

LANCASTER COUNTY

SOUTH CAROLINA

DRAFT
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Special thanks to the staff and members of Our Lady of Grace Catholic Church for hosting the Visioning Week event and Steering Committee Meetings. Thanks to Andrew Jackson State Park, the Town of Van Wyck, and Steele Hill AME Zion Church for also hosting Steering Committee meetings.

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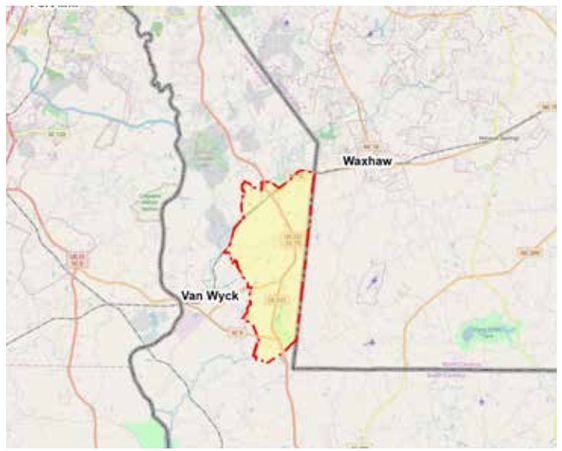
INTRODUCTION & BACKGROUND

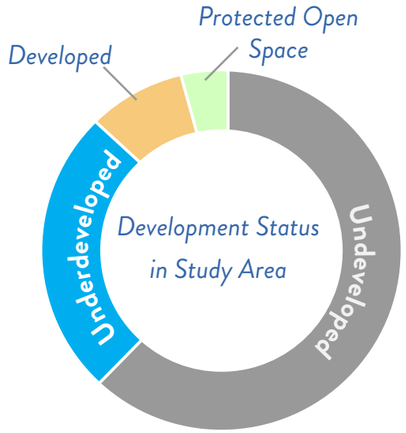
PROJECT OVERVIEW

The population of Lancaster County has grown by approximately 20% since the 2010 Census. Much of this growth has been in the Indian Land area, immediately north of the study area, but the areas of growth are expanding. In 2019, the County approved the Roselyn subdivision, an 1,850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park. While the Southern Panhandle is currently dominated by low density, single-family residential homes and a rural landscape, development pressure is growing. Current zoning is primarily Rural Neighborhood, Rural Residential, and Open Space Preservation, with limited non-residential pockets. The area has many assets that make it attractive for future development, including Van Wyck Elementary School, Indian Land High School, the key US 521 and SC Highway 5 corridors, and Andrew Jackson State Park. With significant undeveloped land, County staff expects rezoning requests in the study area to continue to increase.

County leaders recognized a need for a Southern Panhandle Small Area Plan in order to develop a consistent vision for land use and transportation as the area grows. This plan provides the County with a guide for future growth, as well as an assessment of infrastructure needed to serve that growth. While looking to the future, the plan upholds current County goals and policies, such as maintaining a strong economy and managed growth and keeping the environment safe and healthy.

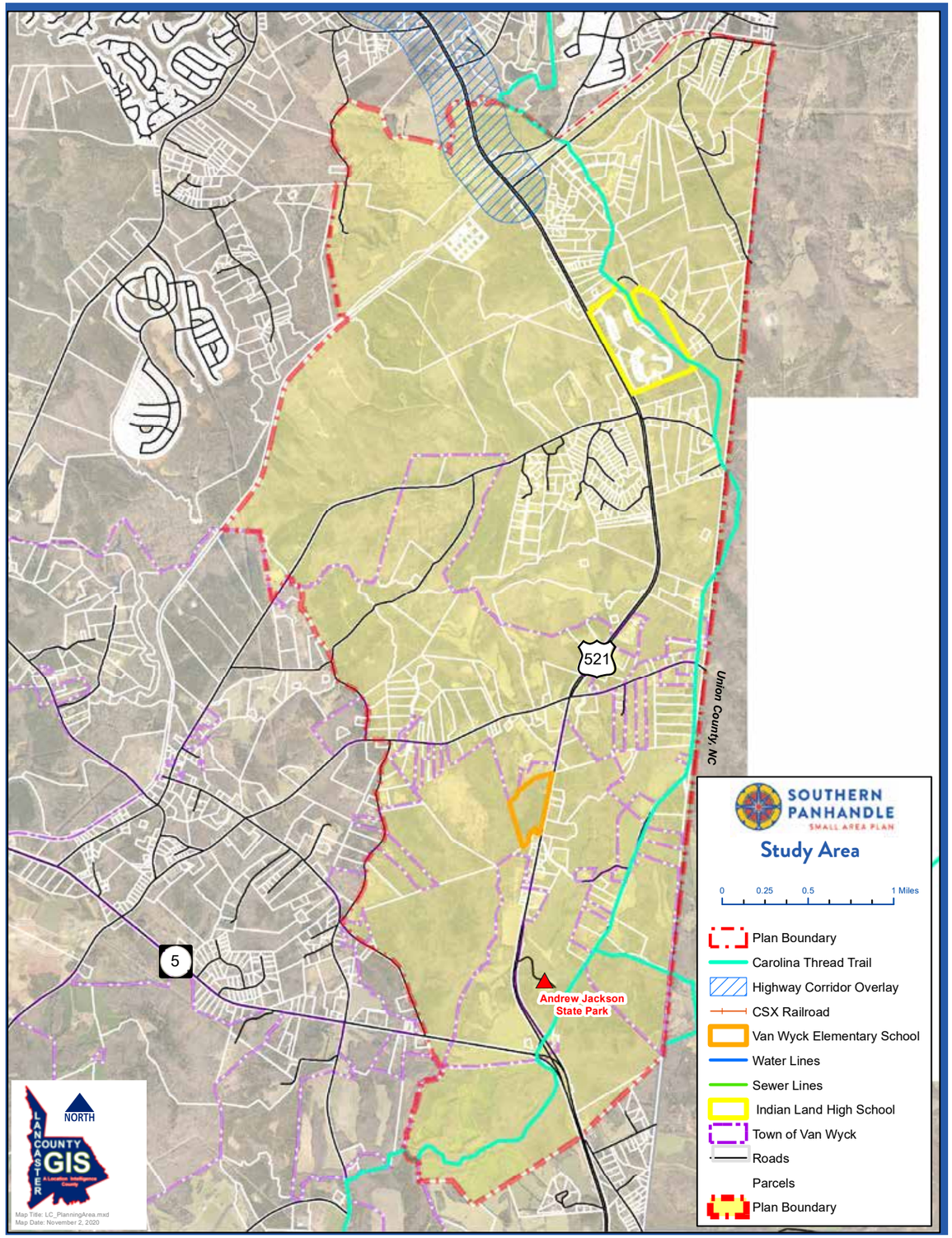
PLANNING CONTEXT





The Southern Panhandle Small Area Plan includes approximately 8,500 acres of primarily rural living. The area is located in Lancaster County south of Indian Land; west of Union County, NC; east of York County, SC; and north of the City of Lancaster. The area includes Van Wyck Elementary School, Indian Land High School, Andrew Jackson State Park, Millstone Creek Neighborhood, sections of the Carolina Thread Trail, significant undeveloped assets, and abundant natural and cultural resources. Almost 23% of the study area is within the Town of Van Wyck.

The Southern Panhandle planning area has extensive opportunities for development and redevelopment. Approximately 88% of the land is considered to be either Undeveloped or Underdeveloped. Land was considered to be underdeveloped if the parcel was not fully developed or not considered to be used to the best potential. (See Appendix B for a map of development status.)



RELATIONSHIP TO OTHER PLANS

This plan builds on a number of previous County and regional plans. The most relevant plans are shown below. Additional plans can be found in Appendix A.

Lancaster County Comprehensive Plan 2014-2024

The Plan identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. A guiding principle of the Carolina Thread Trail is "respect for the land and respect for the landowner." The Plan includes 182 miles of trails and 41 miles of blueways. The Lancaster Panhandle Greenway segment of the trail system is 20.4 miles long and 8.3 miles of it runs through the study area. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.

Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.



Town of Van Wyck

Lancaster County coordinates regularly with jurisdictions within the County. As noted previously, almost a quarter of the study area is within the Town of Van Wyck. Currently, Lancaster County staff is responsible for processing land use applications within the Town. Major applications are reviewed and approved by the Van Wyck Planning Commission and Town Council. The Town is in the process adopting their first Comprehensive Plan and will be incorporating applicable sections of the Southern Panhandle Small Area Plan.

PUBLIC OUTREACH

In keeping with the County's policy of transparency in the planning process, recommendations contained in this plan are grounded in an extensive public engagement process. The vision and planning themes reflect the values of residents from the study area and surrounding communities. A steering committee made up of key stakeholders in the area met throughout the process and helped to guide the development of the plan.

The central event of the planning process was the four-day Visioning Week at Our Lady of Grace Catholic Church. The week included a hands-on workshop where residents, property owners, and other stakeholders participated in a visual preference survey and small-group discussions about the future of the Southern Panhandle. During the week, County representatives also held one-on-one stakeholder interviews with major property owners, business owners, and relevant agency representatives. The public was invited to drop in any time during the week to share ideas and to ask questions. Common themes identified during Vision Week included the importance of preserving the area's rural lifestyle, protecting natural resources and community heritage, planning for infrastructure needs, developing trails, and establishing mixed use centers and employment areas in designated locations.

Among the area's **strengths** identified throughout the planning process were the schools, the abundant undeveloped land, location within the region, and nature trails. **Weaknesses** and **threats** included traffic conditions, infrastructure, unknowns such as the Dave Lyle Boulevard Extension, the aging population, affordability, and rapid development. The major **opportunity** identified was the ability to plan ahead for growth, as the area is currently a blank canvas.

(A more detailed description of the public engagement process and the results of a SWOT analysis can be found in Appendix C.)







EXISTING CONDITIONS

To understand the context for growth in the area, an assessment of existing conditions was conducted. The existing conditions assessment consisted of a physical analysis of the area and determination of available infrastructure and transportation needs.

Utilities

The Lancaster Water & Sewer District (LCWSD) is the utility provider in the study area. Sewer service is not yet available in most of the area though it will become available as development occurs. Capacity fees, which provide funding for facility improvements, are paid by development prior to construction.

Infrastructure, particularly sewer, is a limiting factor for development in the study area. The pipe sizes necessary for improvements within the area are dependent upon the density of proposed residential developments, how much land within a project area is improved, and the intensity of non-residential development. According to the Lancaster County Water & Sewer District (LCWSD), the most important sewer need for this study area is an equalization basin, which would allow the LCWSD to control how much sewer flow goes into the sewer station, thereby avoiding spikes in flow. The location has been identified for this basin, slightly northwest of the planning area boundary. A study was completed in 2019, but the project completion date is unknown at this time.

A pump station will be needed north of the intersection of Highway 5 and US 521. The LCWSD recently completed a sewer project that will facilitate future expansion. They coordinated with CSX and the SCDOT to extend an 18" sewer line under the railroad and Highway 75/Waxhaw Highway, which will be an advantage for development in the northern portion of the study area.

Transportation

The main transportation corridor in the Southern Panhandle is US 521, a four-lane divided highway. US 521 includes north and south bound traffic volumes and has multiple roads that intersect, including Highway 75, Steele Hill Road, Rebound Road, and Highway 5. These crossroads provide access points along US 521 for routes north to Indian Land and to NC and south to the City of Lancaster. At these intersection locations, transportation enhancements are needed such as traffic signals, geometric design changes, realignments, accessibility, and safety.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) is the local Metropolitan Planning Organization (MPO). The Lancaster County northern panhandle is located within the northeast section of the RFATS area, whose boundaries consist of North Carolina to the north and east and the Catawba River to the west. US 521, which runs north-south, is a major arterial within the RFATS area.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region initiated a Collector Street Plan in 2017 to reduce long-term traffic congestion as additional development occurs by outlining a network of supporting streets to expand driver choice, provide alternative routes, and guide the construction of a more fully developed network of interconnected streets (RFATS Collector Street Plan, 2017). Dave Lyle Boulevard currently stretches from west of Main Street in Rock Hill to Waterford Park Drive, connecting to I-77 and US-21, and an extension of Dave Lyle Boulevard is planned within Lancaster County and the Planning Area; however it is listed on the Long Range Transportation Plan unfunded project list.

A traffic signal was recently installed at the intersection of US 521 and Highway 75/Waxhaw Highway. The second traffic signal will be located at the intersection of US 521 and Witherspoon Drive for Indian Land High School.

The Carolina Thread Trail (CT Trail) is proposed to run through the study area predominately on the eastern side of US 521 and southwest of the intersection of US 521 and Highway 5. The CT Trail should be installed as the project area develops over time, and in accordance with the Carolina Thread Trail Master Plan and Lancaster County Unified Development Ordinance. It should connect to the existing portion currently located in the Walnut Creek residential community and park, just north of the study area boundary.

RFATS commissioned the Bike Walk plan in 2016 to guide short and long-term transportation and land use planning decisions for a safer, more accessible bicycling and walking environment (Bike Walk, 2016). The plan identified proposed network maps which include primary routes for active transportation. While the RFATS boundary limit ends at Highway 75/ Waxhaw Highway, it shows the southern portion of the Carolina Thread Trail – within this study area boundary – connecting to the existing portion of the CT Trail at Highway 75/Waxhaw Highway, coming from the existing Walnut Creek CT Trail segment. This segment of the trail is proposed to be a shared use path.

CSX Rail

A CSX Railroad line is located along the northern boundary of the Planning Area. The line, which carries between five and ten trains per day, includes double stack containers and provides rail service of inbound and outbound consumer goods to adjacent properties.

CSX Rail will be constructing approximately 4,000 feet of rail siding from east of Hancock Road to west of Hector Road as part of a project intended to consolidate rail crossings, eliminate rail-highway conflicts and improve emergency response time by eliminating delays due to blocked crossings by constructing a grade separated crossing along Highway 75/Waxhaw Highway. The portion of this project located within the study area consists of a siding extension for trains to dwell at a safe distance from rail-highway crossings by providing an additional track. This will accommodate the anticipated increase in train frequency and length.

