
STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2023-1840

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) SECTION 6.4.1, CONNECTIVITY, TO MODIFY STANDARDS PERTAINING TO THE MAXIMUM NUMBER OF LOTS WHICH TAKE ACCESS FROM A ROAD WHERE ONE END IS PERMANENTLY CLOSED ON THE EFFECTIVE DATE OF THIS ORDINANCE

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council of Lancaster County (“Council”) finds and determines that:

- (a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
- (b) Development interest and activity in Lancaster County continues to increase and development project are often presented to the Council that comply with technical requirements of the UDO, but do not fully realize the development policy goals of Lancaster County.
- (c) To address issues with development standards within the current UDO, Lancaster County directed its UDO consultants to develop an interim ordinance to address some of the larger issues associated with development projects that have been processed with the current UDO.
- (d) It is necessary and prudent to amend the UDO with this interim ordinance text amendment prior to the full UDO rewrite to ensure that high quality development projects occur in Lancaster County and that, prior to full UDO rewrite, development projects better achieve the development policy goals of Lancaster County.
- (e) The current Lancaster County UDO allows a maximum of 20 lots to access off of a dead-end road pursuant to Section 6.4.1.D.1. As written, this standard applies to not only new construction, but all existing dead-end roads within the County.
- (f) The text amendment would exempt roads which were developed prior to November 28, 2016 from the following connectivity standards: block length; block width; through-block connectivity; maximum length of a dead end road; and number of lots which may access off of a dead end road. This exemption would not apply to an extension of an existing road in conjunction with new development.
- (g) The text amendment provides relief and the ability to subdivide for some properties, however, it does not guarantee that all lots located on existing roads may now be subdivided as additional factors including, but not limited to, how many times the lot has been previously divided, lot size, zoning compliance, etc. will be considered.

- (h) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
- (i) Lancaster County Planning Commission considered the proposed text amendment at its meeting on January 17, 2023 and by a unanimous vote recommended approval of the proposed text amendment.

Section 2. Amendment of Ordinance 2016-1442 (Unified Development Ordinance)

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the “Interim Ordinance - Exhibit 1” attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: February 13, 2023
Public Hearing: February 13, 2023
Second Reading: February 27, 2023
Third Reading: March 13, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney