

Lancaster 2040

COMPREHENSIVE PLAN



Future Land Use Concepts: Introduction

Future Land Use Concepts

Introduction

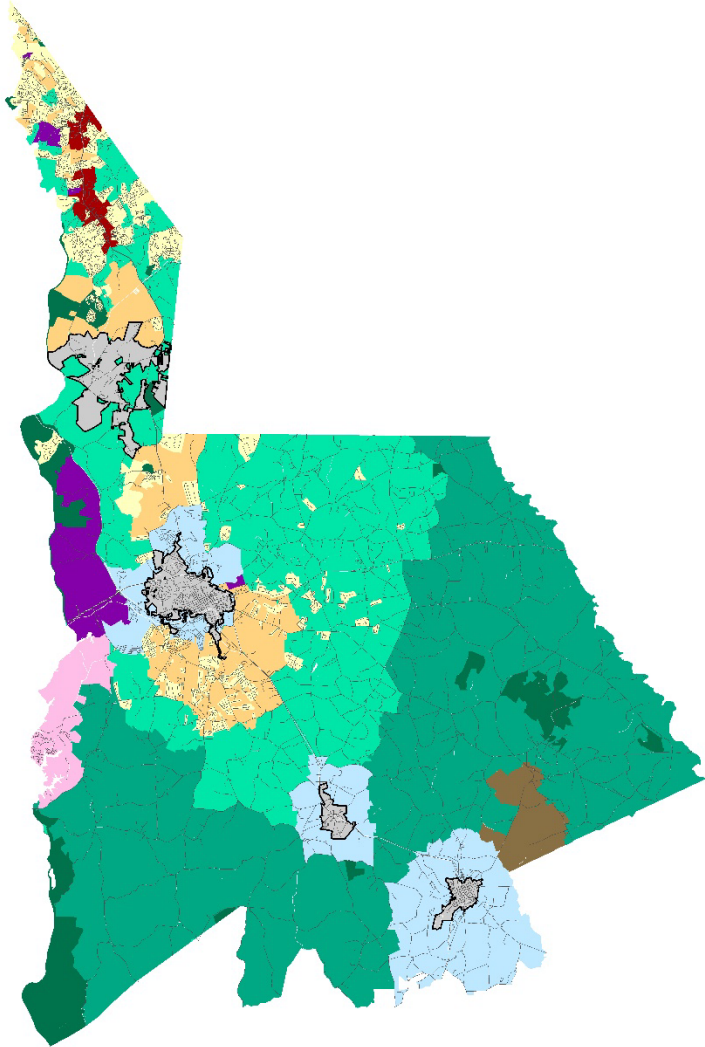
- Five Future Land Use Concepts have been prepared to demonstrate potential alternatives that will help to inform land use and development regulation in Lancaster County. A sixth was developed by the Steering Committee.
- The concepts provide a high level framework designating where growth should be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

