TO: County Council

FROM: Katie See, AICP, Senior Planner

DATE: July 27, 2021

SUBJECT: Southern Panhandle Small Area Plan Extension

PROJECT OVERVIEW

After the completion of the Southern Panhandle Small Area Plan, the County began to consider further study of the land to the north of the original study area. The area bears many similarities to the original study area, so the County has determined that it should be considered an extension of the Southern Panhandle Small Area Plan.

A community meeting was held on June 10, 2021 at the Faith Presbyterian Church in Indian Land to let the community know about the project, present a draft recommended future land use (FLU) map, and receive input and feedback. The meeting was a drop-in format from 5:00-7:00 pm and approximately 50 people attended. Attendees were asked to review the draft recommended FLU and provide comments to staff on the map or comments card. Planning and Engineering staff were on hand to answer questions about the plan as well as the area in general.

The Recommended Land Use Map represents the future land use designation of properties within the study area. This does not result in rezoning property. Property owners will need to submit a request to rezone if their intended use is not permitted in their current zoning district. A Future Land Use Map amendment will also be required if the property owners wish to do something that is not consistent with the future land use designation shown on the final map.

Highlights of the Small Area Plan Extension include:

1. Designating future land use of property within study area in order to facilitate better planned future growth as shown on Recommended Future Land Use Map;

2. Identifying general locations of collector and frontage roads to alleviate traffic on US-521;

3. Goals, objectives and implementation strategies; and

4. Rezoning request criteria to encourage larger, master planned projects.

The Original Southern Panhandle Small Area Plan and Extension Plan will be incorporated into the new Lancaster County Comprehensive Plan which will commence in late summer/early fall 2021. The integration of both plans into the Comprehensive Plan will ensure that the recommended land use maps and implementation strategies prepared with the community will be retained.

PLANNING COMMISSION MEETING

Staff presented the draft Southern Panhandle Small Area Plan Extension at the July 20, 2021 Planning Commission meeting. Two members of the public, both residents within the study area, spoke during the public hearing about the proposed collector roads shown on the draft recommended land use map. One resident recommends providing a collector road connection across from Henry Harris Road rather than through the residential area of the proposed location of Lambert Road with its proximity to the intersection of Van Wyck Road and US-521. He is also concerned about the blind curve at the southern entrance of Charles Pettus Road onto US-521. The second resident is disappointed to see a collector road proposed to be located along their two-lane road. Both residents support growth and understand that the area is growing.

The proposed collector road locations will remain and will not be modified from what is shown in the Plan. The proposed roads consist of utilizing existing roads and improving them to required standards, as well as constructing new segments. The County will have the opportunity to evaluate the exact collector road locations through the upcoming Comprehensive Plan process and also through specific project development.

RECOMMENDATION

The Planning Commission expressed their support for the draft Southern Panhandle Small Area Plan Extension and voted unanimously voted to recommend approval of the draft Plan Extension.

Staff recommends approval of the draft Plan Extension which will serve as an addendum to the original Small Area Plan.

Please feel free to contact me at 416-9395 or ksee@lancastersc.net should you have any questions before the meeting.

Enclosed: Draft Small Area Plan Extension