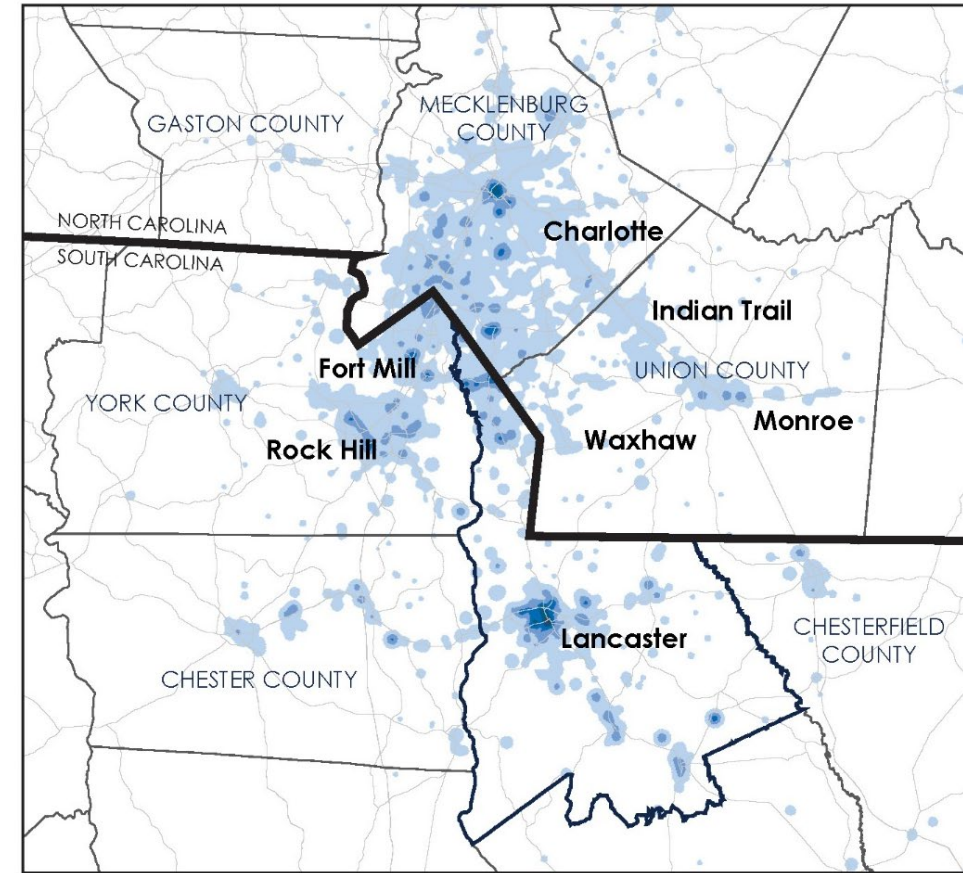
- Greatest growth has occurred in the Panhandle
 - Accounting for the majority of growth since 2010
- Population has grown and shifted throughout Greater Lancaster
- Population has generally decreased in Southern Lancaster

Population Change 2010 - 2020



Commute Flows

- Almost 31,000 residents commute out of the County to work
 - Largely to Charlotte, Fort Mill, and Rock Hill
- Only 11,000 residents work inside of the County
- Almost 20,000 workers commute into the County for work