Duke Energy

Duke Energy serves the Planning Area with a distribution system that meets the service needs. Major distribution system enhancements that may be necessary can be accomplished within the timelines of customer projects. Duke Energy plans to add capacity along US 521 upgrading 12kV lines to 24kV lines. These upgrades will be completed as new developments occur. The initial phases of the distribution enhancements will occur in the northern portion of the Planning Area and are anticipated to be completed in 2021. As the Planning Area continues to grow and develop, Duke Energy has the capacity to meet the energy demands within their stations across the region.

Natural Gas

Lancaster County Natural Gas Authority serves customers across the Planning Area. Gas main and service line extension projects are accomplished at the request of and within the timelines of customer projects. No major natural gas system upgrades or enhancements are anticipated for the Planning Area, and Lancaster County Natural Gas Authority has the capacity to meet the gas needs as growth occurs within the Planning Area.

Additional information about the study area, as well as detailed maps, can be found in Appendices A and B.

PLAN THEMES & RECOMMENDED LAND USE PLAN

VISION STATEMENT:

The Southern Panhandle Small Area Plan seeks to preserve the rural lifestyle and values of residents by ensuring that developments conserve the natural landscape, cultivate employment centers, and create efficient infrastructure through enhanced connectivity, safety, and mobility.

PLAN THEMES WITH RECOMMENDED LAND USE PLAN

RECOMMENDED LAND USE PLAN

The Recommended Land Use Plan reflects input from residents, property owners, and stakeholders from the Visioning Week held in November, 2019. Participation included drop-in discussions, one-on-one interviews, and a community evening workshop. The evening Hands-On Workshop included a diverse group of 54 individuals from the community who participated in a Visual Preference Survey and developed seven group scenarios. The consensus on the feedback received was specific on intentional growth in the Southern Panhandle that adds value and maintains the rural lifestyle of the area. The common threads heard across all the engagement opportunities are noted below.

- Maintain Rural Character and Support Local Heritage
- Focus Employment and Suburban Development in Key Areas
- Protect and Manage Tree Canopy
- Ensure Growth Does Not Detract from Andrew Jackson State Park
- Encourage Sewer and Other Infrastructure Investment in Key Growth Areas
- Protect the Natural Environment as a Key Identity Element

PLAN THEMES

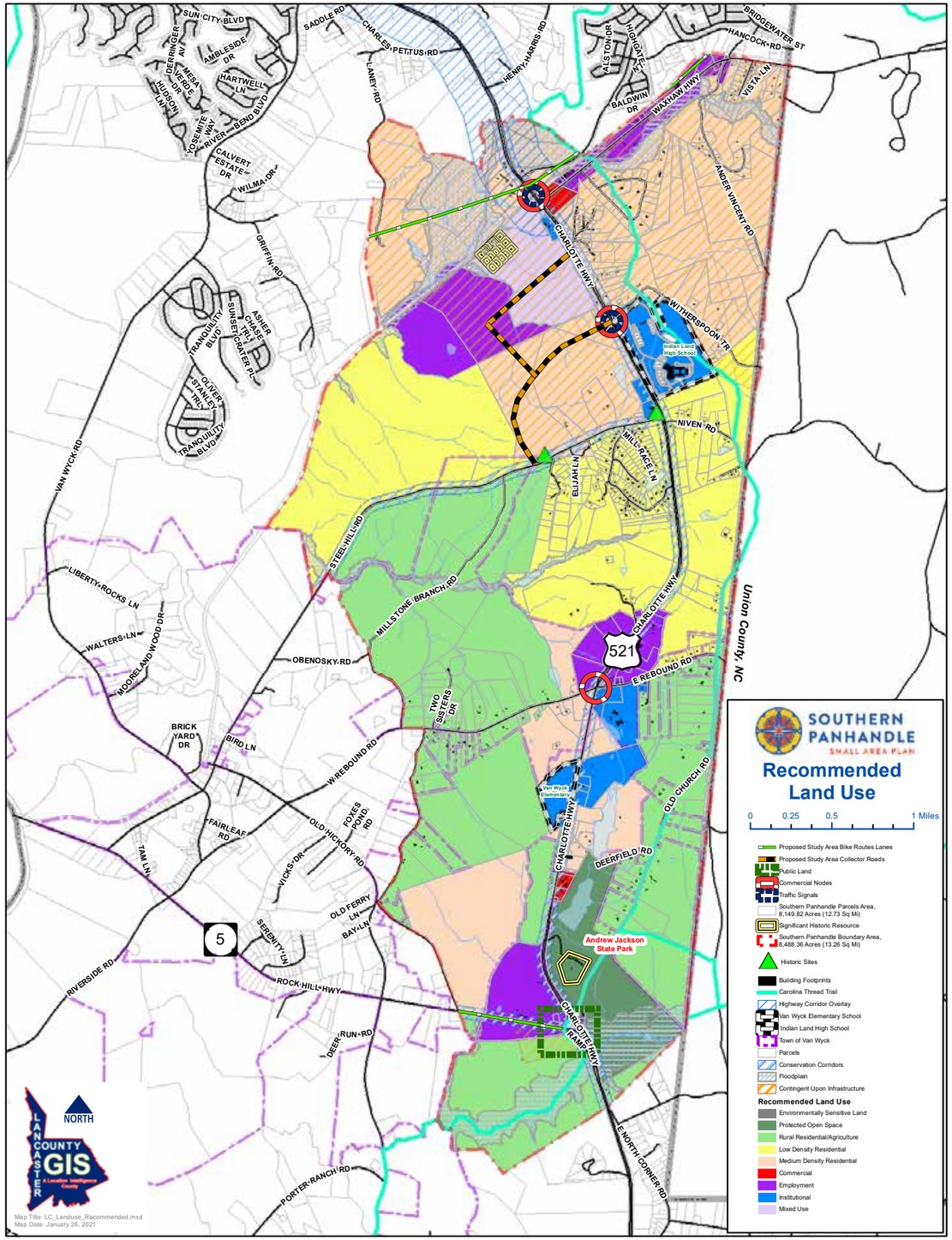
From these common threads, four plan themes were developed and incorporated into the Recommended Land Use Plan.

- Preserve Natural Landscape
- Celebrate Rural Lifestyle
- Cultivate Employment Centers
- Create Efficient Infrastructure





Source: Uptown 101



FUTURE LAND USE CATEGORIES



Environmentally Sensitive Lands

Areas designated for protection and preservation of floodplains and wetlands.



Protected Open Space

These areas are designated for the protection of properties under public ownership, such as parks, trails, greenways, and/or properties otherwise restricted for use for passive or active recreation.



Rural Residential/Agricultural

Large tracts of property with rural living that provide an abundance of open space and forested lands. Limited to a density of one dwelling unit per acre.



Low Density Residential

Land for single-family residential subdivisions and supporting recreational, religious, and educational uses at a density of 1.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Medium Density Residential

Single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Commercial

Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments.



Employment

Employment-oriented development such as office, medical, light industrial, and service centers that are clean, quiet, and compatible with adjacent residential or business districts.



Institutional

Intended for educational facilities, government facilities, healthcare institutions, places of worship, and other similar uses.



Mixed Use

Designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. This can include multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.



Conservation Corridors

Transportation corridors will be identified for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle.

The design of developments must include building materials and site placement along the corridor that reflects development that is incorporated in the natural landscape and uses the rural environment as an amenity to add value and beauty. Signage and lighting for development should be discreet and attractive.

Recommended Land Use Distribution

Recommended Land Use	Acres	Sq Miles	Percentages	Total Developable Acres	Sq. Miles	Percentages
Protected Open Space	344	0.54	4%	-	0.00	4%
Rural Residential / Agriculture	2,896	4.53	34%	2,827	4.42	37%
Low Density Residential	2,094	3.27	25%	2,090	3.27	27%
Medium Density Residential	2,120	3.31	25%	1,741	2.72	23%
Commercial	34	0.05	0.4%	34	0.05	0.4%
Employment	430	0.67	5%	416	0.65	5%
Institutional	339	0.53	4%	339	0.53	4%
Mixed Use	232	0.36	3%	228	0.36	3%
Totals	8,489	13.26	100%	7,675	11.99	100%

Source: Catawba Regional Council of Governments

PLAN GOALS & IMPLEMENTATION

GOAL: RETAIN THE SOUTHERN PANHANDLE RURAL CHARACTER

Objective: Retain Significant Areas for Low-Density Residential Development and Agricultural Uses

Implementation Items:

- Cultivate development of a farmers market, local farms stands, and other agricultural supporting uses to provide an opportunity to sell local produce, bring visitors to the area, and meet the commerce needs of local farmers. **LT**
- Require rural identifying elements along major roadways with new development such as 3/4 board and post fencing, distinct signage design, and similar identifying elements. **MT**
- Encourage the establishment of community gardens within subdivision open space areas and other common areas. **ST**
- Support use of zoning districts that are consistent with the Rural Residential/Agriculture future land use classification as a means to continue the existing rural character and agricultural production in area. **C**
- Support development of agritourism uses in the Rural Residential/Agricultural future land use classification to help entertain and educate the local and regional community on the importance of agriculture. **C**

Timing Key:
C = Continuous
ST = Short Term (0 to 5-Years)
MT = Mid Term (6 to 10-Years)
LT = Long Term (Over 10-Years)

Objective: Preserve and Enhance the Southern Panhandle Culture and Heritage

Implementation Items:

- Examine opportunity for a historical marker or other remembrance tools to preserve the history of the Osceola community. **MT**
- Include the study area within any future county or state cultural resources inventories. **LT**
- Encourage the designation of historic structures in the local register. **C**
- Provide support to owners of historic structures in obtaining formal federal or state recognition of those structures. **C**

GOAL: HELP DEVELOP ANDREW JACKSON STATE PARK INTO A MAJOR REGIONAL DESTINATION

Objective: Grow the Park into a 7-Days a Week Activity Center

Implementation Items:

- Undertake joint recreation programing between Andrew Jackson State Park and the Lancaster County Parks and Recreation Department. **C**
- Take advantage of the park's centralized location in the region and abundance of natural resources to help cultivate regular use of the park by local and regional outdoor clubs for meetings and activities. These may include geocaching, archery, hiking/running, birding, biking, photography, fishing, radio controlled (RC) watercrafting, environmental activism groups, etc. **C**
- Promote adoption of the park as the home base for recreation clubs, clubs associated with Indian Land High School, and regional Girl Scout and Cub/Boy Scout troops, etc. **C**

Objective: Encourage Land Uses near Andrew Jackson State Park that Provide Supporting Goods and Services to Park Guests

Implementation Items:

- Create supplementary site and building design standards to minimize the visual obtrusiveness of commercial uses and require architectural design elements complimentary to the park and its natural features. **ST**
- Support small-scale rezonings to institutional or low-intensity commercial districts in the immediate vicinity of US-521 and SC-5 that will provide supporting goods and services such as food service, private campgrounds, fuel, etc. **C**

GOAL: CREATE A BALANCED SOUTHERN PANHANDLE LAND USE PATTERN

Objective: Develop Employment and Shopping Opportunities in Targeted Segments of the Study Area

Implementation Items:

- Create opportunities for small-scale retail development that can help provide goods and services for the local community. **MT**
- Non-residential development along US-521 and SC-5 should incorporate rural building design elements such as pitched roofs, non-masonry or EIFS building materials, and similar elements. **ST**
- Focus long-term economic development near the intersections of US-521 and SC-5 and US-521 and SC-75. **LT**
- A master planned, regional mixed-use town center and/or employment center should be considered in the far northwest portion of the Southern Panhandle study area. **LT**
- Rezonings to non-residential districts should be generally consistent with the Future Land Use Map. The timing of rezonings to non-residential districts should be contingent on the availability of public water and sewer infrastructure. **C**

Objective: Residential Densities Should be Appropriate for their Location

Implementation Items:

- Rezonings to higher-density residential districts should be generally consistent with the Future Land Use Map. Medium-density residential development should be encouraged in the vicinity of the two schools within the study area, with the exception of property located within the town limits of Van Wyck. The timing of rezonings to higher-density residential districts should be contingent on the availability of public water and sewer infrastructure. **C**
- Low/rural density residential development should occur in residential areas located away from the two schools within the study area, and should be achieved through large lot subdivisions or conservation subdivision design with an abundance of open space. **C**
- Townhomes, apartments, condominiums, and similar higher-density residential uses are appropriate when part of a master planned development within the mixed-use areas. **C**

GOAL: ESTABLISH THE NATURAL ENVIRONMENT AS AN IDENTIFYING ELEMENT OF THE SOUTHERN PANHANDLE

Objective: Protect Natural Resources

Implementation Items:

- Establish policies for minimum tree retention in association with new development projects. **ST**
- Require the use of native tree and shrub species in association with required landscaping for new development. **ST**
- Establish a min. 50-ft conservation corridor along US-521 and Rebound Road to retain existing trees and natural features. Integrate cultural and heritage features within these corridors in a manner that minimizes vegetation disturbance. **ST**
- Improve the existing Lancaster County Cluster Subdivision Overlay District to retain higher quantities of useable open space. **ST**
- Evaluate existing Lancaster County environmentally sensitive area buffer standards to ensure adequate protection of critical resources. **ST**
- Incentivize the use of low-impact development techniques for stormwater management. **ST**
- For non-mixed use commercial and rural residential areas, minimize the use of curb and gutter on new roads and within parking lots. **C**
- Coordinate with the Katawba Valley Land Trust and the State of South Carolina to protect areas critical for clean water, endangered/threatened species protection, and recreational opportunities. **C**

Objective: Create and Promote Nature Based Recreation Opportunities

Implementation Items:

- Encourage the marketing and branding of the Southern Panhandle area as being a nature-based destination. **LT**
- Support implementation of the Carolina Thread Trail and the Walk-Bike RFATS Pedestrian plan for the US-521 and SC-75 corridors. **C**
- Require new major residential subdivisions, institutional uses, and larger employment developments to create private trail systems that interlink with the Carolina Thread Trail and Andrew Jackson State Park. **C**

GOAL: SUPPORT TRANSPORTATION AND OTHER INFRASTRUCTURE INVESTMENT

Objective: Support Transportation and Utility Investment in a Manner that is Consistent with the Southern Panhandle Vision

Implementation Items:

- Implement the RFATS Collector Road Study. **LT**
- Develop a collector/minor arterial road system in the western section of the study area as the Southern Panhandle develops over time. Right-of-Way dedication and road construction (as appropriate) for the proposed Southern Panhandle study collector/minor arterial roads should be undertaken as part of development projects occurring within the general alignment areas.**LT**
- Coordinate with SCDOT on needed intersection improvements for safety and functionality as growth occurs within the Southern Panhandle. **LT**
- Support extension of public water, sewer, natural gas, and other utility infrastructure in areas of the Southern Panhandle designated for non-residential uses and medium-density residential development. **LT**
- Coordinate with Comporium Communications, the Town of Van Wyck, and other partners on developing strategies to integrate a rural broadband network within the Southern Panhandle area. **LT**
- Above-ground utility infrastructure should be constructed, sited, and/or screened in a manner that ensures it blends in with the natural landscape. **C**

APPENDIX A: EXISTING CONDITIONS

PAST PLANNING INITIATIVES

Comprehensive Economic Development Strategies for the Catawba Region, 2019

The Comprehensive Economic Development Strategies (CEDS) is an area-wide assessment of economic trends and infrastructure needs within the Catawba Region. The CEDS is a program developed by the US Economic Development Administration (US EDA) that receives activities and programs of the Catawba Regional Council of Governments in promoting economic progress within the district.

Catawba Regional Housing Assessment, 2018

The Catawba Regional Housing Assessment is an evaluation of the economic conditions and general housing affordability within each county of the region. The Housing Assessment also considers the burden of housing costs of residents including goals and new steps to address housing affordability within the Catawba Region. Initiatives include identifying potential funding sources; evaluating property options available within the region; analyzing neighborhoods; and collaborating with construction, development, and financing partners in the region.

CONNECT Our Future, 2015

The CONNECT Our Future planning process was a three-year project covering fourteen counties in North and South Carolina that developed a vision for future growth at the local and regional levels. The project included a $4.9 million US Housing and Urban Development Sustainable Communities Grant Program and $3 million in local in-kind public and private matching funds. From 2000 to 2008, the bi-state area was the fastest-growing area in the country. The population was projected to increase by 74% by 2050 with 1.2 million additional people and 860,000 additional jobs.

Six core values were generated by community input during the project: a strong, diverse economy; sustainable, well-managed growth; a safe and healthy environment; increased collaboration; enhanced social equity; and high-quality educational opportunities. The top ten priorities for the CONNECT planning area were:

- Support our communities
- Maximize return on investment
- Support local farms
- Improve access to parks and open space
- Increase transportation choices
- Improve water quality
- Improve air quality
- Grow jobs closer to home
- Increase housing choices
- Reduce commuting costs

Recreation Needs Assessment and Strategic Recommendations, 2015

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of US 521 and Shiloh Unity Road.

Comprehensive Plan, 2014

The Comprehensive Plan was adopted in December 2014 and identifies the majority of the Southern Panhandle Planning Area as Rural Living on the Future Land Use Map. Rural Living includes a variety of residential types that include farmhouses, large acreage rural family dwellings, and conservation subdivisions that preserve open landscape and traditional buildings. Along the northern boundary, a new conceptual transportation corridor is shown along with the Neighborhood Mixed Use land use. The Lancaster County Comprehensive Plan also notes some areas in the Southern Panhandle planning area as Special District – Industrial use.

Carolina Thread Trail Master Plan, 2011

The Carolina Thread Trail is a 15-county bi-state program to create an interconnected trail system with major regional trails. The Carolina Thread Trail Master Plan integrates all trails and greenway areas into a comprehensive multi-use network for connecting people, places, and destinations. The plan includes benefits of trails on health, the economy, the environment, culture, and transportation. A guiding principle of the Carolina Thread Trail is “respect for the land and respect for the landowner.”

The Master Plan includes 182 miles of trails and 41 miles of blueways. The segment of the trails in the Southern Panhandle planning area is the Lancaster Panhandle Greenway segment which is 20.4 miles in length. The portion of that Greenway within the planning area is 8.3 miles in length. Connection and access opportunities are located at Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church / Cemetery in Union County, NC.



CAROLINA THREAD TRAIL AND CORRIDOR STUDY
Twelve Mile Creek Trail at Walnut Creek (upper image) and Reconfiguration options for SC 5 and US 521 from US 521 / SC 9 Corridor Study (middle and lower images)

PHYSICAL ANALYSIS

The Southern Panhandle planning area has many assets that serve as catalysts for future development. The planning area includes Van Wyck Elementary School and Indian Land High School, as well as US 521 and SC Highway 5—key corridors within the region. Also within the planning area are abundant natural resources such as the Andrew Jackson State Park. This section covers the existing conditions and the opportunities for development.

Location / Economy

The Southern Panhandle is strategically located near high growth areas of Indian Land to the north and Union County, NC to the east. The planning area is also east of York County and north of the City of Lancaster, which is experiencing relatively moderate development. The area is home to multiple industries, businesses, health facilities, and places of worship.

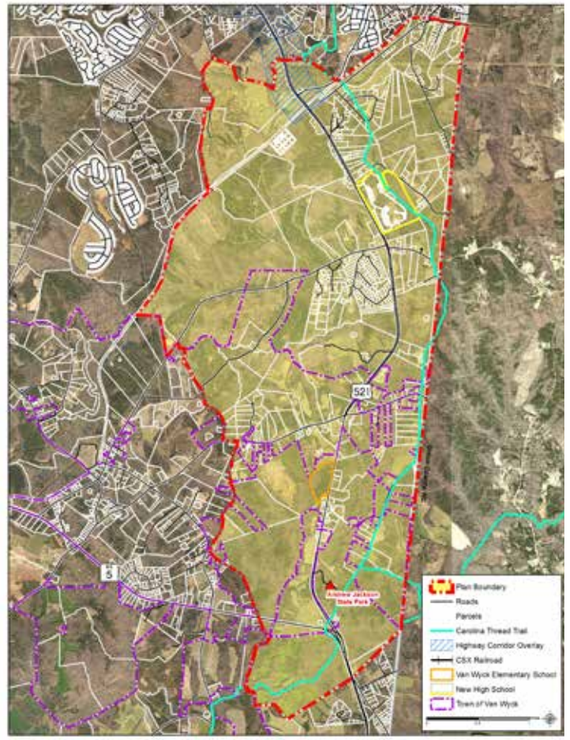
The area has been experiencing development pressures in recent years. In 2019, the County approved the Roselyn subdivision, an 1850-home project on 1,800 acres—the largest residential project in Lancaster County. The site—located just south of the study area—is expected to include a County park.

PLANNING AREA

The Southern Panhandle planning area is reflected in the aerial view to the right and includes approximately 8,200 acres and 611 parcels with 473 property owners. The planning area is centered around US 521 and is bordered to the east by Union County, NC and bordered to the west by CSX Railroad and the Town of Van Wyck. The northern boundary is the area north of Highway 75 and the southern boundary is Andrew Jackson State Park and the intersection of SC Highway 5 and US 521.

A map showing the location of existing homes in the planning area can be found in Appendix B. The US Census Bureau estimates for 2018 that 947 residents live in 353 households within the planning area. The median household income is $44,943 and the median household value is $250,000.

Aerial View of the Study Area



Existing Land Use Distribution

Land Use	Acres	Sq Miles	Percentages
Park / Open Space	327.54	0.51	3.88%
Working Farm	669.75	1.05	10.09%
Rural Living	7,182.03	11.22	80.23%
Large Lot Residential	109.97	0.17	1.38%
Medium Density Residential	77.39	0.12	0.74%
Civic / Institutional	66.99	0.10	2.67%
Commercial	43.70	0.07	0.42%
Industrial	49.42	0.08	0.59%
Totals	**8,526.79**	**13.32**	

Note: Right-of-way included in totals.

Traffic Counts

The Average Daily Traffic Counts in the planning area reflect the following volume of traffic for 2018:

- US 521 between SC 75 to SC 5 – 11,400
- SC 75 – 6,000
- Steele Hill Road (East) – 1,000
- Steele Hill Road (West) – 350
- West Rebound Road – 1,050

Existing Land Use

The current land use is reflected in Figure 8, Land Use and the distribution is reflected in Table 4, Existing Land Use Distribution. The planning area is predominately rural with 84% of the acres categorized as Rural Living, 8% Working Farms, and 4% Permanent Open Space. The remaining 4% of land uses are a mix of large lot and mixed density residential, professional, retail, commercial, and industrial uses. Land with some limitations is reflected in Figure 11, Environmental Constraints.

Existing Zoning Map

The existing zoning for the Southern Panhandle Planning Area can be found in Appendix B. The majority of the planning area is zoned for Rural Neighborhood, Rural Residential, and Open Space Preservation. Other zoning districts in the planning area include Low Density Residential, several types of Commercial districts, Light Industrial, and a Legacy Planned Development District.

Infrastructure

Lancaster County Water and Sewer District (LCWSD) serves the Planning Area. The entirety of the Planning Area has the potential to be served with public water; however service is generally limited to those areas along major road corridors. The Catawba River Water Treatment Plant, located west of Andrew Jackson State Park in Lancaster County, is a joint venture between LCWSD and Union County, NC with a 50/50 ownership. A 500,000 gallon water tank is located on US 521 north of Steele Hill AME Zion Church. Currently, sewer is available only at the northeast and southeast portions of the intersection of US 521 and Highway 75. Sewer system enhancements by LCWSD are development-driven and performed supplementary to LCWSD's Wastewater Extension Guidelines outlined in their Water & Wastewater Developer Policy.

The Conceptual Sewer Master Plan for the US 521 and Highway 5 area includes a proposed Equalization Facility on approximately ten acres to the west of the Planning Area. The addition of an Equalization Facility will reduce the potential for overflows in the system or at the treatment facility, mitigate environmental damage, improve the efficiency of the treatment facility, and maximize the infrastructure sizing by equalizing peak flows. Several locations are identified for potential gravity sewer lines with sewer lift stations. LCWSD will evaluate their infrastructure sizing needs as the proposed land use plans and zoning are updated. The LCWSD sewer discharge permit for the Catawba River is 15 MGD. LCWSD's Indian Land Wastewater Treatment Facility is currently under construction for an upgrade to 5 MGD and the hydraulic capacity at the treatment facility can be increased as needed to meet the water and sewer needs as development occurs within the Planning Area.

Cultural Resources

The Southern Panhandle has many significant cultural resources that should be preserved and protected as well as celebrated and shared for future generations.

The County has not completed a historic inventory since the 1986. As of that time, the Steele Hill AME Zion Church Arbor (built in 1885) was the only structure identified as eligible to be nominated for the National Register of Historic Places. The Steele Hill Rosenwald School Building has not yet been evaluated for potential National Register eligibility. These historic African American sites should be considered for historic preservation programs provided by the South Carolina Department of Archives and History and the National Trust for Historic Preservation's African American Cultural Heritage Action Fund program.

The Steele Hill Rosenwald School was built as part of the Julius Rosenwald Building Fund, established in the early 1900s to address educational inadequacies and establish better primary schools for African Americans. Three of the seven South Carolina Rosenwald Schools are still standing. The Steel Hill School was used until the 1950s and is currently a single-family home.

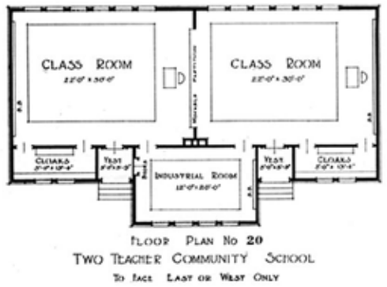
Other cultural resources include the Village of Osceola, located approximately one-half mile on the west side of US 521 at the Highway 75 intersection south of the CSX Railroad. The Village was first surveyed in 1888. Today the historic village is grown over and many of the structures are gone. The 1986 Lancaster County historic survey did not identify any National Register-eligible properties in the Osceola Community area.



STEELE HILL ROSENWALD SCHOOL
Source: Fisk University Rosenwald Fund Card File Database.

Rosenwald Two Teacher Community School Plan





Natural Resources

The Southern Panhandle has abundant natural resources that contribute to the rural living lifestyle of the area. Andrew Jackson State Park is 360 acres and has an 18-acre lake for boating and fishing, a pair of one-mile loop trails for walking and hiking, 25 campsites, two picnic sites, a museum, a meeting house, and an amphitheater. The park is located the southeast portion of the Southern Panhandle.

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area.

While SCDNR does not indicate Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species, and it is still considered significant habitat. (The critical habitat is located upstream in NC). It is also a possibility that the endangered Schweinitz's Sunflower could found here. While the plan area is not currently designated as a habitat, the flower has been identified nearby.

Floodplain and wetlands may be found across the northern and southern portions of the planning area and along Millstone Branch, south of the Millstone subdivision. The Twelve Mile Creek Trail at Walnut Creek Park is located at the northern portion of the Southern Panhandle and is a part of the Carolina Thread Trail.

The **South Atlantic Conservation Blueprint** is a spatial plan that identifies priority areas for conservation across parts of six states, from southern Virginia to northern Florida. Data from the plan was considered for identification of natural resources.

A map of environmental constraints can be found in Appendix B.





ENDANGERED SPECIES
Schweinitz's Sunflower, Source: Gary Kaufmann
Carolina Heelsplitter, Source: Katawba Valley Land Trust

Collision Data

The following table includes data on number of fatal collisions, number of injury collisions, property damage only collisions, total collisions, persons killed, and persons injured at the four locations in the Southern Panhandle at the four major corridor intersections as located on pages 38 - 41. In addition, data is provided depicting the average per year for each of these categories, as well as comparative data for the entirety of US 521 in Lancaster County for 2018.

Collision Data, 2005 - 2019

Intersection Collision Summary Data 2005 - 2019	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collision	Persons Killed	Persons Injured
US 521 and SC 75	1	29	92	122	3	51
US 521 and Steele Hill Road	0	7	17	24	0	7
US 521 and W. Rebound Road	1	17	69	87	2	23
US 521 and SC 5	1	18	58	77	1	31
Total	3	71	236	310	6	112
Average per Year	0.2	4.7	15.7	20.6	0.4	7.4
Total 2018 (all of US 521)	3	5	378	516	3	8

Source: South Carolina Department of Public Safety
Note: 2018 and 2019 Data is Preliminary

MAJOR CORRIDORS



Northern area, US 521, view West of CSX Railroad and Highway 75



US 521 at East Rebound Road, view North



Northern Area, Intersection of US 521 and Highway 75 and Osceola United Methodist Church



Intersection of US 521 and East and West Rebound Roads, view Northeast



Intersection area of US 521 and Steele Hill Road and Nivens Road, view North



US 521, view North at Van Wyck Elementary School

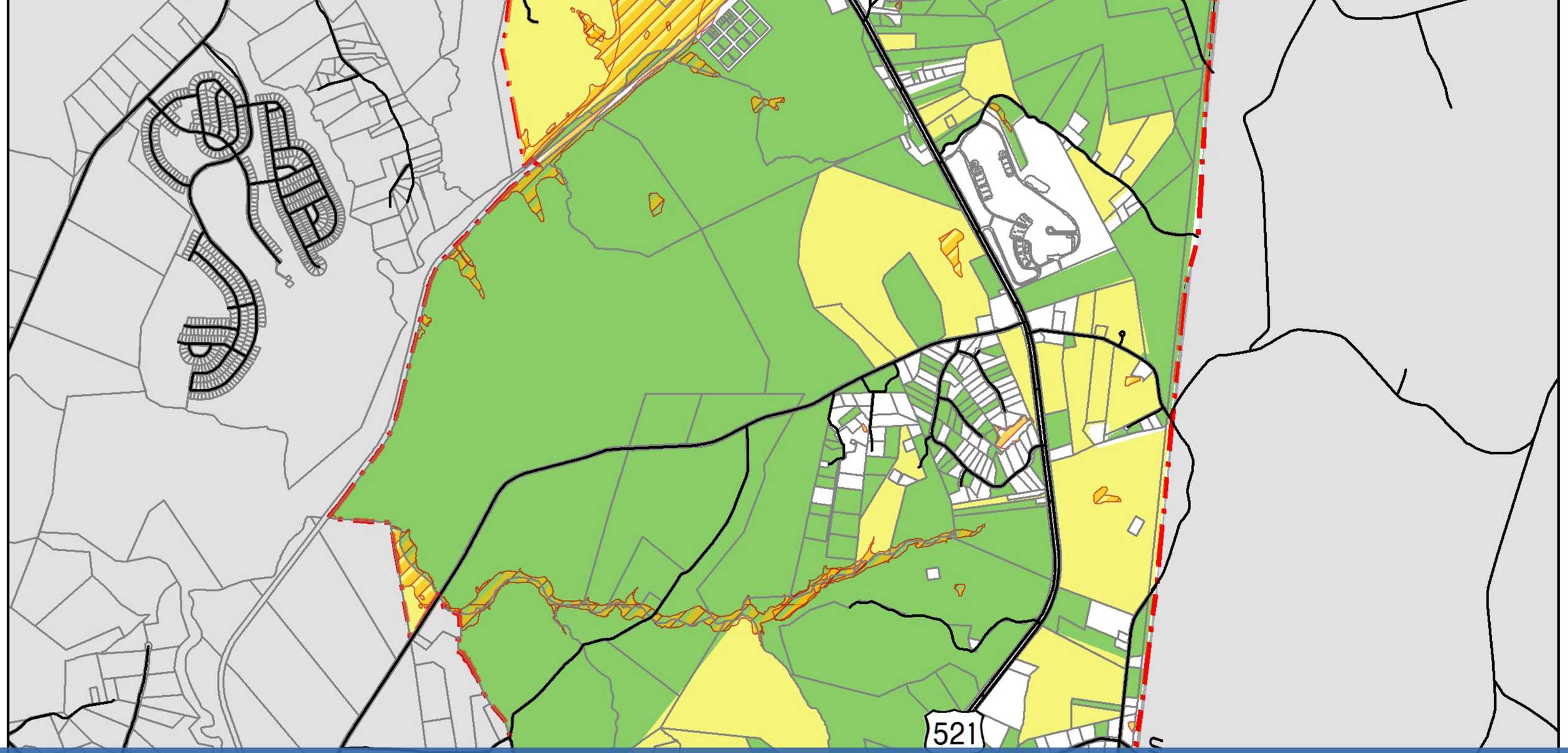


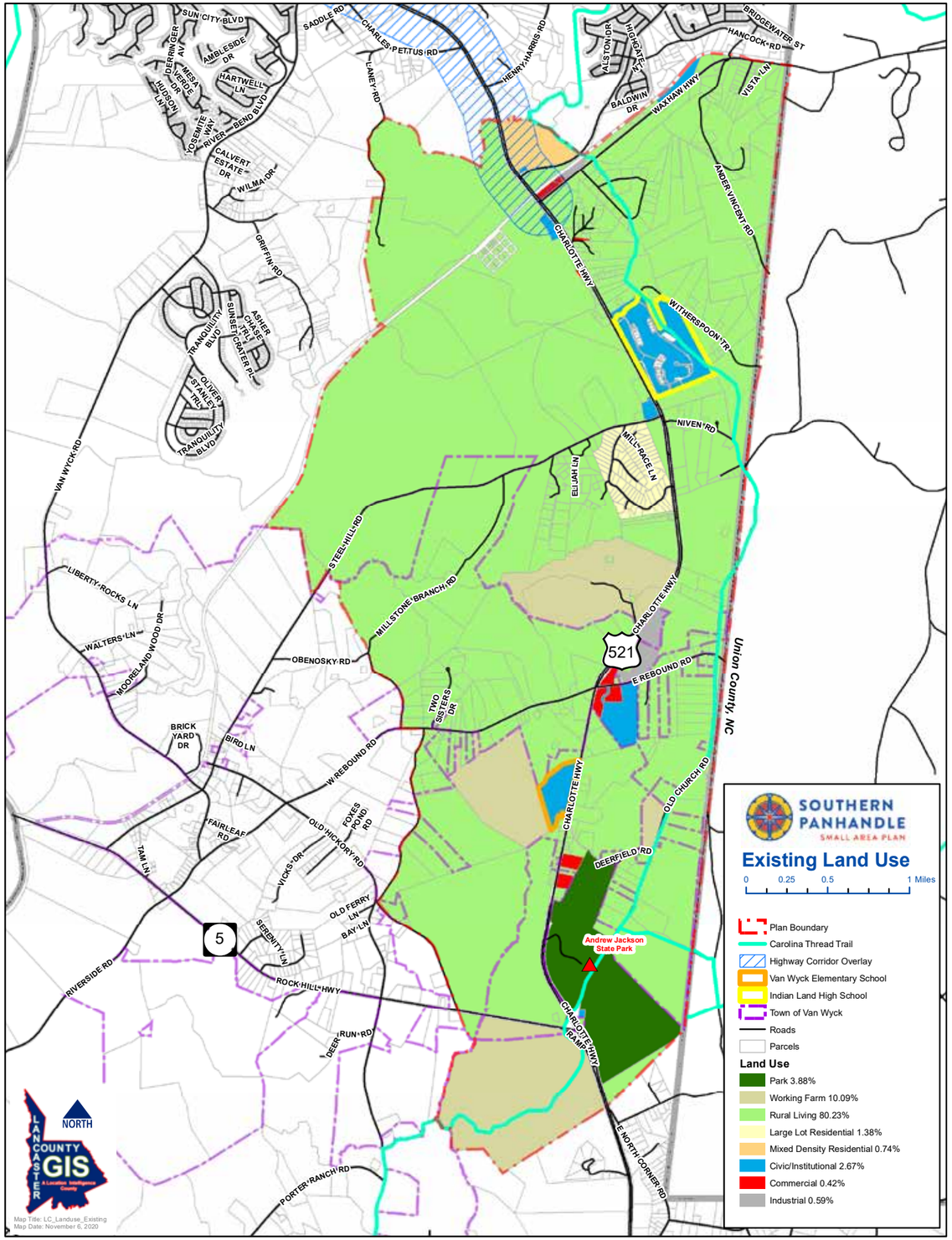
Intersection area of US 521 and Steele Hill Road and Nivens Road, view South



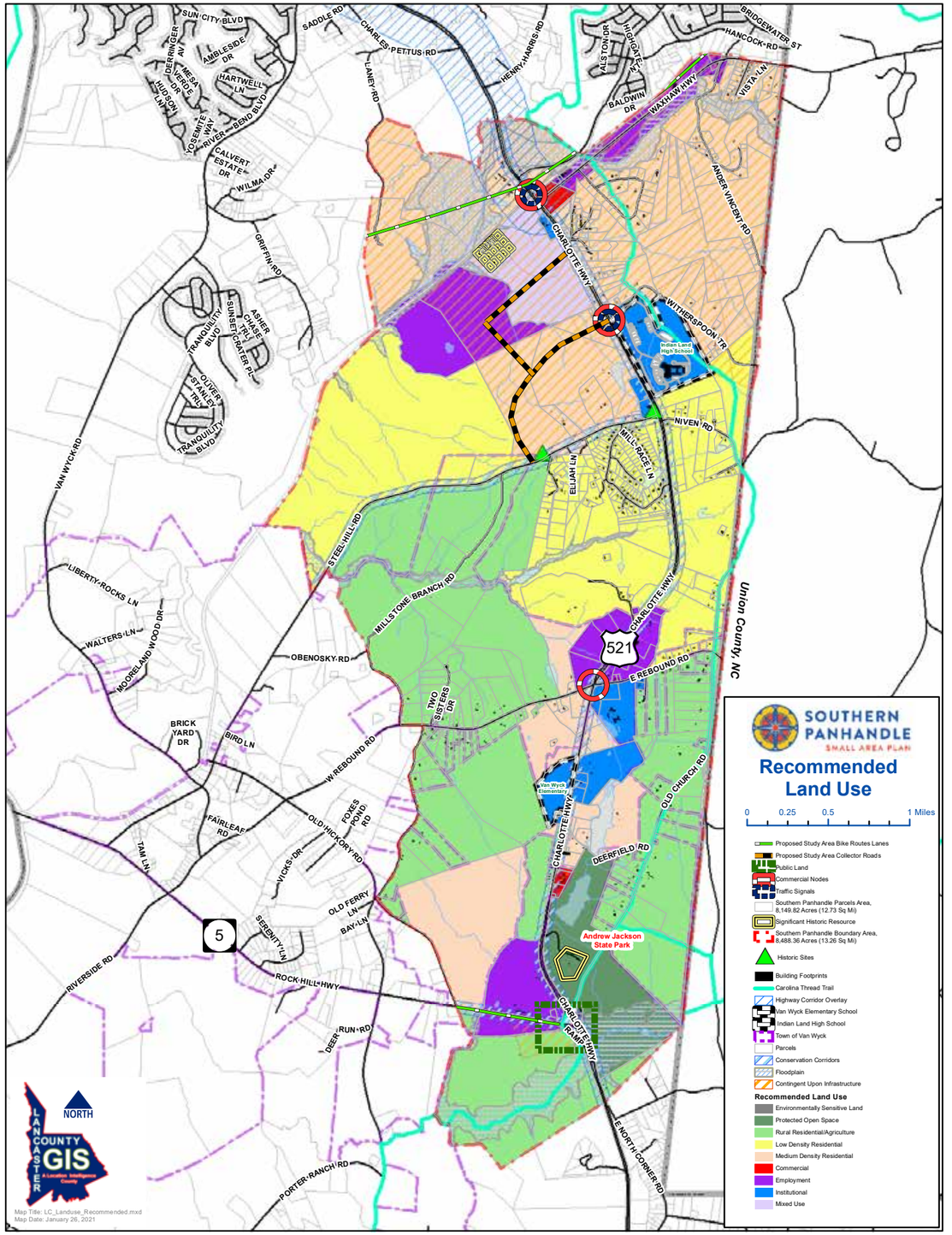
Southern area, intersection of US 521 and Highway 5, view Northwest

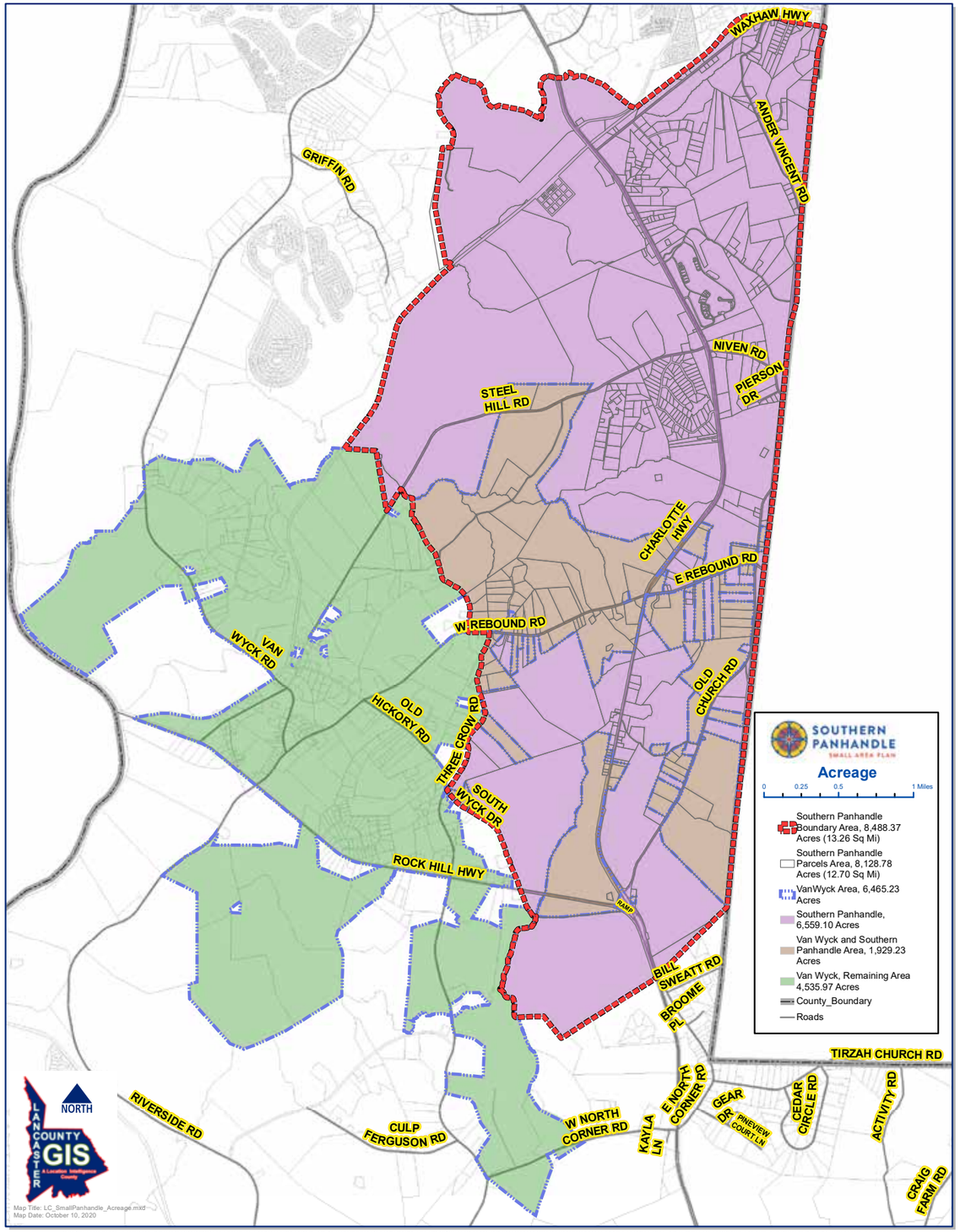
APPENDIX B: MAPS





The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.