Land Use Categories

11 Land Use Categories – Based on Character / Function

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

Future Land Use Concept 1



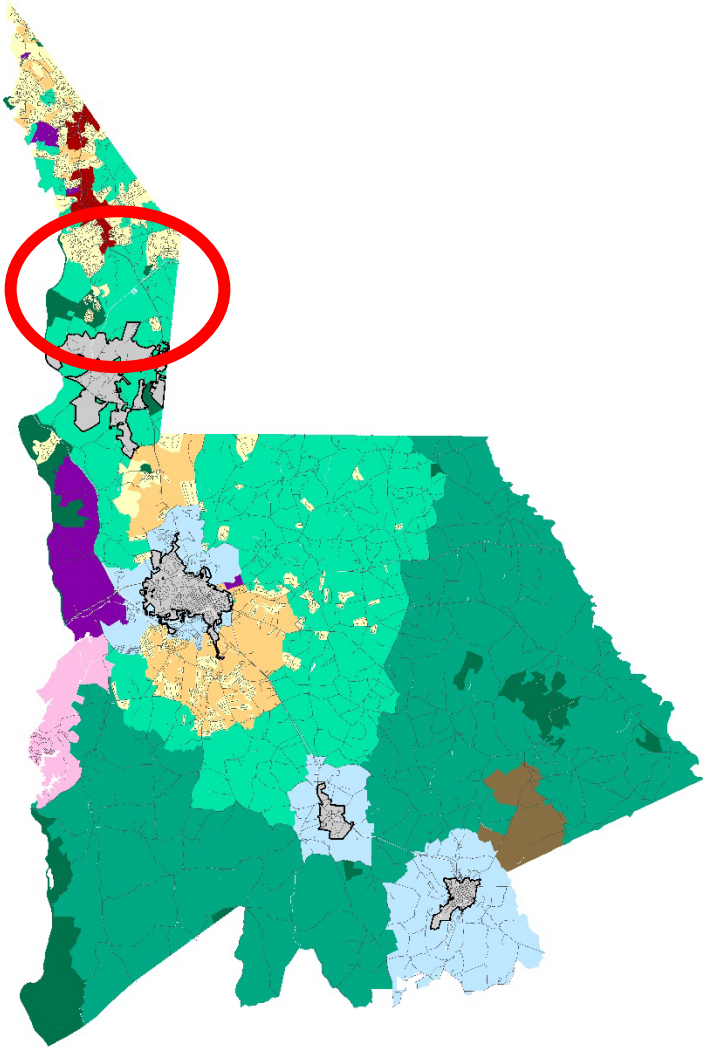
OVERVIEW:

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

Future Land Use Concept 2

OVERVIEW:

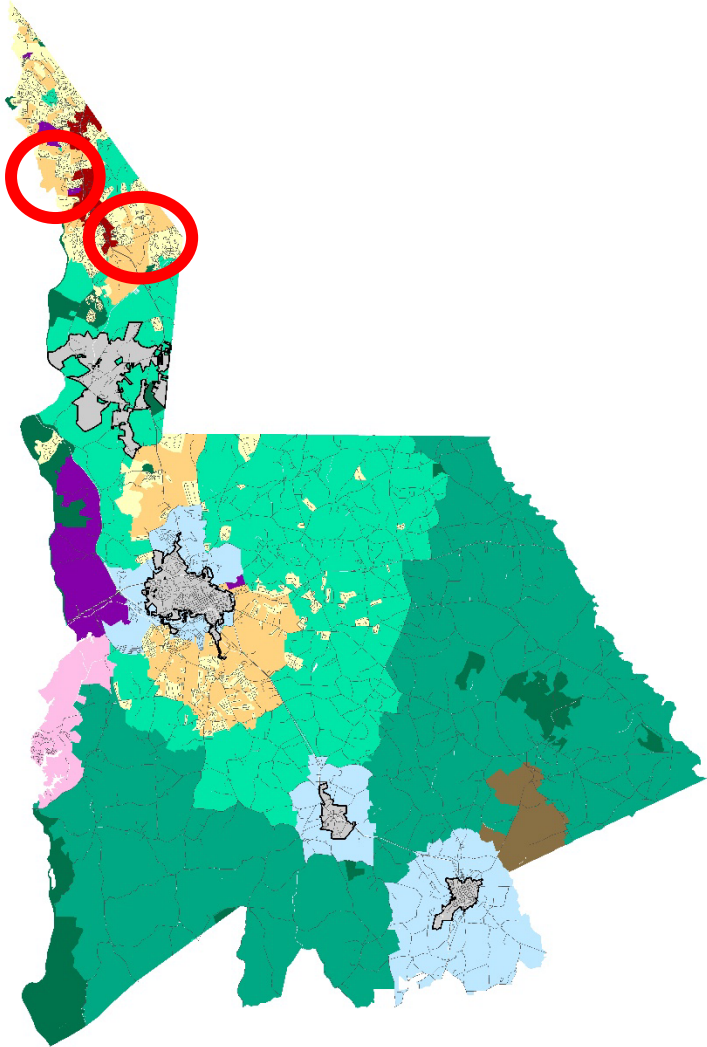
- Similar to Concept 1, with the primary difference being the elimination of the southern Panhandle Growth Area between Van Wyck and Carolina Lakes.
- Growth Area replaced by Rural land use designation.
- Remaining concepts carried through.
- Second largest designation of Rural land use.
- Reduction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



