

The background of the image is a photograph of the Lancaster County Administration Building, a large brick structure with white columns and a prominent clock tower. The image has a blue color overlay. A decorative wavy banner in white and maroon colors is positioned across the middle of the page.

# Lancaster 2040

## COMPREHENSIVE PLAN

**COUNTY COUNCIL DRAFT**  
MARCH 2024

# 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

# Changes to Draft Plan – County Strategy: *Managing Growth*

- **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

| LC 1.4  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Create a housing committee to study and better define affordable housing, help promote housing options, and help increase housing options in the county. Coordinate with Communications and Marketing to improve public opinion of housing options. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| LC 1.5   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Consider the development of a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas in the County. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

# Changes to Draft Plan – County Strategy: *Economic Growth*

- **Changed LC 2.4:** to be more specific regarding economic development goals

| 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 |

# Changes to Draft Plan – County Strategy: *Sustainable Transportation*

- **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

| LC 3.3   |                |                 |         |                       |            |                 |
|--|----------------|-----------------|---------|-----------------------|------------|-----------------|
| Identify opportunities throughout the County to improve alternative transportation options, such as bicycling and pedestrian facilities in areas where meaningful connections can be established within and between existing and planned residential developments and key destinations such as shopping areas, schools, parks, and similar places. |                |                 |         |                       |            |                 |
| Growth   | <b>Balance</b> | <b>Vibrance</b> | Service | <b>Sustainability</b> | Prosperity | <b>Mobility</b> |

| LC 3.8   |                |          |         |                       |            |                 |
|--|----------------|----------|---------|-----------------------|------------|-----------------|
| Utilize the additional 1% transportation sales tax option in conjunction with requirements for development concurrency and similar tools (like grants) to fund and construct priority transportation improvements. |                |          |         |                       |            |                 |
| <b>Growth</b>  | <b>Balance</b> | Vibrance | Service | <b>Sustainability</b> | Prosperity | <b>Mobility</b> |

# Changes to Draft Plan – County Strategy: *Resilient Services*

- **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

| 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 4.6   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Explore opportunities with community partners to develop greater resources within the County to address homelessness, substance abuse, and mental health challenges. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| 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. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |



# Changes to Draft Plan – County Strategy: *Natural Environment*

- **Added to LC 5.2:** to partner with Katawba Valley Land Trust

## LC 5.2

Partner with the Katawba Valley Land Trust to ensure that the County's Unified Development Ordinance has ample environmental protection standards and provisions to protect and enhance water quality.

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

# Changes to Draft Plan – County Strategy: *Parks & Recreation*

- **Edited LC 6.4:** expand to identifying more County park sites

## LC 6.4

As the development of the new Regional Park continues, begin identifying potential sites for additional County parks and recreational facilities.

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

# Changes to Draft Plan – County Strategy: *Community Building*

- **Expanded LC 7.4:** to assisting with the implementation of the Downtown Revitalization Plan

## LC 7.4

Work with the City of Lancaster on implementing the City's Downtown Revitalization Plan to help strengthen its position as the cultural center of Lancaster County.

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

# Changes to Draft Plan – County Strategy: *Community Beautification*

- **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

| LC 8.4  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Develop enhanced commercial landscaping and appearance standards for non-residential uses which front on major highway corridors in the County; emphasizing the use of native plants and trees. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| 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 |

| 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 neighborhood gardens. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

# Changes to Draft Plan – Panhandle Strategy: *Growth Management*

- **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”

| PA 1.1  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Direct new development into growth areas identified on the Future Land Use Map and enforce concurrency standards to ensure that sufficient infrastructure and service capacity exists prior to development approval. This will include transportation infrastructure, utilities, emergency services, and schools. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| PA 1.2   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Limit growth in the rural areas of the Panhandle where public infrastructure and services are not in place to support urban development. Create a standing committee to monitor the effectiveness of growth management implementation efforts and study additional implementation options. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| PA 1.4  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

# Changes to Draft Plan – Panhandle Strategy: *Connecting Development*

- **Edited PA 2.5:** to focus on connection to Ballantyne
- **Added PA 2.6:** to provide recreation along the Catawba River

| PA 2.5   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Study the feasibility of extending CATS express bus service to the Panhandle to connect the growing population with Ballantyne and the Lynx Blue Line I-485 station. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| 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 |

# Changes to Draft Plan – Panhandle Strategy: *Service Needs*

- **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

| 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 |

# Changes to Draft Plan – Greater Lancaster Strategy: *Balancing Growth*

- **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

| 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 grant opportunities to help implement this goal. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| GL 1.5  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Add a grant writing position to Development Services or Admin staff and direct them to research, seek, and secure grants to improve housing conditions. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| GL 1.6   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Investigate how to attract non-traditional housing developers to improve the stock of housing options in the Greater Lancaster area. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| GL 1.7  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Create small area plans (SAPs) for areas between Lancaster and Highway 5 to capture the resident's vision for their growth areas. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |



# Changes to Draft Plan – Greater Lancaster Strategy: *Balancing Growth*

- **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
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| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

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| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

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|--|---------|----------|---------|----------------|------------|----------|
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| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

| GL 1.7  |         |          |         |                |            |          |
|---|---------|----------|---------|----------------|------------|----------|
| Create small area plans (SAPs) for areas between Lancaster and Highway 5 to capture the resident's vision for their growth areas. |         |          |         |                |            |          |
| Growth  | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

# Changes to Draft Plan – Greater Lancaster Strategy: *Connecting Destinations*

- **Added GL 4.4:** develop corridor plan for SC Highway 5 and SC Highway 9

| GL 4.4   |         |          |         |                |            |          |
|--|---------|----------|---------|----------------|------------|----------|
| Develop corridor plan for SC Highway 5 and SC Highway 9. |         |          |         |                |            |          |
| Growth   | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

# Changes to Draft Plan – Southern Lancaster Strategy: *Facilitating Growth*

- **Edited SL 1.2:** to include educating property owners of benefits of agricultural preservation, agritourism, and outdoor recreation

## 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

# Changes to Draft Plan – Southern Lancaster Strategy: *Rural Communities*

- **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”

| 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 |

# Additional Changes to Draft Plan – Proposed by Staff, Accepted by Planning Commission

- 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.

# Additional Changes to Draft Plan – Proposed by Planning Commission

- Convert “consider” to action words

**(1.1) LC 1.5:** Consider the development of a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas in the County. **RECOMMENDED CHANGE:** Replace “consider the development of a” with “Develop a.”

**(1.2) LC 3.1:** Consider creating a County Transportation Planner position to pursue more proactive policies related to development review for traffic impacts, helping to assist state and regional transportation partners in the review process for existing projects and planning for future initiatives. **RECOMMENDED CHANGE:** Leave as-is, as this position may need additional research before determining the best course of action.

**(1.3) 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. **RECOMMENDED CHANGE:** Replace “consider the preparation of” with “Prepare.”

**(1.4) 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. **RECOMMENDED CHANGE:** Replace “Consider developing” with “Develop.”

# Additional Changes to Draft Plan – Proposed by Planning Commission

- Convert “consider” to action words

**(1.5) LC 5.4:** Consider the adoption of regulations within the Unified Development Ordinance to promote the preservation of the existing tree canopy, and ensure that legacy trees which are outside of forestry management areas are protected from clear cutting practices. **RECOMMENDED CHANGE:** Replace “Consider the adoption of” with “Adopt.”

**(1.6) GL 2.2:** Consider opportunities for the County Historical Commission to partner with the City of Lancaster to promote historic property renovation and market historic properties in downtown. **RECOMMENDED CHANGE:** Replace “Consider” with “Identify.”

**(1.7) SL 2.3:** Consider requiring the dedication of right-of-way for the Carolina Thread Trail when new development is proposed in Southern Lancaster. Ensure similar requirements are adopted by the towns of Kershaw and Heath Springs. **RECOMMENDED CHANGE:** Replace “Consider requiring” with “Require.”

**(1.8) SL 3.3:** Consider initiating regular check-in meetings with the municipalities to ensure that the County is providing adequate services in this region of the County. **RECOMMENDED CHANGE:** Replace “Consider initiating” with “Initiate.”

# Additional Changes to Draft Plan – Proposed by Planning Commission

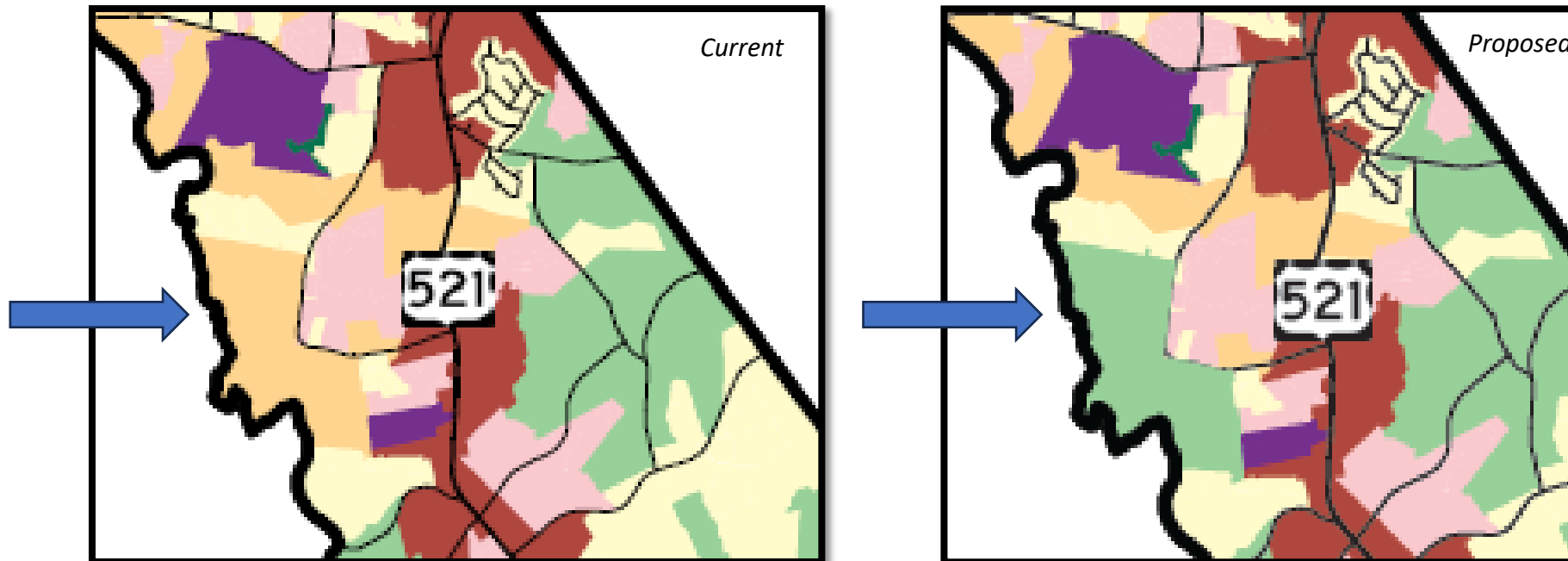
- Include an annual review of the plan, with implementation reports to the Planning Commission and County Council
  - Proposed paragraph under “Implementation Strategies” explanation at the beginning of the document

On an annual basis, the Planning Commission and County Council should review the progress made toward the implementation strategies within this Plan, developing an implementation status report. This tool shall be used to monitor the ongoing implementation of the Plan, ensuring the County moves toward its vision for the future.



# Additional Changes to Draft Plan – Proposed by Planning Commission

- Future Land Use Map – Change two tracts off Possum Hollow Rd from “growth” to “neighborhood”
- Comment: in the FLU, “neighborhood” designation relates to existing neighborhoods, so the tracts would be changed to “rural”



# Additional Changes to Draft Plan – Proposed by Planning Commission

- Update School Capacity discussion (page 48)
  - Statement added about the schools being over-capacity

*Current*

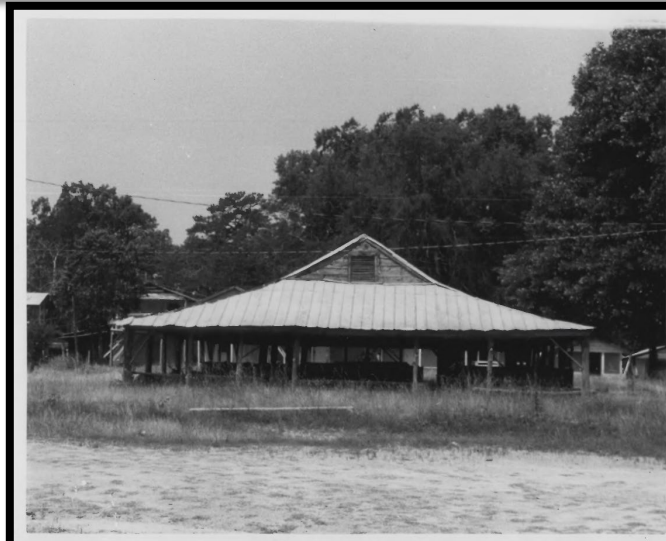
The Lancaster County School District (LCSD) has projected its estimated enrollment through the 2032 - 2033 school year. The projections are based on historic attendance and estimated population growth throughout the District's existing schools. According to their most recent study, the District anticipates that all of the schools in the Panhandle, except Van Wyck Elementary, will be over capacity by the 2032 - 2033 school year. LCSD recently purchased property in the Panhandle to accommodate capacity issues.

*Proposed*

The Lancaster County School District (LCSD) has projected its estimated enrollment through the 2032 - 2033 school year. The projections are based on historic attendance and estimated population growth throughout the District's existing schools. According to their most recent study, the District anticipates that all of the schools in the Panhandle, except Van Wyck Elementary, will be over capacity by the 2032 - 2033 school year. In fact, the study shows that all of these schools are either at or over-capacity as of this school year. LCSD recently purchased property in the Panhandle to accommodate capacity issues.

# Additional Changes to Draft Plan – Proposed by Planning Commission

- Include Mt Carmel AME Church & Campground in the cultural resource map



Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0678147

FOR NPS USE ONLY  
RECEIVED MAR 14 1979  
MAY 10 1979  
DATE ENTERED

### NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**  
HISTORIC Mount Carmel A.M.E. Zion Campground  
AND/OR COMMON Mount Carmel A.M.E. Zion Campground

**2 LOCATION** S of Lancaster  
STREET & NUMBER State Highway #19, 500 yds. south of #19's intersection with State Highway #620  
CITY, TOWN Lancaster S.C. VICINITY OF 5th  
STATE South Carolina CODE 045 COUNTY Lancaster CODE 057

**3 CLASSIFICATION**

| CATEGORY  | OWNERSHIP  | STATUS  | PRESENT USE                                   |
|---|--|---|---|
| <input type="checkbox"/> DISTRICT               | <input type="checkbox"/> PUBLIC                        | <input checked="" type="checkbox"/> OCCUPIED        | <input type="checkbox"/> AGRICULTURE          |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE            | <input type="checkbox"/> UNOCCUPIED                 | <input type="checkbox"/> MUSEUM               |
| <input type="checkbox"/> STRUCTURE(PLEX)        | <input type="checkbox"/> BOTH                          | <input type="checkbox"/> WORK IN PROGRESS           | <input type="checkbox"/> COMMERCIAL           |
| <input type="checkbox"/> SITE                   | <input checked="" type="checkbox"/> PUBLIC ACQUISITION | <input checked="" type="checkbox"/> ACCESSIBLE      | <input type="checkbox"/> PARK                 |
| <input type="checkbox"/> OBJECT                 | <input type="checkbox"/> IN PROCESS                    | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> EDUCATIONAL          |
|   | <input type="checkbox"/> BEING CONSIDERED              | <input type="checkbox"/> YES: UNRESTRICTED          | <input type="checkbox"/> ENTERTAINMENT        |
|   |  | <input type="checkbox"/> NO                         | <input checked="" type="checkbox"/> RELIGIOUS |
|   |  |   | <input type="checkbox"/> GOVERNMENT           |
|   |  |   | <input type="checkbox"/> SCIENTIFIC           |
|   |  |   | <input type="checkbox"/> INDUSTRIAL           |
|   |  |   | <input type="checkbox"/> TRANSPORTATION       |
|   |  |   | <input type="checkbox"/> MILITARY             |
|   |  |   | <input type="checkbox"/> OTHER                |

**4 OWNER OF PROPERTY**  
NAME A.M.E. Zion Church Conference  
STREET & NUMBER  
CITY, TOWN Dept. of Records and Research, P.O. Box 1401  
Charlotte VICINITY OF North Carolina

**5 LOCATION OF LEGAL DESCRIPTION**  
COURTHOUSE  
REGISTRY OF DEEDS, ETC. Lancaster County Courthouse  
STREET & NUMBER 116 West Dunlap Street  
CITY, TOWN Lancaster STATE South Carolina

**6 REPRESENTATION IN EXISTING SURVEYS**  
TITLE Inventory of Historic Places in South Carolina  
DATE 1973 (update) FEDERAL X STATE COUNTY LOCAL  
DEPOSITORY FOR SURVEY RECORDS South Carolina Department of Archives and History  
CITY, TOWN Columbia STATE South Carolina

# Next Steps

- County Council Public Hearing (March 25)
- County Council Adoption (April)