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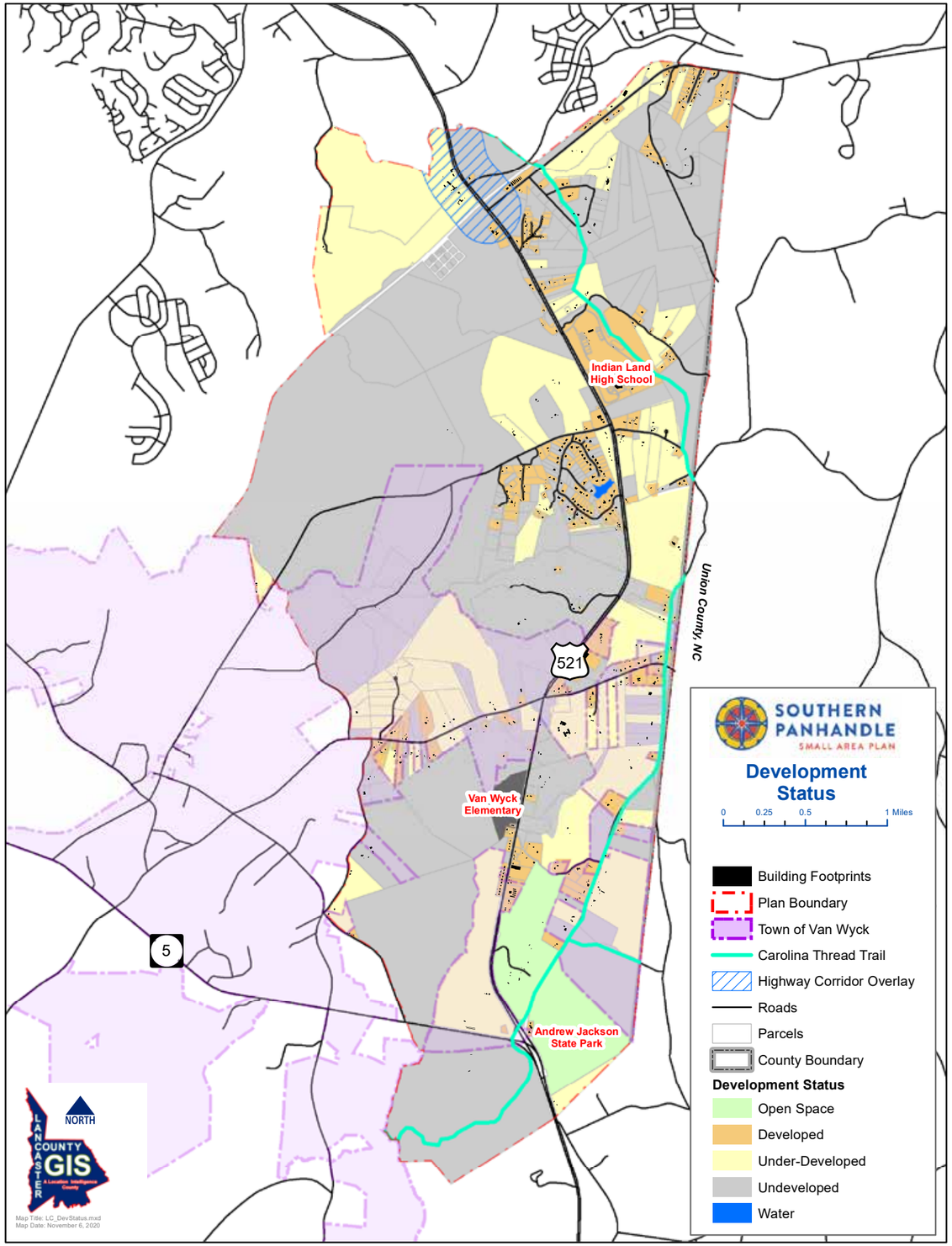