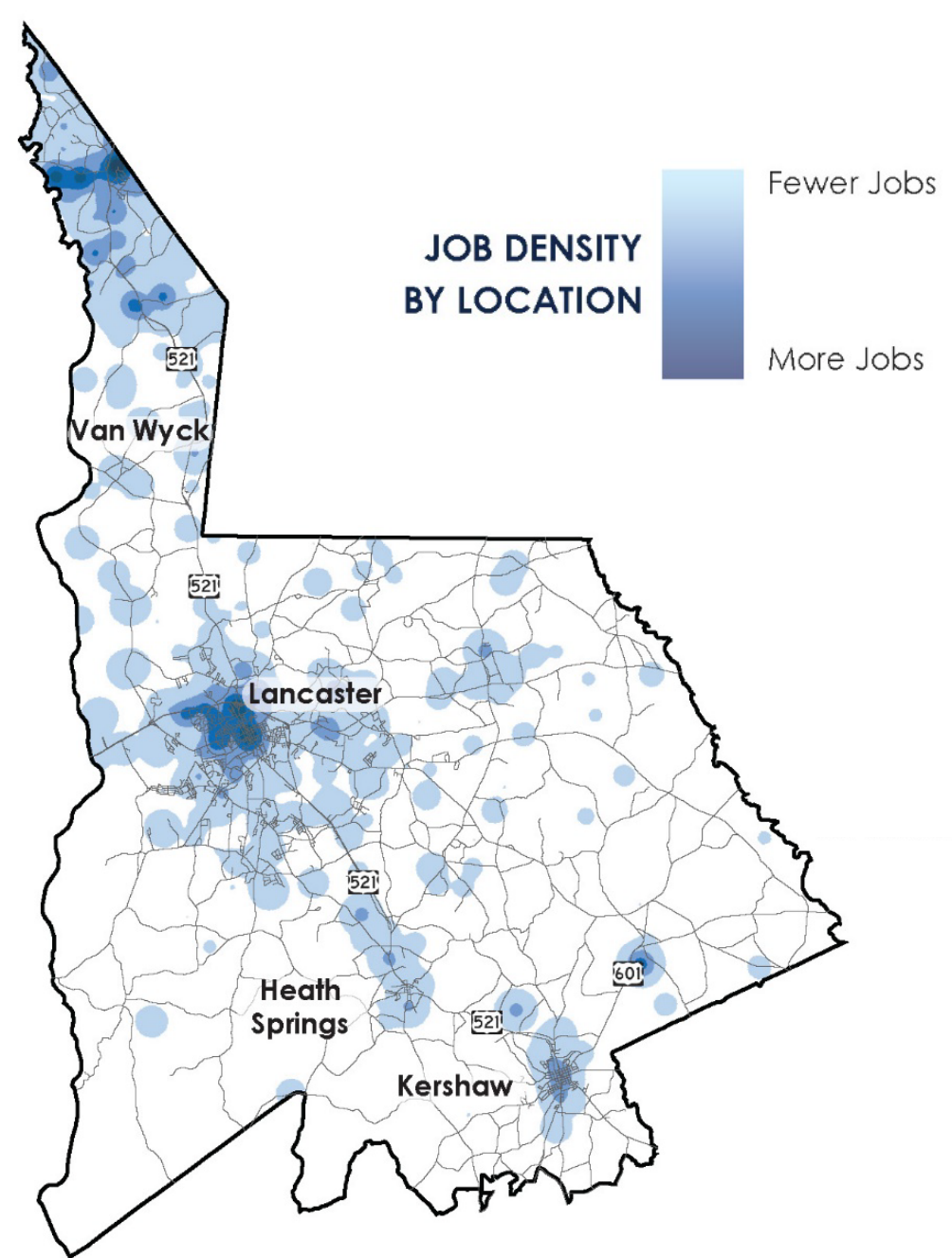


EMPLOYMENT LOCATION OF LANCASTER COUNTY RESIDENTS

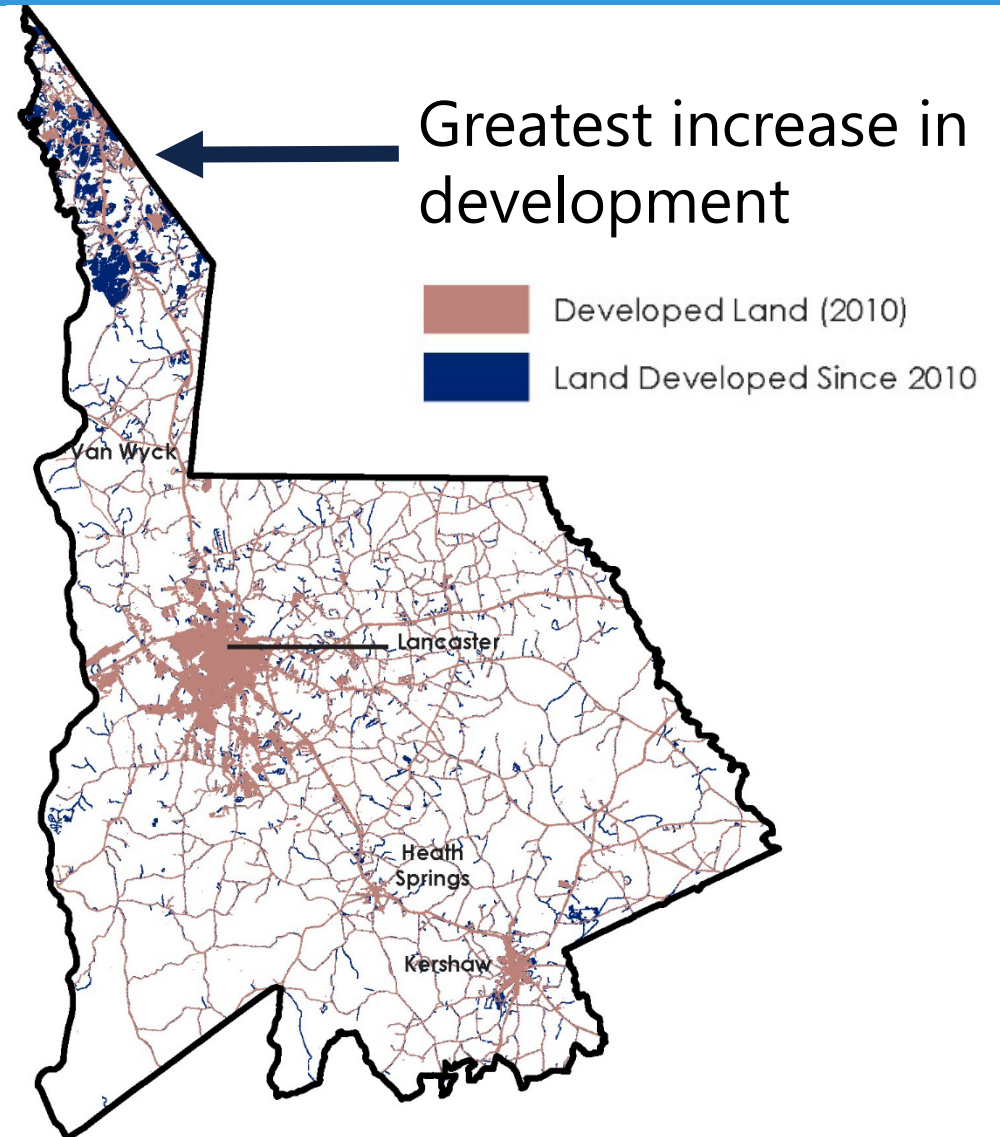
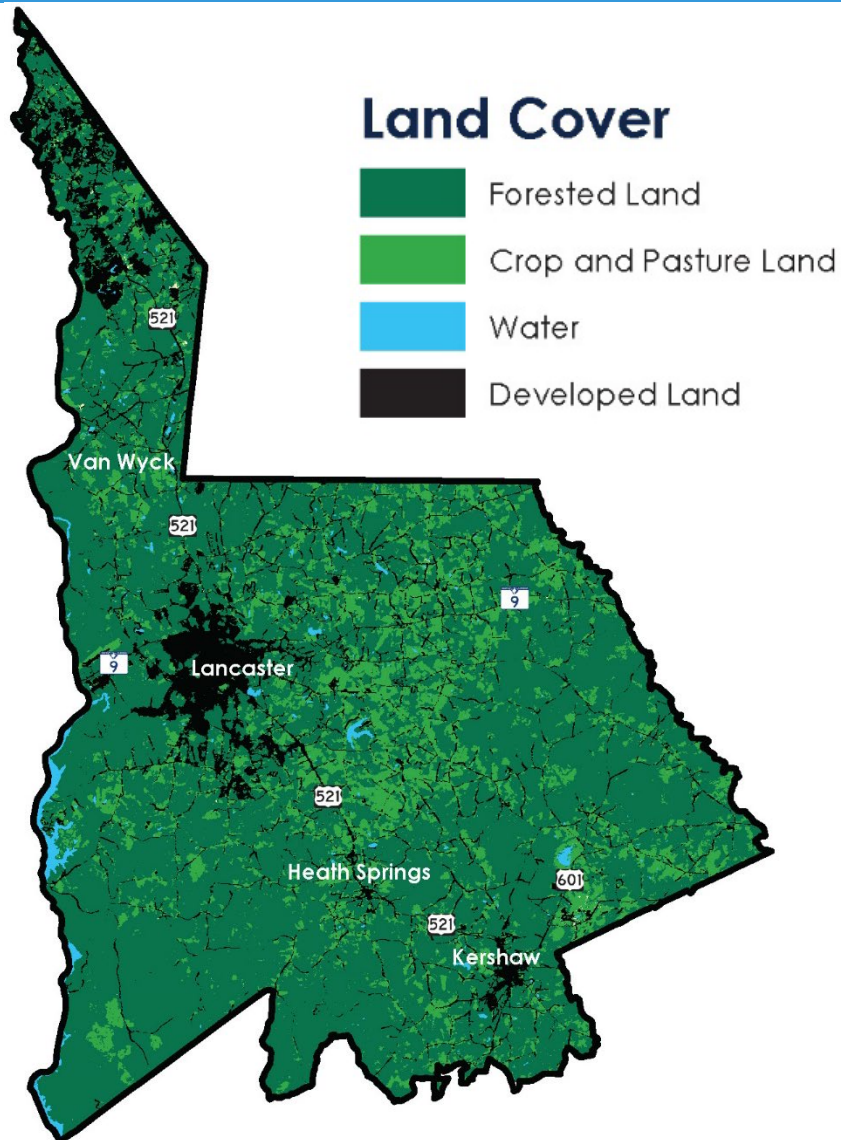


Employment Centers

- Jobs are largely concentrated in the Panhandle and the City of Lancaster
- Smaller concentrations of jobs in Heath Springs and Kershaw



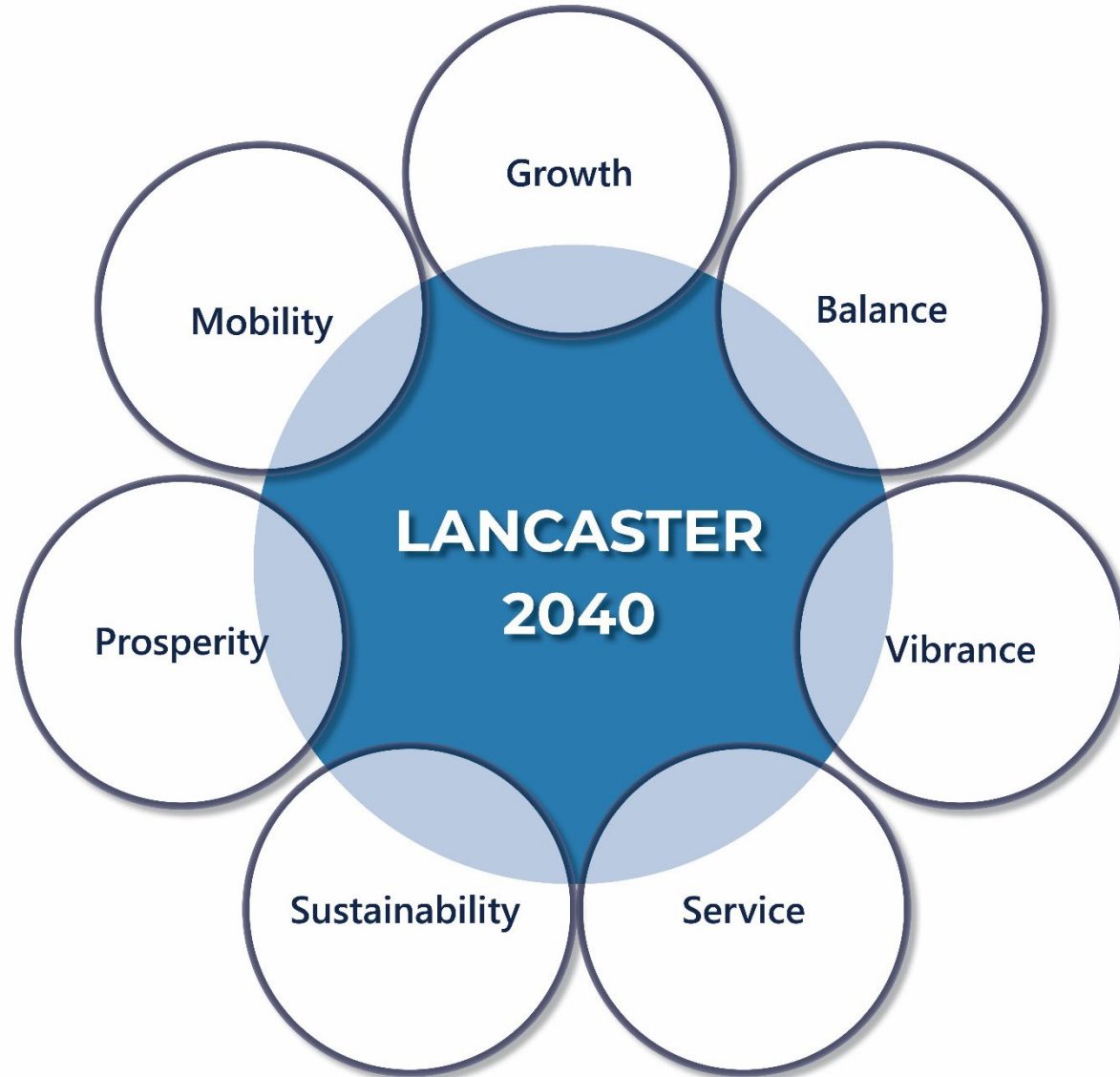
Land Cover and Change in Land Cover



Vision Statement

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

Guiding Principles



Guiding Principles

GROWTH

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

BALANCE

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

Guiding Principles

VIBRANCE

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

SERVICE

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

Guiding Principles

SUSTAINABILITY

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

PROSPERITY

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

Guiding Principles

MOBILITY

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

Plan Implementation Strategies

PA 2 - CONNECTING DEVELOPMENT

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

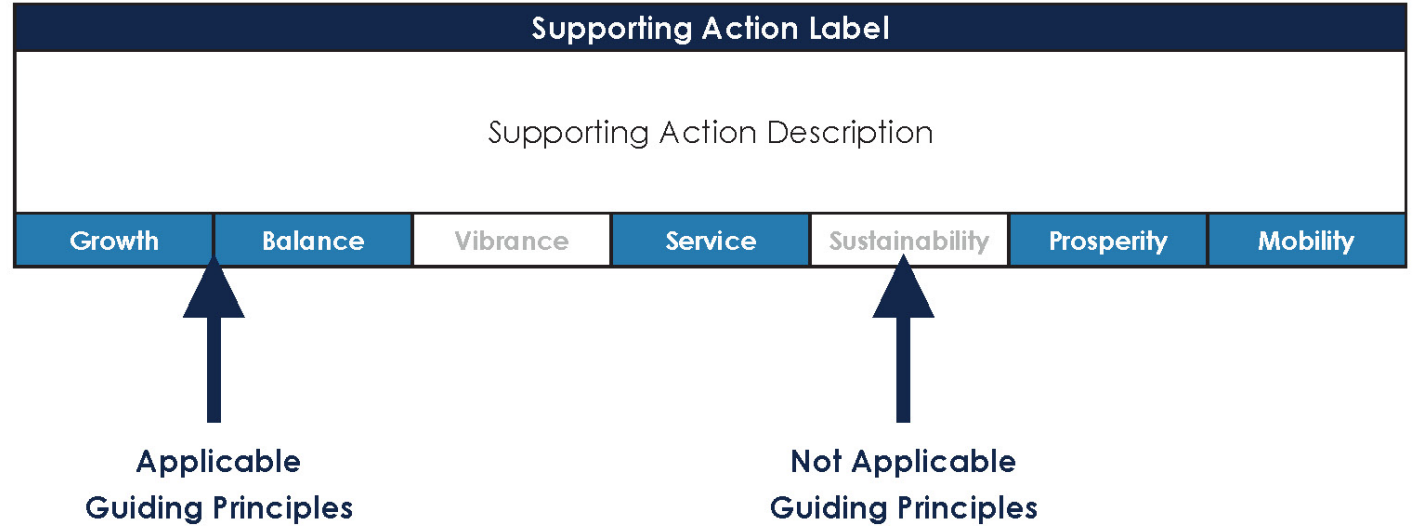
Supporting Actions:

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

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

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

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



County-Wide Implementation Strategies

- LC 1 – Managing Growth
- LC 2 – Economic Growth
- LC 3 – Sustainable Transportation
- LC 4 – Resilient Services
- LC 5 – Natural Environment
- LC 6 – Parks & Recreation
- LC 7 – Community Building
- LC 8 – Community Beautification



LC 1 – Managing Growth

Example Supporting Action:

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

LC 2 – Economic Growth

Example Supporting Action:

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

LC 3 – Sustainable Transportation

Example Supporting Action:

LC 3.9

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

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

LC 4 – Resilient Services

Example Supporting Action:

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

LC 5 – Natural Environment

Example Supporting Action:

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

LC 6 – Parks & Recreation

Example Supporting Action:

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

LC 7 – Community Building

Example Supporting Action:

LC 7.3

Work with residential developers to guide the creation of usable open space and parks within residential and mixed-use neighborhoods and include provisions for such in the UDO update.

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

LC 8 – Community Beautification

Example Supporting Action:

LC 8.5						
Investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Panhandle Implementation Strategies

- PA 1 – Growth Management
- PA 2 – Connecting Development
- PA 3 – Service Needs
- PA 4 – Urban Amenities



PA 1 – Growth Management

Example Supporting Action:

PA 1.3

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

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

PA 2 – Connecting Development

Example Supporting Action:

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

PA 3 – Service Needs

Example Supporting Action:

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

PA 4 – Urban Amenities

Example Supporting Action:

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

Greater Lancaster Implementation Strategies

- GL 1 – Balancing Growth
- GL 2 – Traditional Center
- GL 3 – Economic Renewal
- GL 4 – Connecting Destinations



GL 1 – Balancing Growth

Example Supporting Action:

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

GL 2 – Traditional Center

Example Supporting Action:

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

GL 3 – Economic Renewal

Example Supporting Action:

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

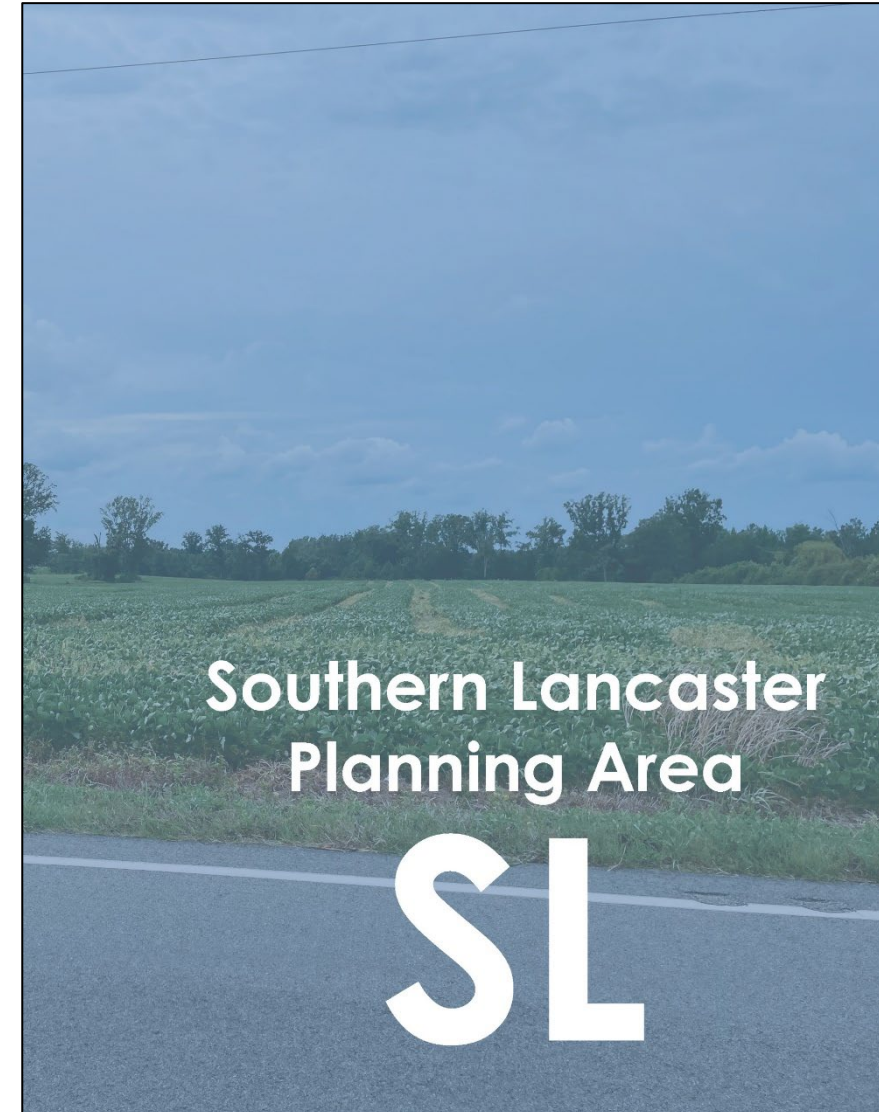
GL 4 – Connecting Destinations

Example Supporting Action:

GL 4.2						
Coordinate with the City, the South Carolina Department of Transportation, USC Lancaster, and other entities to facilitate pedestrian connections between key destinations such as USC Lancaster's campus, downtown, the hospital, and major retail shopping areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Southern Lancaster Implementation Strategies

- SL 1 – Facilitating Growth
- SL 2 – Supporting Rural Communities
- SL 3 – Equitable Services



SL 1 – Facilitating Growth

Example Supporting Action:

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

SL 2 – Supporting Rural Communities

Example Supporting Action:

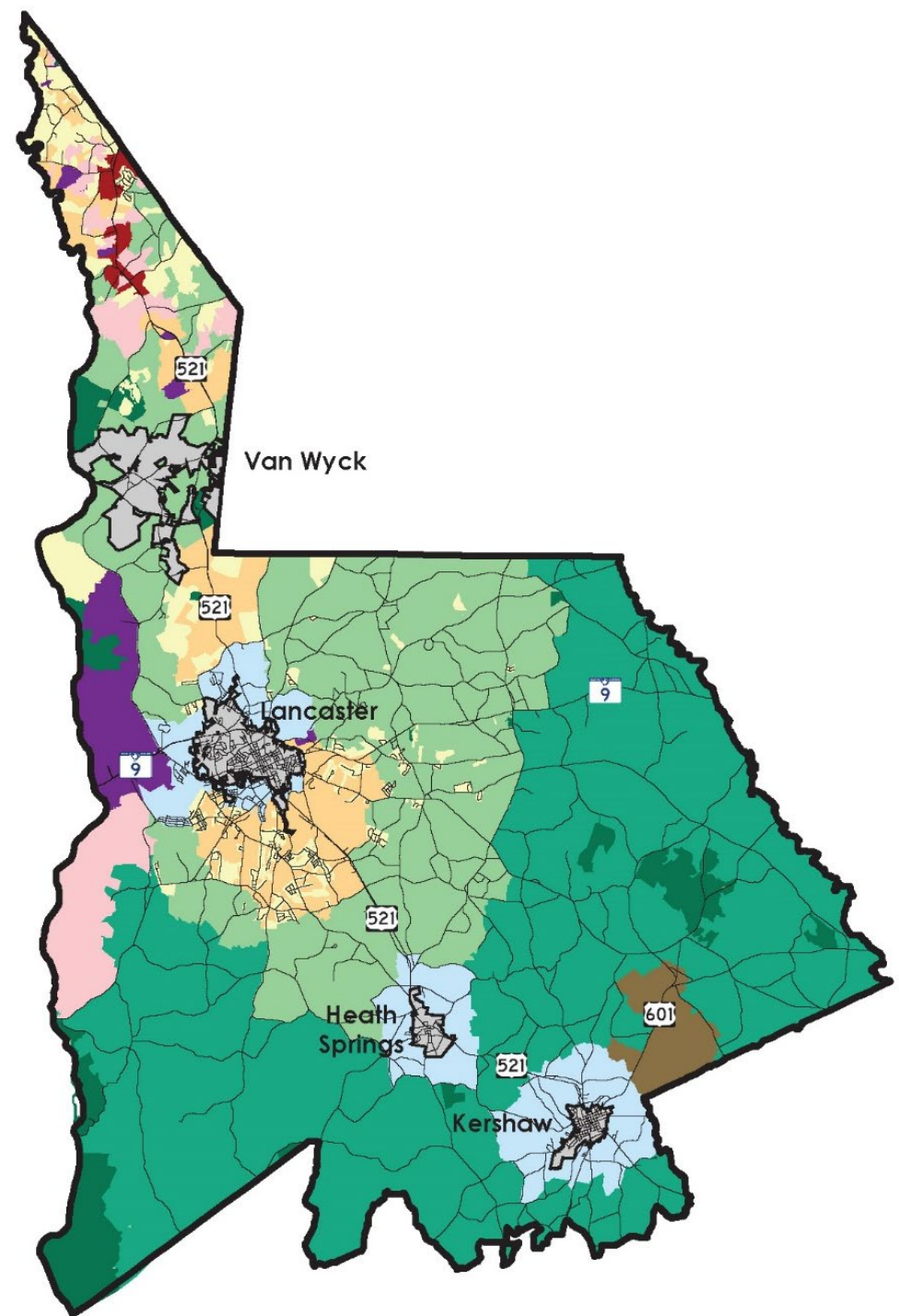
SL 2.4						
Dedicate resources from the Lancaster County EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 3 – Equitable Services

Example Supporting Action:

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

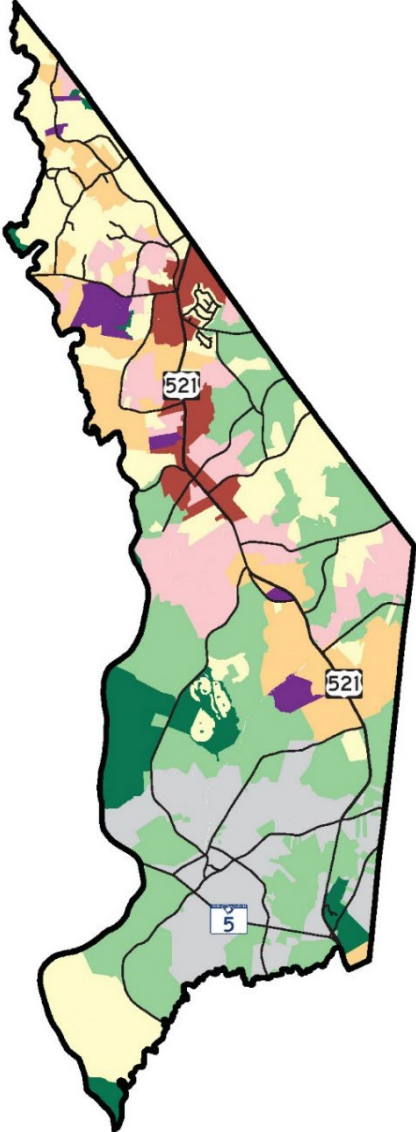
Future Land Use



Panhandle Future Land Use

Future Land Uses

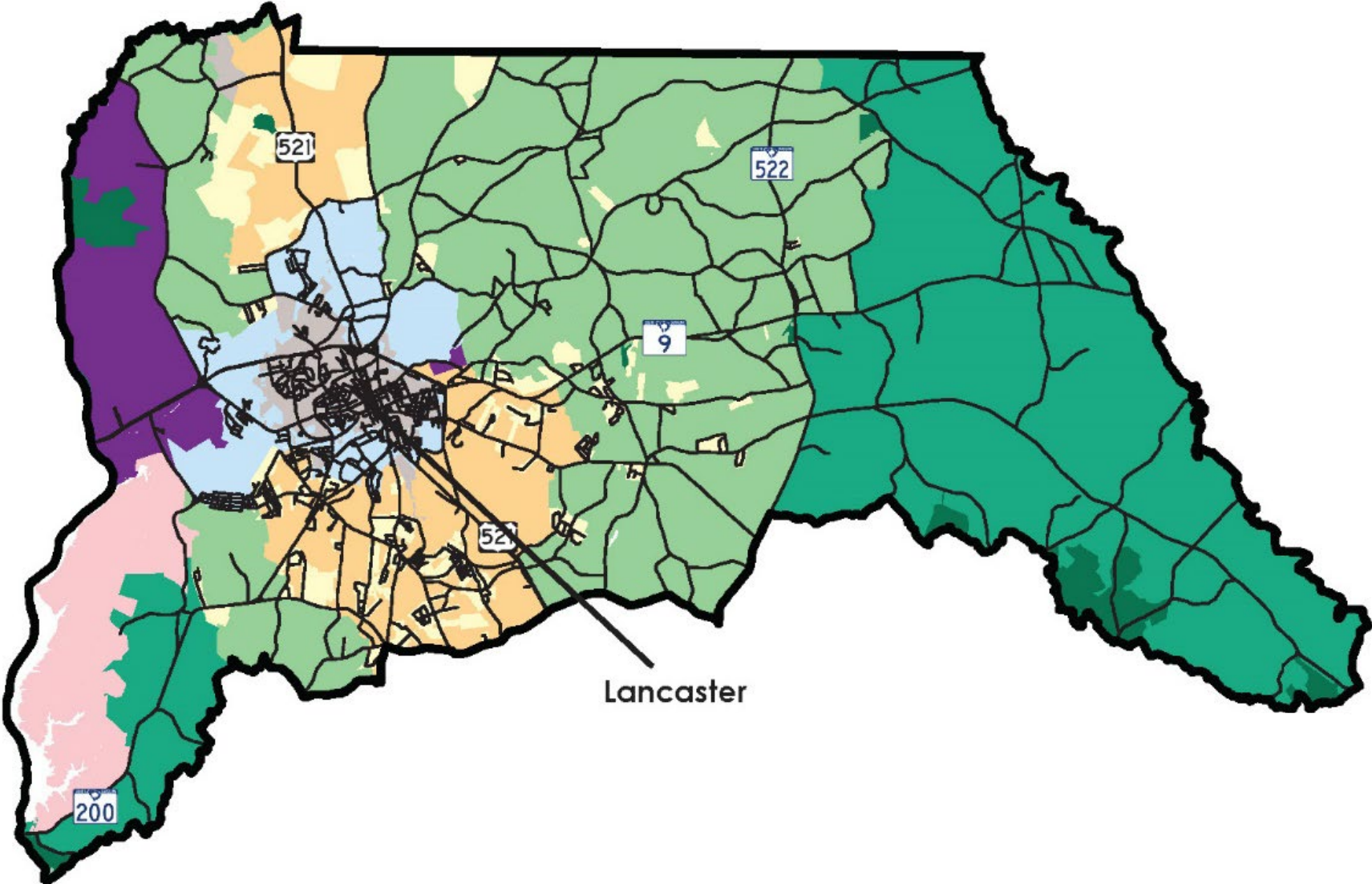
- Conservation
- Rural
- Neighborhood
- Growth Area
- Master Planned Community
- Core Mixed Use
- Economic Development
- Municipality