Future Land Use Concept 3

OVERVIEW:

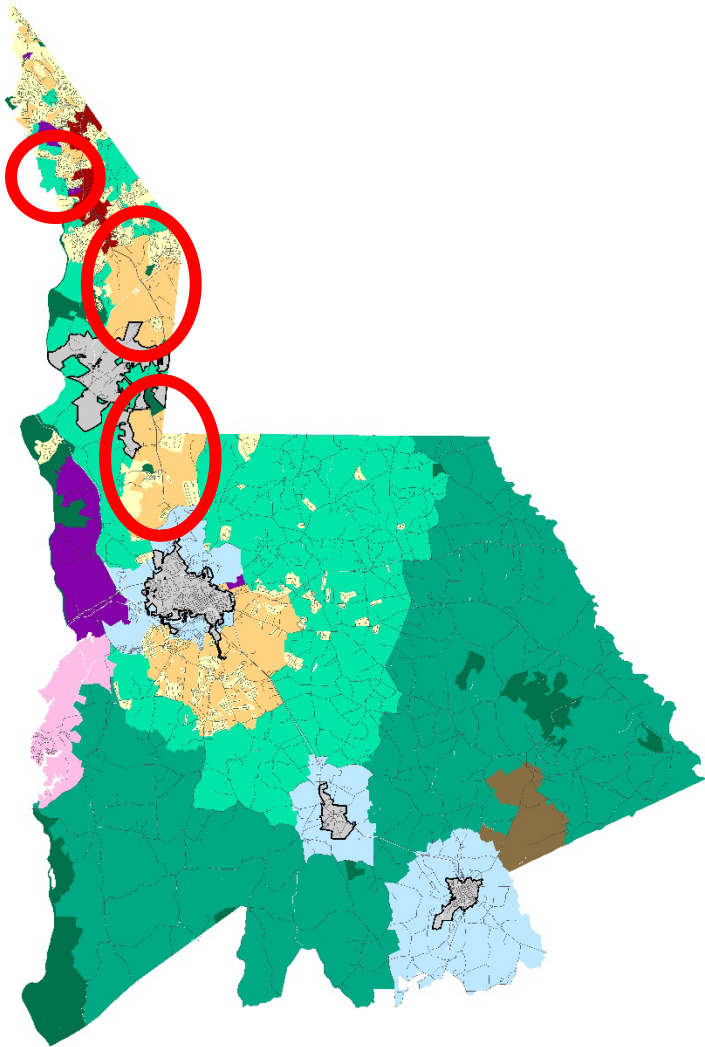
- Alters Concept 2 by adding a new Growth Area designation in the southern Panhandle.
 - Focused on areas along US 521 and north of SC 75 through Shelly Mullis Road.
 - Removes western portion of Growth Area along Van Wyck Road that was included in Concept 1.
- Eliminates Rural land use designations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



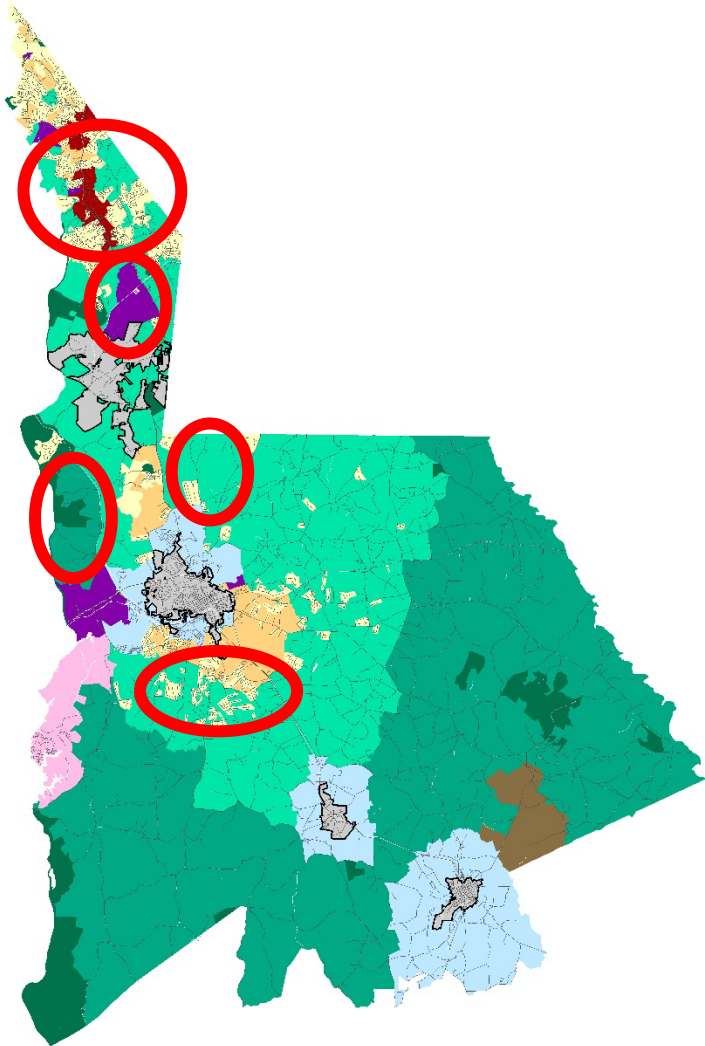
Future Land Use Concept 4

OVERVIEW:

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



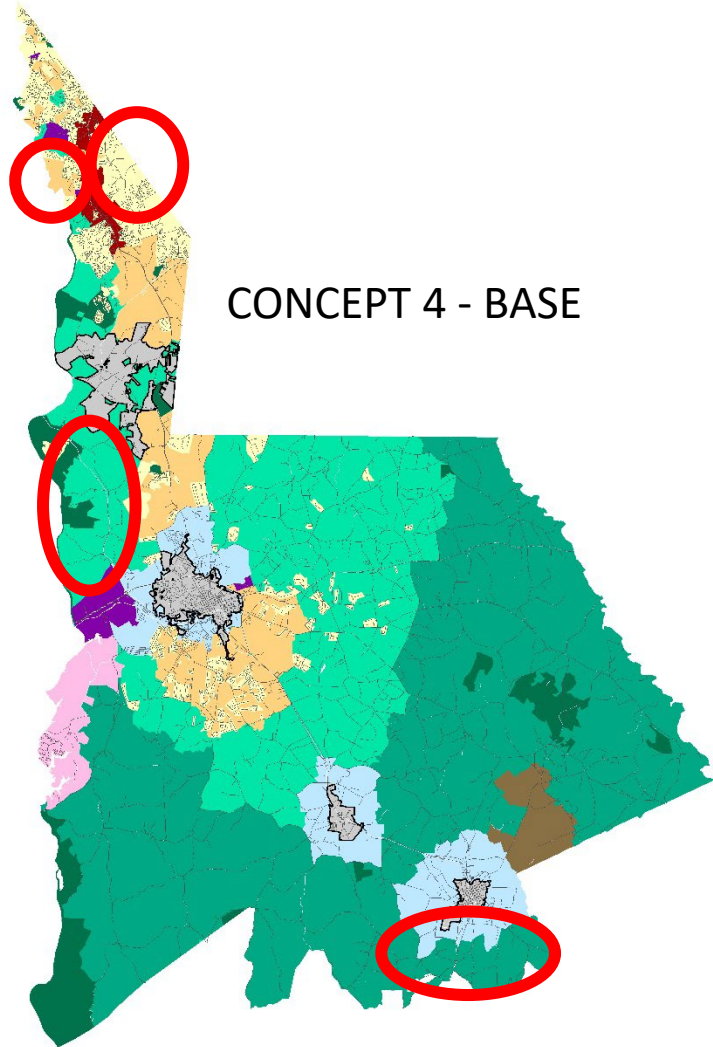
Future Land Use Concept 5



OVERVIEW:

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

Steering Committee Input



OVERVIEW:

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

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