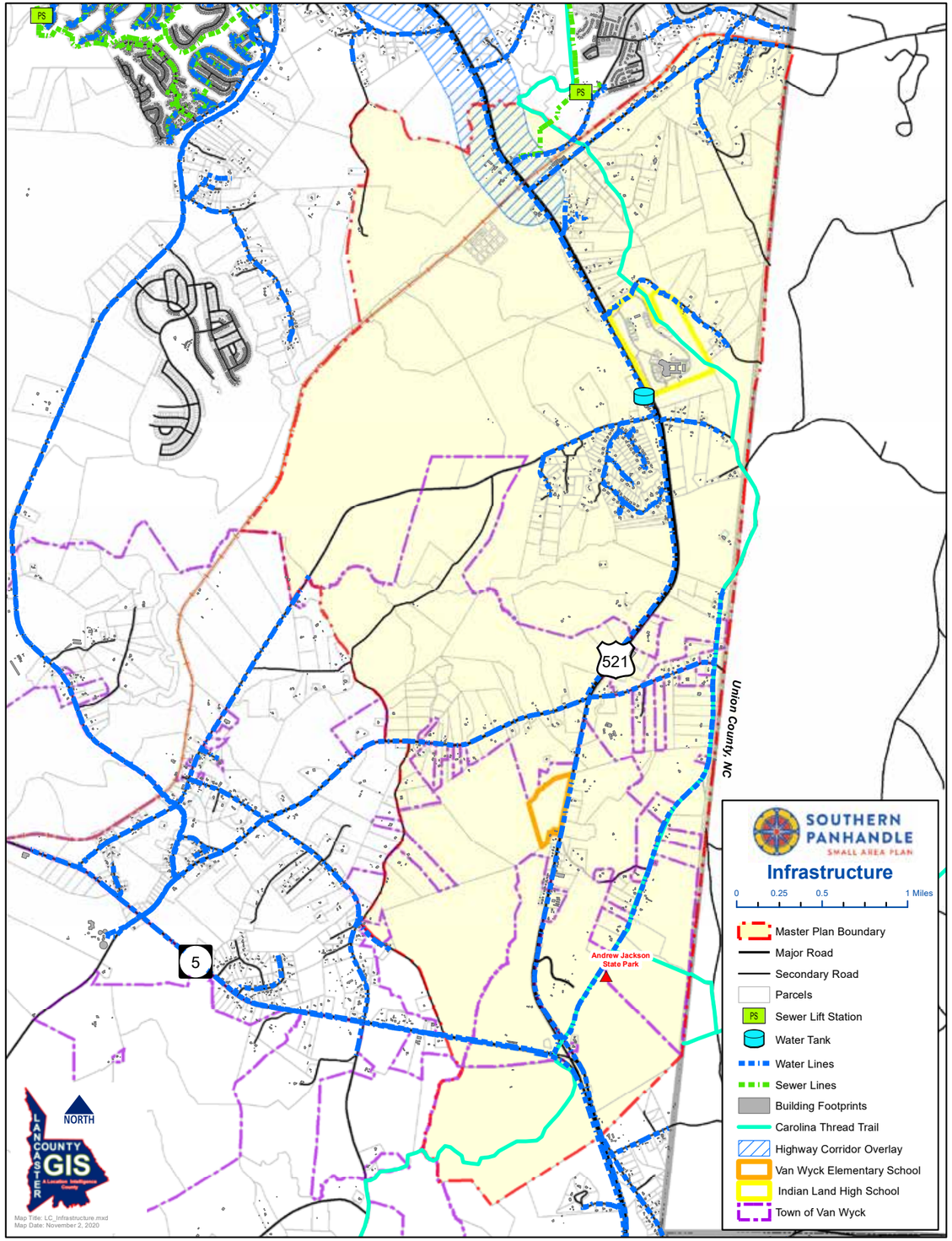
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PS
521
5
Andrew Jackson State Park
Union County, NC
NORTH
LANCASTER COUNTY GIS
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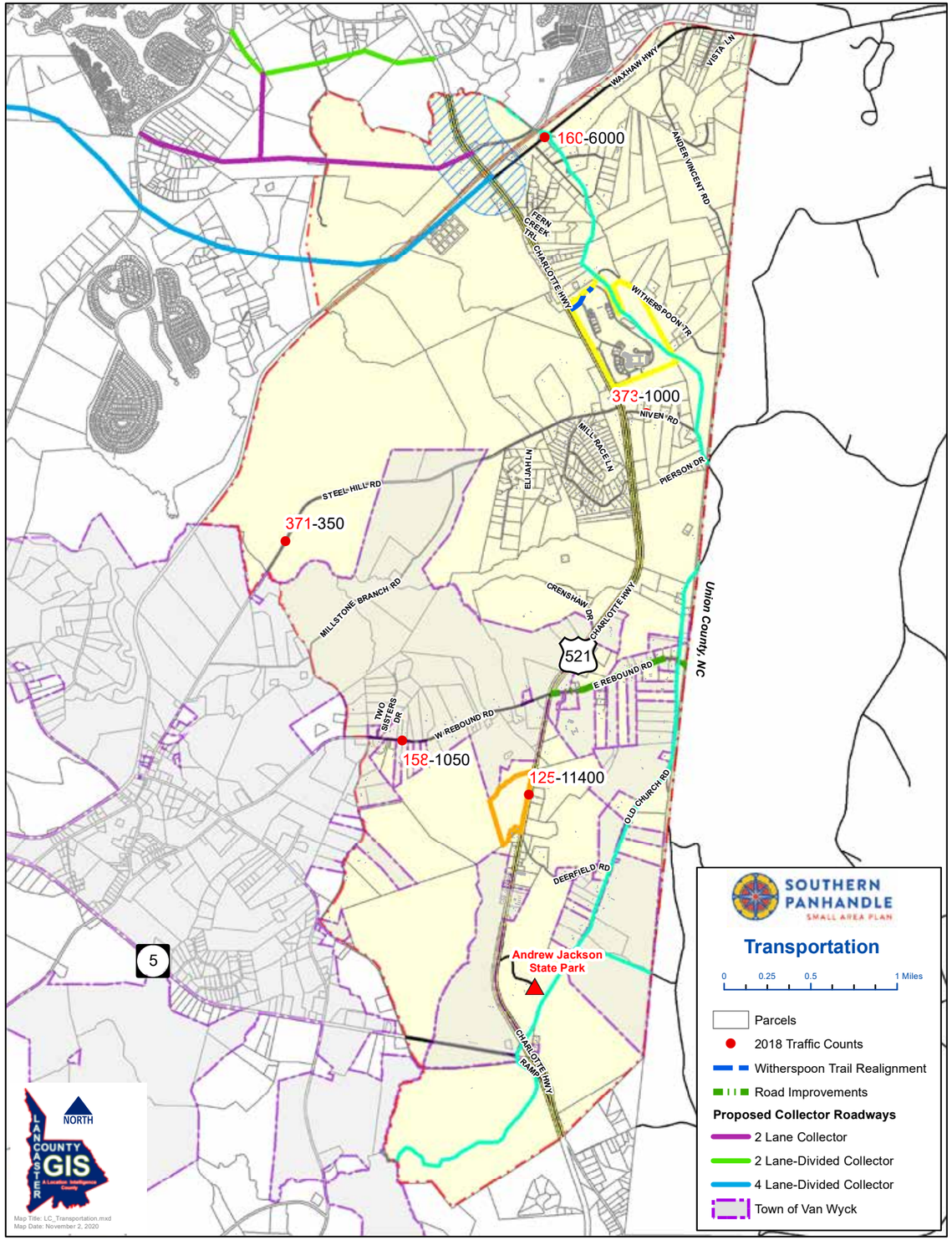
Map Date: November 2, 2020
SOUTHERN PANHANDLE
SMALL AREA PLAN
Infrastructure
0 0.25 0.5 1 Miles
Master Plan Boundary
Major Road
Secondary Road
Parcels
Sewer Lift Station
Water Tank
Water Lines
Sewer Lines
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck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371-350
373-1000
158-1050
125-11400
WAXHAW HWY
VISTA LN
ANDERSON VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
521
E REBOUND RD
W REBOUND RD
TWO SISTERS DR
OLD CHURCH RD
DEERFIELD RD
5
Andrew Jackson State Park
CHARLOTTE HWY RAMP
Union County, NC
NORTH
LANCASTER COUNTY GIS
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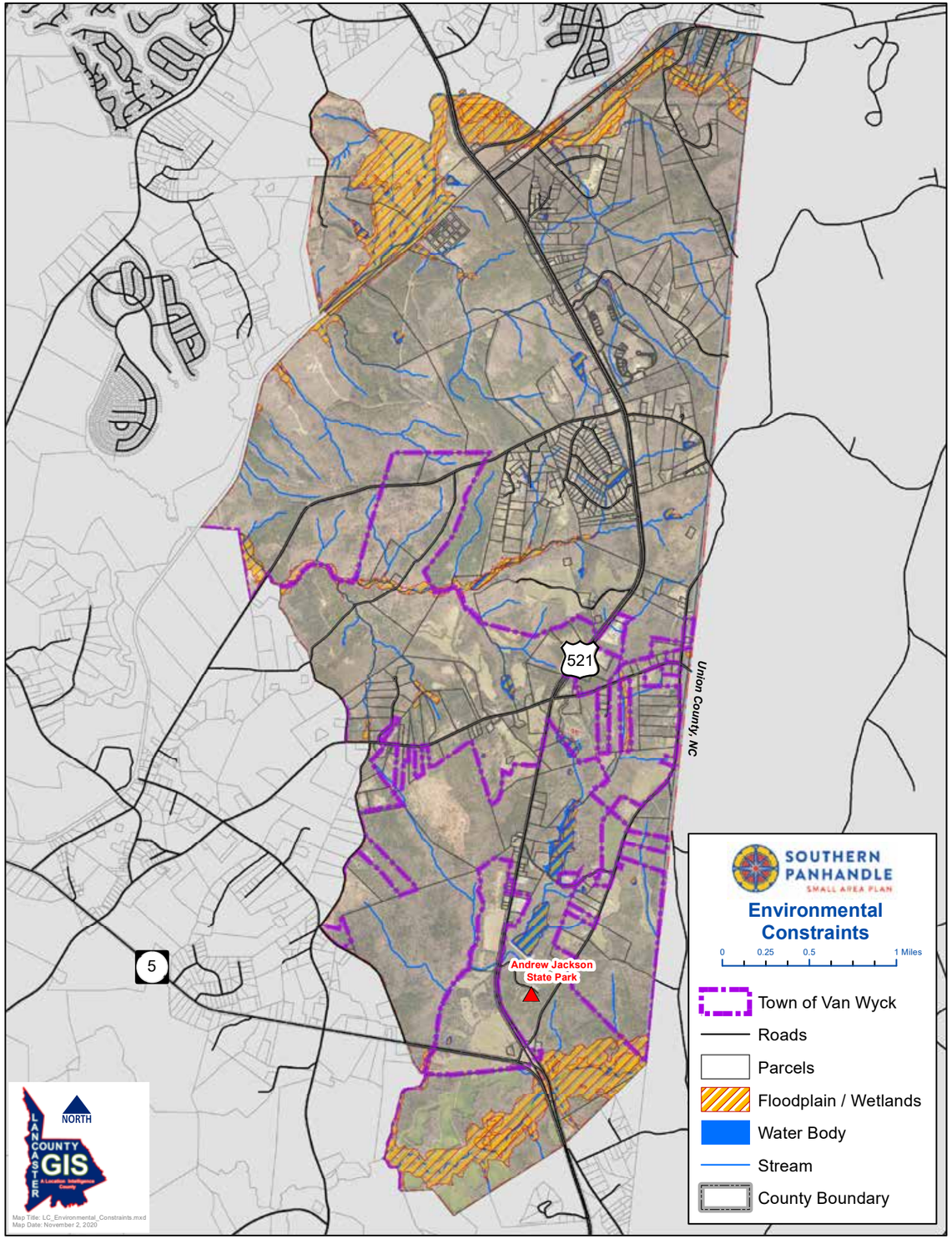
SOUTHERN PANHANDLE
SMALL AREA PLAN
Transportation
0 0.25 0.5 1 Miles
Parcels
2018 Traffic Counts
Witherspoon Trail Realignment
Road Improvements
Proposed Collector Roadways
2 Lane Collector
2 Lane-Divided Collector
4 Lane-Divided Collector
Town of Van Wyck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Union County, NC
Andrew Jackson
State Park
SOUTHERN
PANHANDLE
SMALL AREA PLAN
Environmental
Constraints
0
0.25
0.5
1 Miles
Town of Van Wyck
Roads
Parcels
Floodplain / Wetlands
Water Body
Stream
County Boundary
NORTH
LANCASTER
COUNTY
GIS
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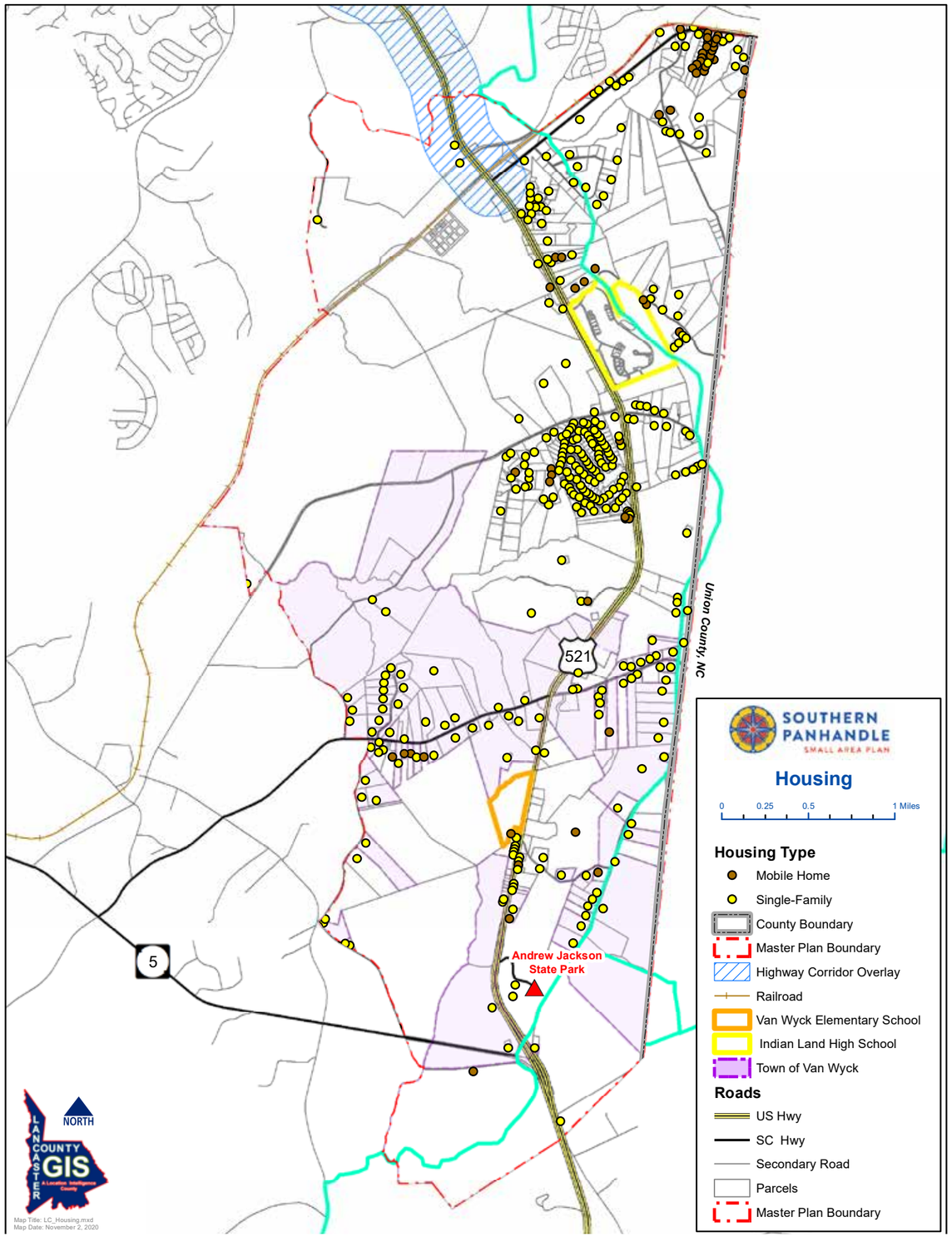
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Union County, NC
Andrew Jackson
State Park
SOUTHERN
PANHANDLE
SMALL AREA PLAN
Housing
0
0.25
0.5
1 Miles
Housing Type
Mobile Home
Single-Family
County Boundary
Master Plan Boundary
Highway Corridor Overlay
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Roads
US Hwy
SC Hwy
Secondary Road
Parcels
Master Plan Boundary
NORTH
LANCASTER
COUNTY
GIS
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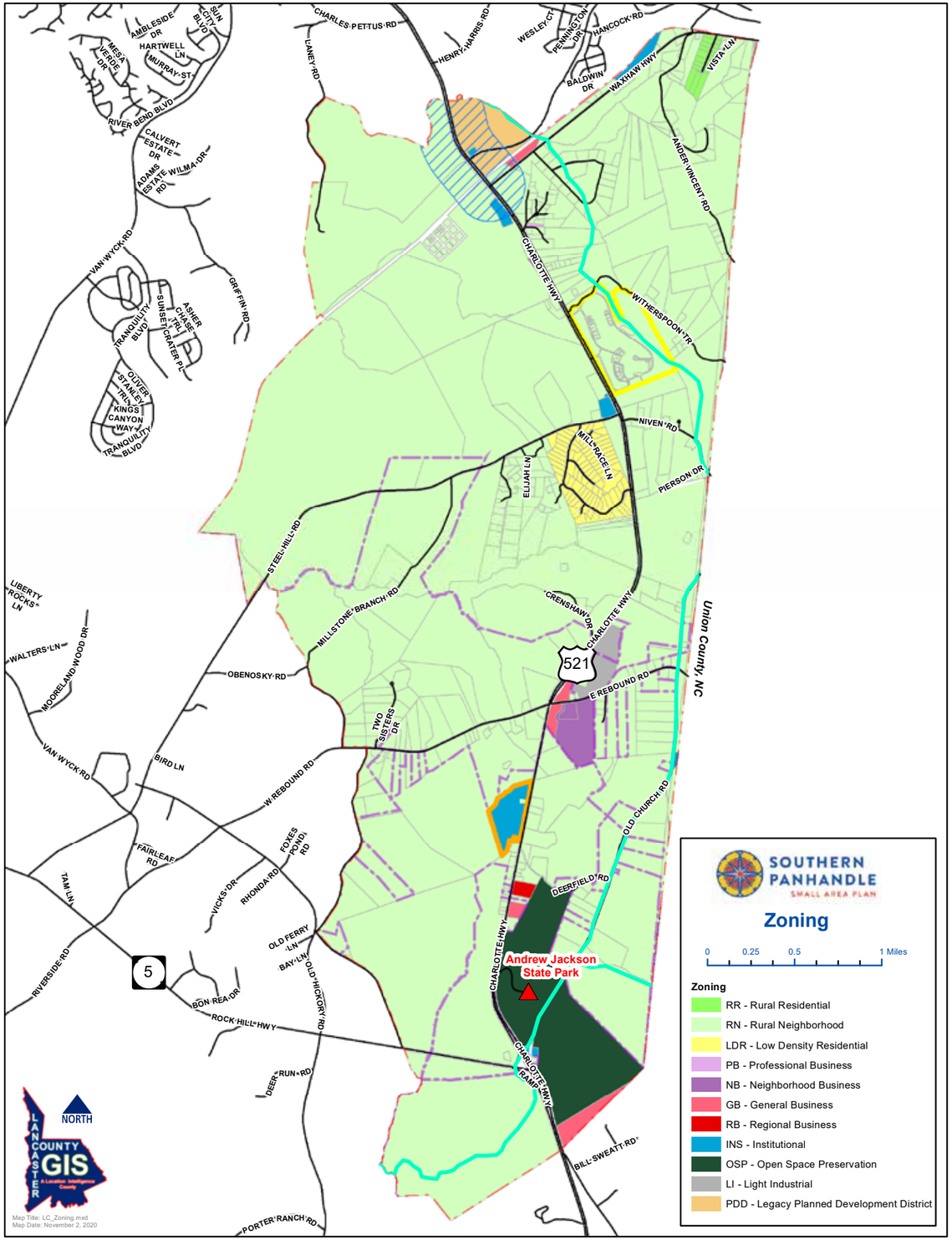
CHARLES PETTUS RD
HENRY HARRIS RD
WESLEY CT
PENNINGTON DR
HANCOCK RD
BALDWIN DR
WAXHAW HWY
VISTA LN
ANDER VINCENT RD
AMBLESIDE DR
SUN CITY BLVD
HARTWELL LN
MURRAY ST
MESA VERDE DR
RIVER BEND BLVD
CALVERT ESTATE DR
ADAMS ESTATE RD
WILMA DR
VAN WYCK RD
GRIFFIN RD
TRANQUILITY BLVD
SUNSET CRATER PL
ASHER CHASE CIR
OLIVER STANLEY TRL
KINGS CANYON WAY
LIBERTY ROCKS LN
WALTERS LN
MOORELAND WOOD DR
OBENOSKY RD
BIRD LN
W REBOUND RD
TWO SISTERS DR
E REBOUND RD
521
CRENSHAW DR
CHARLOTTE HWY
MILLSTONE BRANCH RD
STEEL HILL RD
ELIJAH LN
MILL RACE LN
NIVEN RD
PIERSON DR
WITHERSPOON TR
CHARLOTTE HWY
LANEY RD
FAIRLEAF RD
FOXES POND RD
TAM LN
VICKS DR
RHONDA RD
OLD FERRY LN
BAY LN
OLD HICKORY RD
RIVERSIDE RD
5
BON REA DR
ROCK HILL HWY
DEER RUN RD
CHARLOTTE HWY RAMP
BILL SWEATT RD
PORTER RANCH RD
OLD CHURCH RD
DEERFIELD RD
Andrew Jackson State Park
Union County, NC
NORTH
LANCASTER COUNTY GIS
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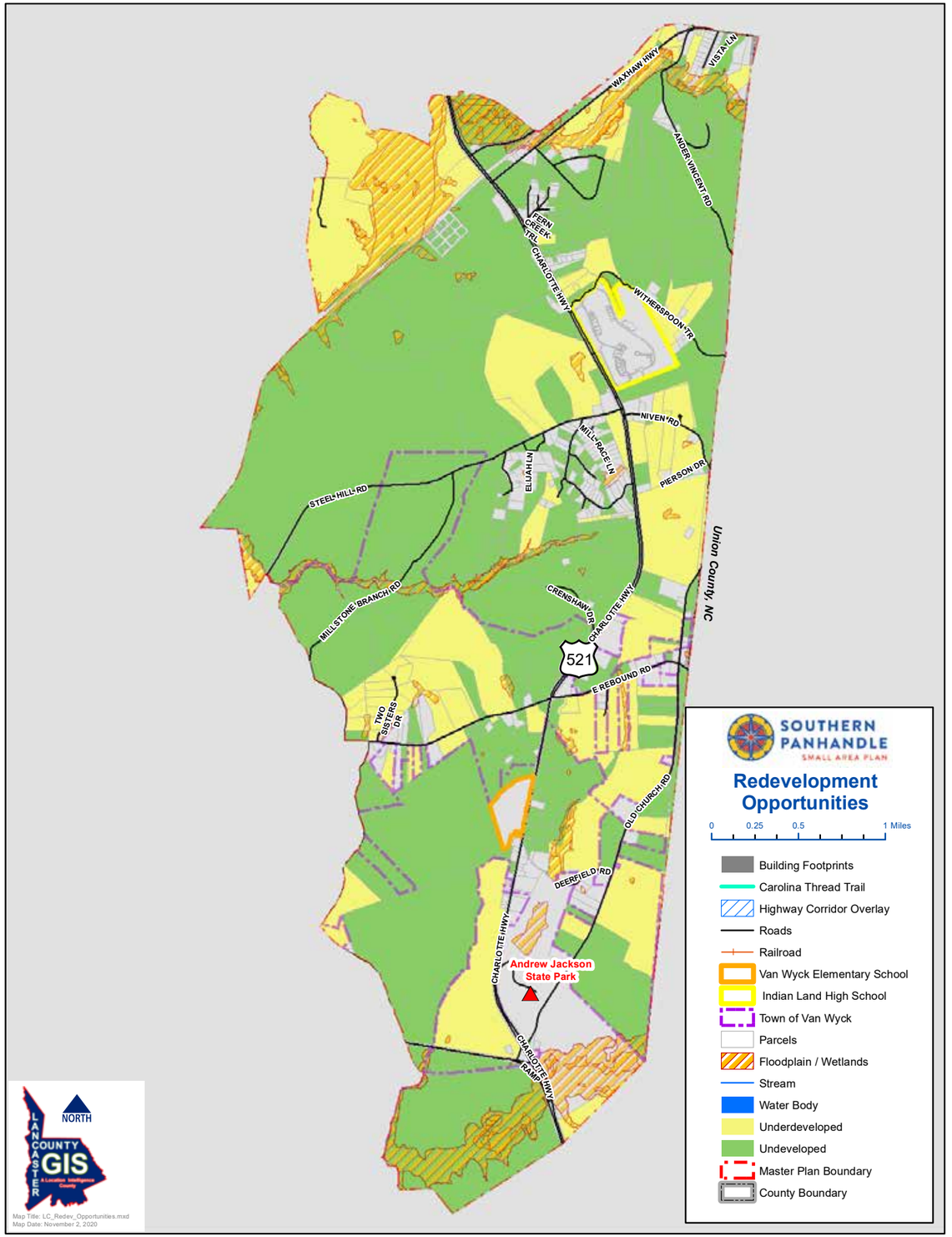
SOUTHERN PANHANDLE
SMALL AREA PLAN
Zoning
0 0.25 0.5 1 Miles
Zoning
RR - Rural Residential
RN - Rural Neighborhood
LDR - Low Density Residential
PB - Professional Business
NB - Neighborhood Business
GB - General Business
RB - Regional Business
INS - Institutional
OSP - Open Space Preservation
LI - Light Industrial
PDD - Legacy Planned Development District