Greater Lancaster Future Land Use

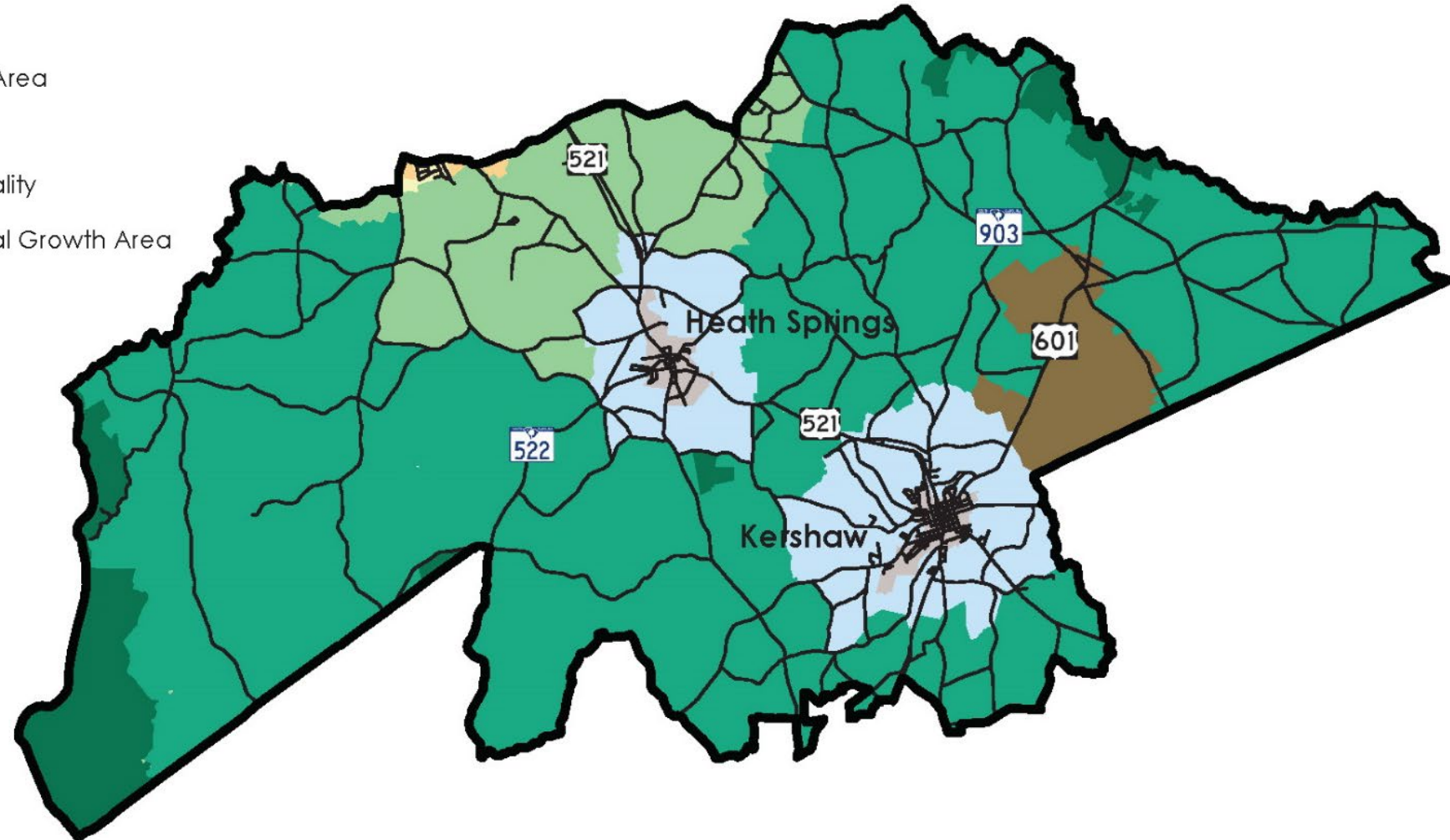
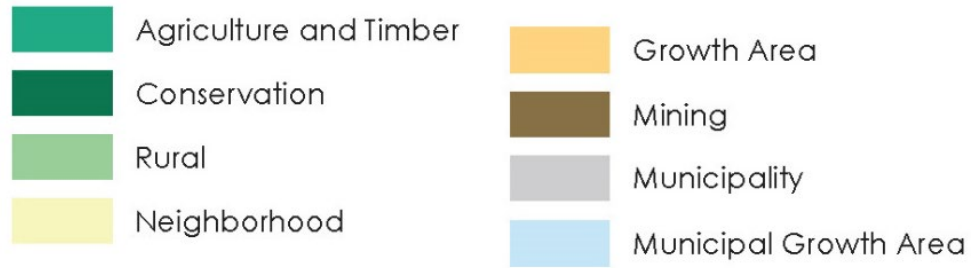
Future Land Uses

-  Agriculture and Timber
-  Conservation
-  Rural
-  Neighborhood
-  Growth Area
-  Master Planned Community
-  Economic Development
-  Municipality
-  Municipal Growth Area



Southern Lancaster Future Land Use

Future Land Uses



Next Steps

- **Steering Committee Final Review and Recommendation (February)**
- **Planning Commission Review and Recommendation (February)**
- **County Council Consideration of Adoption (March/April)**

Tonight

Four ways to provide input tonight:

1. Provide written comments at the tables in the back
2. Speak with a consulting team member
3. Speak with a county staff member
4. Provide written comments online at:

www.Lancaster2040.com