

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
February 15, 2024

Agenda

1. Welcome
2. Project Updates
3. Review Public Comment Received
4. Significant Changes to the Draft Plan
5. Next Steps
6. Adjourn

Project Updates

- Planning Commission and Council Workshop to Review Draft (January)
- Public Input Meetings throughout County (January)
- Solicited Feedback from Public Online (January – February 7)
- Changes Made to Draft Plan (ongoing)

Public Meetings

Kershaw

~15 attendees



Lancaster

~60 attendees



Indian Land

~200+ attendees



Public Meeting Attendee Comments

Southern Lancaster

- Discussion around public housing, homelessness, and needed public health and social services in the rural portions of the County

Greater Lancaster

- Discussion around infrastructure impacts (particularly related to Edgewater), the need for downtown revitalization, and public health / childcare services needed in rural portions of the County

Panhandle

- Discussion around growth management, schools, infrastructure, traffic, services / EMS, a moratorium, and similar growth-related concerns

Online Public Comments Received

28 total comments:

- Several comments about the Future Land Use Map
- Comments both for and against dense development
- Questions about implementation and monitoring the plan
- Concerns over schools, infrastructure, water services, traffic, and EMS
- Concerns about the City of Lancaster
- Specific comments about miscellaneous topics (post office, recreation, etc.)

Changes from Initial Public Review Draft

Total Changes

117

Content

45 Replacements

43 Insertions

29 Deletions

General Changes

- Made improvements to appearance / layout of strategies
- Relabeled County-wide strategies from “CW” to “LC”
- Fixed minor spelling and grammatical errors throughout
- Minor modifications throughout (changes to text which did not alter intent of strategy or section of Plan)

Changes to Draft Plan – County Strategies

- **Added LC 1.4:** create a housing committee to study and better define affordable housing, promote housing options, and increase options
- **Added LC 1.5:** consider the development of a Transfer of Development Rights (TDR) program to help protect agricultural lands
- **Edited LC 2.3 – 2.6:** re-organized and clarified these recommendations but general intent remained the same
- **Changed LC 2.4:** to be more specific
- **Changed LC 3.3:** to be more broadly about alternative transportation
- **Changed LC 3.8:** to be more specific about funding sources for priority projects

Changes to Draft Plan – County Strategies

- **Added to LC 4.1:** and explore flexible work options that will help to attract and retain employees
- **Edited LC 4.6:** to include mental health issues
- **Added LC 4.7:** consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County
- **Added to LC 5.2:** to partner with Katawba Valley Land Trust
- **Edited LC 6.4:** expand to identifying more County park sites
- **Expanded LC 7.4:** to assisting with the implementation of the Downtown Revitalization Plan

Changes to Draft Plan – County Strategies

- **Added to LC 8.4:** emphasizing the use of native plants and trees
- **Added LC 8.5:** investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects
- **Added LC 8.6:** develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install gardens

Changes to Draft – Panhandle Strategies

- **Added to PA 1.1:** this will include transportation infrastructure, utilities, emergency services, and schools
- **Added to PA 1.2:** create a standing committee to monitor the effectiveness of growth management implementation and study additional implementation options
- **Changed PA 1.4:** removed TDR program and added “Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings”
- **Edited PA 2.5:** to focus on connection to Ballantyne
- **Added PA 2.6:** to provide recreation along the Catawba River

Changes to Draft – Panhandle Strategies

- **Combined PA 3.3 and 3.4:** to improving staffing, training, and availability of all emergency response service agencies in the Panhandle
- **Removed PA 3.5:** consider developing a measured and intentional plan to help facilitate the incorporation of the urban area of the Panhandle into a municipality

Changes to Draft – Gr. Lancaster Strategies

- **Added GL 1.4:** encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grants
- **Added GL 1.5:** add a grant writing position to Development Services or Admin staff and secure grants to improve housing conditions
- **Added GL 1.6:** investigate how to attract non-traditional housing developers to improve housing stock in Greater Lancaster area
- **Added GL 1.7:** create small area plans for areas between Lancaster and Highway 5 to capture residents' vision for their growth areas
- **Added GL 4.4:** develop corridor plan for SC Highway 5 and SC Highway 9

Changes to Draft – So. Lancaster Strategies

- **Edited SL 1.2:** to include educating property owners of benefits of agricultural preservation, agritourism, and outdoor recreation
- **Edited SL 2.4:** removed County-wide housing needs assessment and replaced with “Dedicate resources from EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster”

Pending Changes

Development Services Request:

- Incorporate a list of outside plans by reference. Examples include:
 - Lancaster County local government comprehensive plans
 - RFATS transportation plans
 - SCDOT plans
 - Thread Trail Master Plan
- Add a new supporting action under LC-4 Resilient Services to support the implementation of the recommendations of the Lancaster County Hazard Mitigation Plan.

Next Steps

- Planning Commission Recommendation (February 15)
- County Council Public Hearing (March 25)
- County Council Adoption (April)

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