WAXHAW HWY
VISTA LN
ANDER VINCENT RD
FERN CREEK TRL
CHARLOTTE HWY
WITHERSPOON TR
NIVEN RD
MILL RACE LN
ELIJAH LN
PIERSON DR
STEEL HILL RD
MILLSTONE BRANCH RD
CRENSHAW DR
CHARLOTTE HWY
521
TWO SISTERS DR
E REBOUND RD
OLD CHURCH RD
DEERFIELD RD
CHARLOTTE HWY
Andrew Jackson State Park
CHARLOTTE HWY RAMP
Union County, NC
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LANCASTER COUNTY GIS
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SOUTHERN PANHANDLE
SMALL AREA PLAN
Redevelopment Opportunities
0 0.25 0.5 1 Miles
Building Footprints
Carolina Thread Trail
Highway Corridor Overlay
Roads
Railroad
Van Wyck Elementary School
Indian Land High School
Town of Van Wyck
Parcels
Floodplain / Wetlands
Stream
Water Body
Underdeveloped
Undeveloped
Master Plan Boundary
County Boundary

APPENDIX C: PUBLIC ENGAGEMENT

APPENDIX C
PUBLIC ENGAGEMENT

Public Participation

The Southern Panhandle Small Area Plan was developed with the participation and input from stakeholders from the planning area and the surrounding communities. The Southern Panhandle vision and planning themes reflect the values of the residents and stakeholders. Staff from the Lancaster County Planning Department and Catawba Regional Council of Governments met with residents and property owners from the Southern Panhandle. Visioning Week was held November 4 - 7, 2019 at Our Lady of Grace Catholic Church. Events included a hands-on workshop, property owner and stakeholder interviews, drop-in visits, and a Steering Committee meeting.

Steering Committee

The Steering Committee was comprised of representatives from Lancaster County, Lancaster County Economic Development, Town of Van Wyck, Andrew Jackson State Park, Lancaster County School District, Lancaster County Water and Sewer District, Lancaster County Gas Authority, CSX Transportation, SCDOT, Duke Energy, John M. Belk Endowment, Our Lady of Grace Catholic Church, Osceola United Methodist Church, Steele Hill AME Zion Church, Katawba Valley Land Trust, Carolina Thread Trail, business and property owners, and residents.

The Steering Committee met throughout the process of developing the Southern Panhandle Small Area Plan. Meetings were held throughout the planning area that included Andrew Jackson State Park, Van Wyck Community Center, Our Lady of Grace Catholic Church, and Steele Hill AME Zion Church. The Steering Committee provided direction for the development of the Small Area Plan.

Southern Panhandle Steering Committee Meeting Schedule

Meeting Date	*Location*	*Purpose of Meeting*
June 5, 2018	*Andrew Jackson State Park, Meeting House*	*Small Area Plan Purpose and Overview, SWOT Analysis, and Vision Exercise*
August 15, 2018	*Town of Van Wyck Community Center*	*SWOT Analysis / Vision Exercise Outcomes, Planning Area Boundary, and Existing Conditions Maps*
December 13, 2018	*Our Lady of Grace Catholic Church, Parish Hall*	*Existing Conditions Report, District Name / Logo, and Planning Charrette*
August 27, 2019	*Steele Hill AME Zion Church, Fellowship Hall*	*Existing Conditions Draft Document Review and Visioning Week Schedule / Public Participation*
November 7, 2019	*Our Lady of Grace Catholic Church, Parish Hall*	*Visioning Week Outcomes, Big Ideas, Plan Themes, Vision, and Next Steps*

Promotional Materials

Time	Monday Nov 4th	Tuesday Nov 5th	Wednesday Nov 6th	Thursday Nov 7th
8:00 AM		Open Planning Studio / Stakeholder Interviews	Open Planning Studio / Stakeholder Interviews	Open Planning Studio
9:00 am				
10:00 am				Steering Committee 10:00 am
11:00 am				
12:00 pm		Lunch	Lunch	Lunch
1:00 pm	Team Arrives / Studio Setup	Open Planning Studio / Major Landowners	Open Planning Studio / Major Landowners	Studio Breakdown
2:00 pm				
3:00 pm				
4:00 pm	Open Planning Studio / Major Landowners	Hands-On Visioning Workshop 5:30 pm - 8:00 pm		
5:00 pm				
6:00 pm				
7:00 pm			Closed Planning Studio	

Visioning Week Schedule

The Southern Panhandle Small Area Plan incorporated various types of community participation promotions. Postcards were mailed to all property owners within the Planning Area listing all events and opportunities for residents to participate. Letters were sent to 26 property owners with property acreage totaling 50 acres or more and providing information about the study and inviting the property owner(s) to meet with staff. The chart below lists other opportunities for residents and property owners to participate in the community engagement activities during Visioning Week.

Visioning Week Community Outreach

2019	*Type of Community Outreach*
Week of October 14th	*Lancaster County and Catawba Regional COG Websites*
October 15th	*Letters Mailed to Property Owners with >50 Acres*
October 16th	*Press Release*
October 17th	*Postcard Mailed to All Property Owners*
October 17th	*Emails Sent to All Agencies / Organizations*
Week of October 21st	*Schools and Places of Worship Social Media / Websites*
October 23rd	*Newspaper Ad in the Carolina Gateway*

VISIONING WEEK

Hands-On Workshop

The Southern Panhandle Hands-On Workshop was held on the evening of Tuesday, November 5, 2019 from 5:30 pm to 8:00 pm. Residents, property owners, and other stakeholders received information about the planning area and participated in a visual preference survey and small group discussion to brainstorm about the future of the Southern Panhandle.

Rox Burhans, AICP, Lancaster County Development Services Division Director, welcomed the 54 participants to Visioning Week and thanked them for sharing their ideas for the Southern Panhandle Small Area Plan. Cole McKinney, Catawba Regional Council of Governments, presented an overview of the project objectives. Mr. McKinney explained the importance to ensure the future integrity and economic vitality and to develop place-making strategies through proactive planning.

Kara W. Drane, AICP, Catawba Regional Council of Governments provided examples of place-making techniques, highlighted the Visioning Week schedule, and introduced the breakout session portion of the Hands-On Workshop. Participants were divided randomly by name tag "dot" color and assigned one of seven groups. Each group developed a vision documented on maps and descriptions of the future Southern Panhandle. The feedback provided by the groups were incorporated into the Southern Panhandle Small Area Plan Recommended Land Use Map. The big ideas that the groups reported included:

- Maintain Rural Community
- Protect Local Heritage
- Ensure Growth is Well-Planned
- Prevent Loss of Tree Canopy
- Protect Andrew Jackson State Park
- Plan for Transportation Enhancements
- Provide for Sewer Enhancements as Needed
- Be a Natural Retreat Destination





Visioning Week Postcard Invitation



Stakeholder Interviews

Staff from Lancaster County Planning Department and Catawba Regional Council of Governments held stakeholder interviews with major property owners, business owners, and agency representatives during Visioning Week. The purpose of the interviews was to gather information and compile different perspectives from stakeholders throughout the Southern Panhandle. The feedback provided to planners included opportunities for future growth, and all of the property owners shared personal ties and connections to the Southern Panhandle planning area.

Drop-In Visits

The public was invited to drop-in and talk with the Lancaster County Planning Department and Catawba Regional Council of Governments staff during Visioning Week to share ideas and ask questions about the Southern Panhandle Small Area Plan Project. The drop-in visits provided residents the opportunity to stop by Our Lady of Grace Catholic Church at their convenience to participate in the process and development of the small area plan. Times were available during the day and early evening.

Through Wednesday evening, a total of 95 residents engaged in the Southern Panhandle Small Area Plan Visioning Week activities:

- November 4th / Interviews and Drop-ins – 12 participants
- November 5th / Interviews and Drop-ins – 13 participants
- November 5th / Hands-On Workshop – 54 participants
- November 6th / Interviews and Drop-ins – 16 participants













Visioning Week Work Groups Report Out









SWOT ANALYSIS & VISIONING

The Steering Committee met on June 5, 2018 and the members developed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The Steering Committee also provided one word(s) descriptions of how they envision the future Southern Panhandle planning area.

Strengths

- Schools (noted 5 times)
- Undeveloped land (noted 5 times)
- Proximity to Charlotte/Waxhaw/Rock Hill (noted 4 times)
- Capacity in water and sewer (noted 4 times)
- Highways, two major transportation arteries and proposed Dave Lyle Extension (noted 3 times)
- Access to US 521 (noted 3 times)
- Nature trails (noted 2 times)
- Rural living (noted 2 times)
- Area is strategic connection for trail from Andrew Jackson to Walnut Creek; New UDO guidelines can help facilitate trail development
- Connective roads to other communities
- CSX Rail Line for industry
- Distance to I-77
- Good park land
- Great growth – increase in land values
- Growing population and work force that is moving south
- Help shape development
- Highway 75 – Monroe Highway 5 – I-77
- Lack of negative industrial sites
- Limited curb cuts
- Location and proximity to retail and shopping



STEERING COMMITTEE MEETING, JUNE 2018
Andrew Jackson State Park



STEERING COMMITTEE MEETING, AUGUST 2018
Van Wyck Community Center

- Long-time family landowners
- Low density
- Natural beauty
- New schools
- Quality of life for active living
- State Park
- Two creeks that feed into the Catawba and water system
- Vacant properties with motivated sellers
- Working with stakeholders upfront

Weaknesses

- Traffic conditions (noted 6 times)
- Sewer limitations (noted 5 times)
- Unknowns that could impact the area – Dave Lyle Extension (noted 2 times)
- Connective road intersections could easily be overdeveloped
- Constraints with river on west and state line on east
- Current zoning and Future Land Use Map
- Difficult to get consensus
- Electric capacity
- Greenspaces being reduced
- US 521 only north/south route
- Infrastructure
- Insufficient roads – need for additional lanes and “deceleration lanes”
- Knowledge about trails/trail systems not there
- Knowledge for different modes of transportation
- Lack of services south of Rebound
- Many property owners may not be aware of CTT
- No identification of defined town – no neighborhood businesses – need to balance for existing homes
- No Master Plan – only Comprehensive Plan



STEERING COMMITTEE MEETING, AUGUST 2018
Town of Van Wyck Community Center.



STEERING COMMITTEE MEETING, DECEMBER 2018
Our Lady of Grace Catholic Church.

- Poorly maintained roads
- Road network (all residential)
- Several sewer sheds cross the region – complications
- Should be looking at the entire US 521 corridor to City of Lancaster
- Small, pocket communities
- Traffic north of Waxhaw Highway
- Transportation
- Two main roads heading north, 5 and US 521
- Utilities
- Very few residents in the area
- Vision discrepancies between various stakeholders

Opportunities

- Blank canvas (noted 3 times)
- Ability to get ahead of the growth/plan for it
- Additional opportunity for retail/commercial
- Being able to design superstreets ahead of time
- Better communication
- Create plan to support future growth for schools and community
- Creation of deceleration lanes – other road improvements to assist in traffic flow
- More industrial parcels
- Opportunity to be a conduit of growth that extends from panhandle to City of Lancaster
- Reduce curb cuts
- Relationship with Van Wyck community
- Smart, planned development and growth
- Structuring taxes to help pay for growth
- Super street
- Trails, recreational opportunities for Town of Van Wyck
- Use this plan as a template for other areas of the county
- We can learn from mistakes made from north part of county

Threats

- Aging population (noted 3 times)
- Affordability – small business owners (noted 2 times)
- Rapid development (noted 2 times)
- Balance needs of existing versus new residents (noted 2 times)
- Traffic flow and design (noted 2 times)
- Overcrowded schools – we only build schools after growth (noted 2 times)
- Andrew Jackson State Park (threat to facility)
- Congestion if we don't plan for collector road study – type of infrastructure improvements
- Cost involved
- Dense development
- Financial impact on county and property owners
- Highway 5
- Lack of balance – will not adequately plan for business development and it will be all one big chain of subdivisions with retailers mixed in – that doesn't pay the bills
- No design standards for US 521
- Not enough connections to Trail
- Preserving natural assets while being sensitive to property owners
- Repeat of a common theme of urban sprawl pitfalls
- Rezoning of property by county council
- Tax base - will taxes help support growth
- The growth is coming, like it or not
- Threats to natural areas
- Work together to prevent incorporation threats

VISIONING WORDS:



Visual Preference Exercise Board 1

Southern Panhandle's Future Look

Below are various images from other communities. The images include open space, parks, trails, rural living, residential homes, town homes, and multi-family homes. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

Mostly Like	Mostly Do Not Like	Open Space and Rural Living	Residential Homes, Town Homes, and Multi-Family	Mostly Like	Mostly Do Not Like
33	0			14	10
26	0			1	20
23	0			7	14
24	2			11	10
25	0			8	13
29	0			10	14
21	2			3	22
27	0			2	21

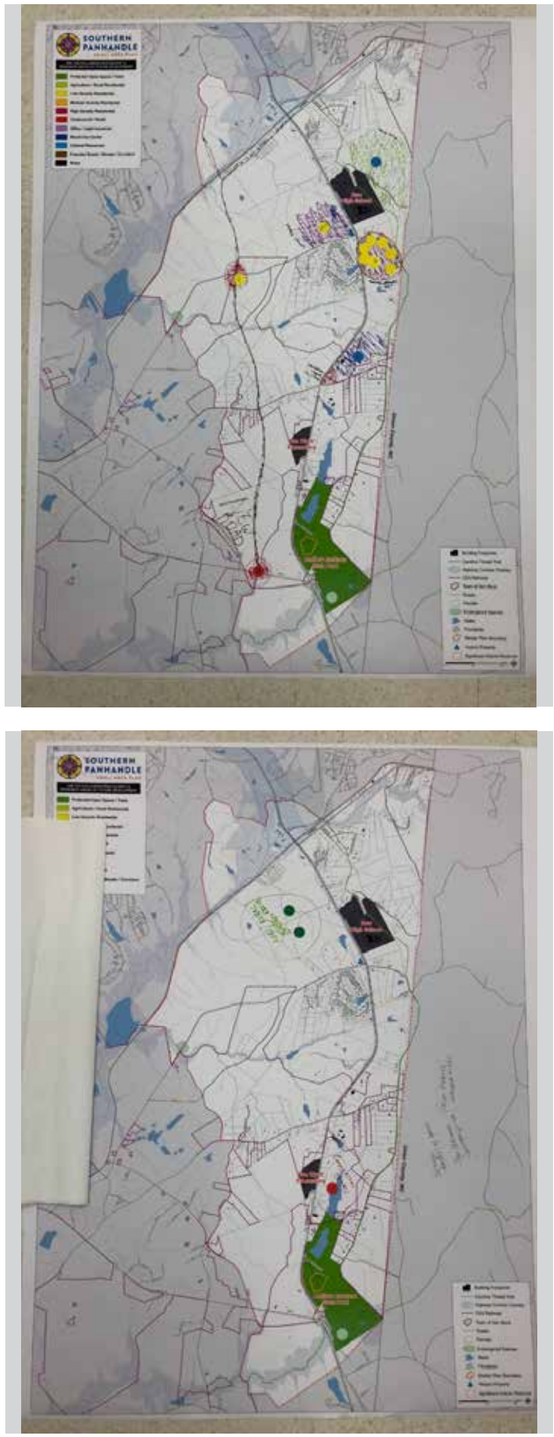
Visual Preference Exercise Board 2

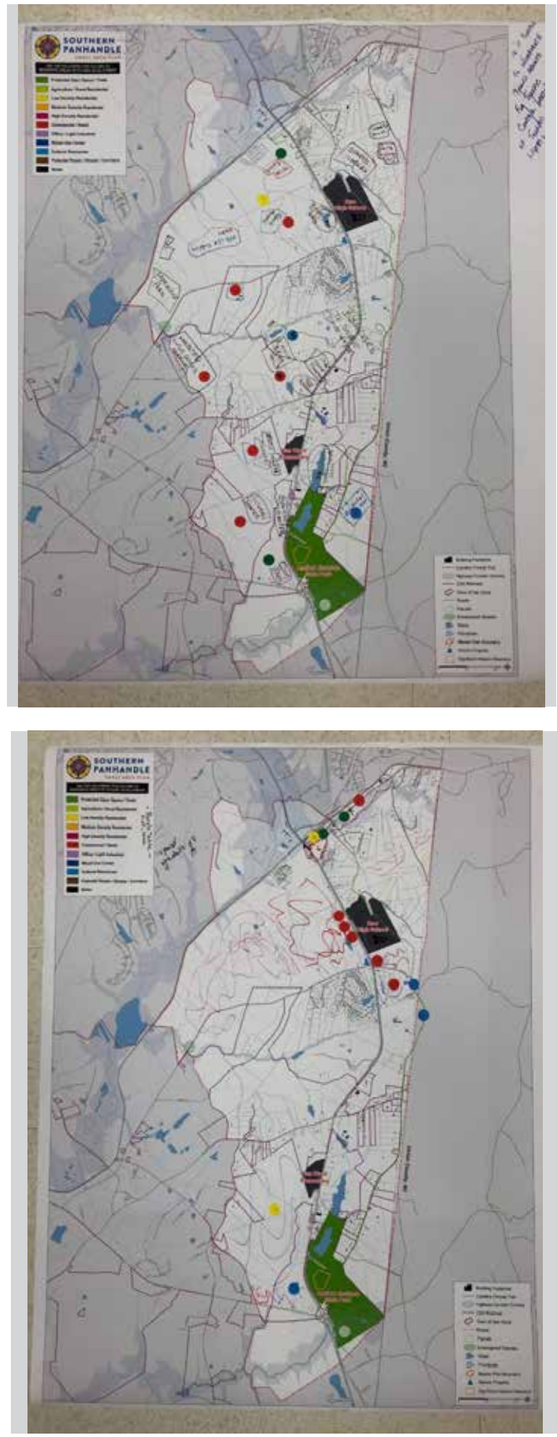
Southern Panhandle's Future Look

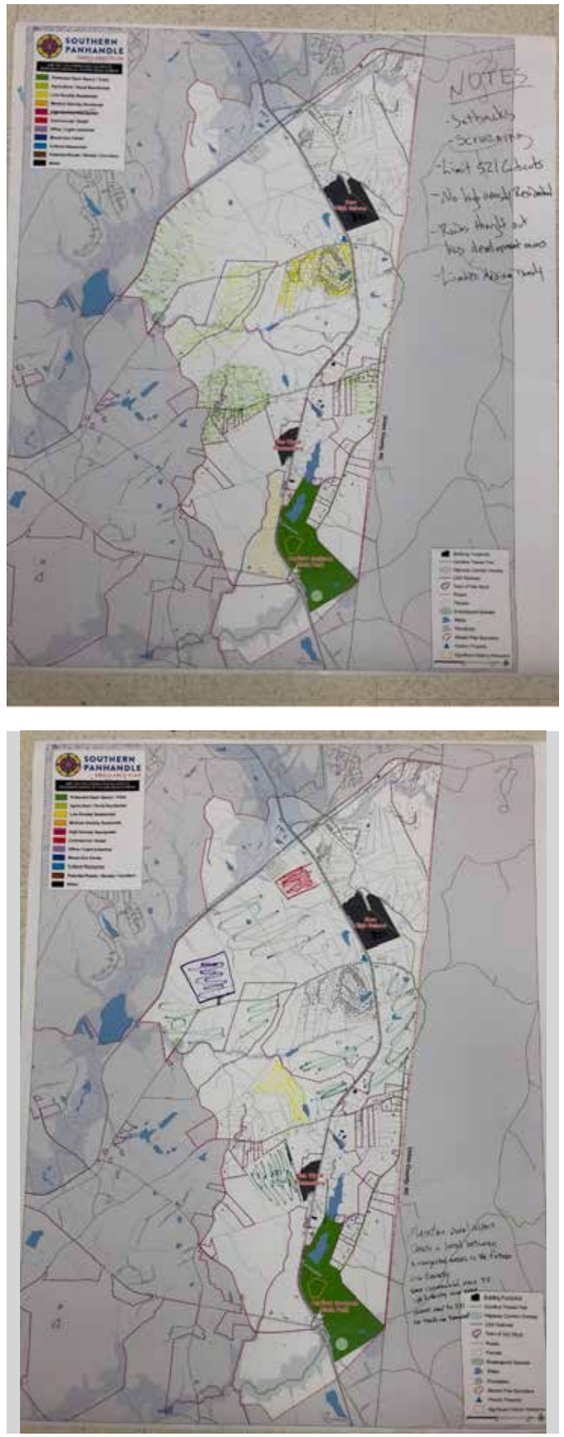
Below are various images from other communities. The images include commercial, retail, mixed-use, and employment. Which places would you like to see in the Southern Panhandle? **For each image, indicate whether you would like to see it in the Southern Panhandle or not.**

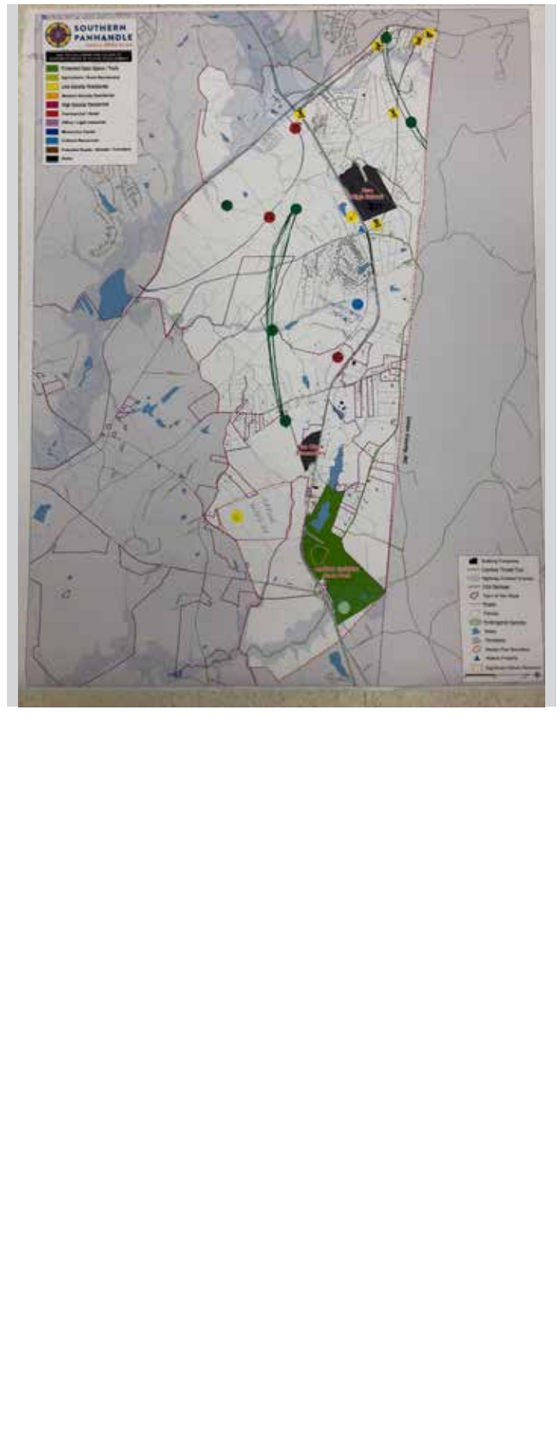
Mostly Like	Mostly Do Not Like	Commercial and Mixed-Use	Employment Areas	Mostly Like	Mostly Do Not Like
2	16			0	30
19	3			12	14
17	2			8	17
6	17			15	13
24	0			4	14
5	18			6	14
18	5			8	12
14	7			7	17

WORK GROUP MAPS









APPENDIX D: SOUTHERN PANHANDLE 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 and included as an appendix to that plan. Lancaster County began the study of the extended area in February of 2021, and the plan was adopted in ___, 2021. The extension study area (p. 63) encompasses 848 acres or 1.3 square miles as shown. The entire study area is designated as Neighborhood Mixed Use in the Lancaster County Comprehensive Plan.

The Original Southern Panhandle Small Area Plan and Extension Plan will be incorporated into the new Lancaster County Comprehensive Plan which commenced in 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.

RECOMMENDED LAND USE PLAN

The Recommended Land Use Plan on Page 67 reflects input from residents, property owners, and stakeholders within the study area. Staff conducted one-on-one interviews and held a community meeting in order to receive comments and feedback on the Plan. A Technical Advisory Committee worked with staff to provide input for land use, transportation, and utility planning. Information gathered from public outreach and the Committee guided the creation of the Plan.

PUBLIC OUTREACH

Small Group & Individual Property Owner Meetings
Staff met with individual property owners to provide an overview of the intent of the project. Each property owner was asked to state their vision for their property as well as the study area.

Community Meeting

The Planning Department hosted a community meeting on June 10, 2021 from 5:00 – 7:00 pm at the Faith Presbyterian Church, which is located within the study area. Approximately 50 people, consisting of property owners, residents and other stakeholders, attended the meeting to learn about the plan and provide input. Staff kicked off the meeting by welcoming attendants and encouraging them to view the draft recommended future land use map and provide staff with comments and feedback.

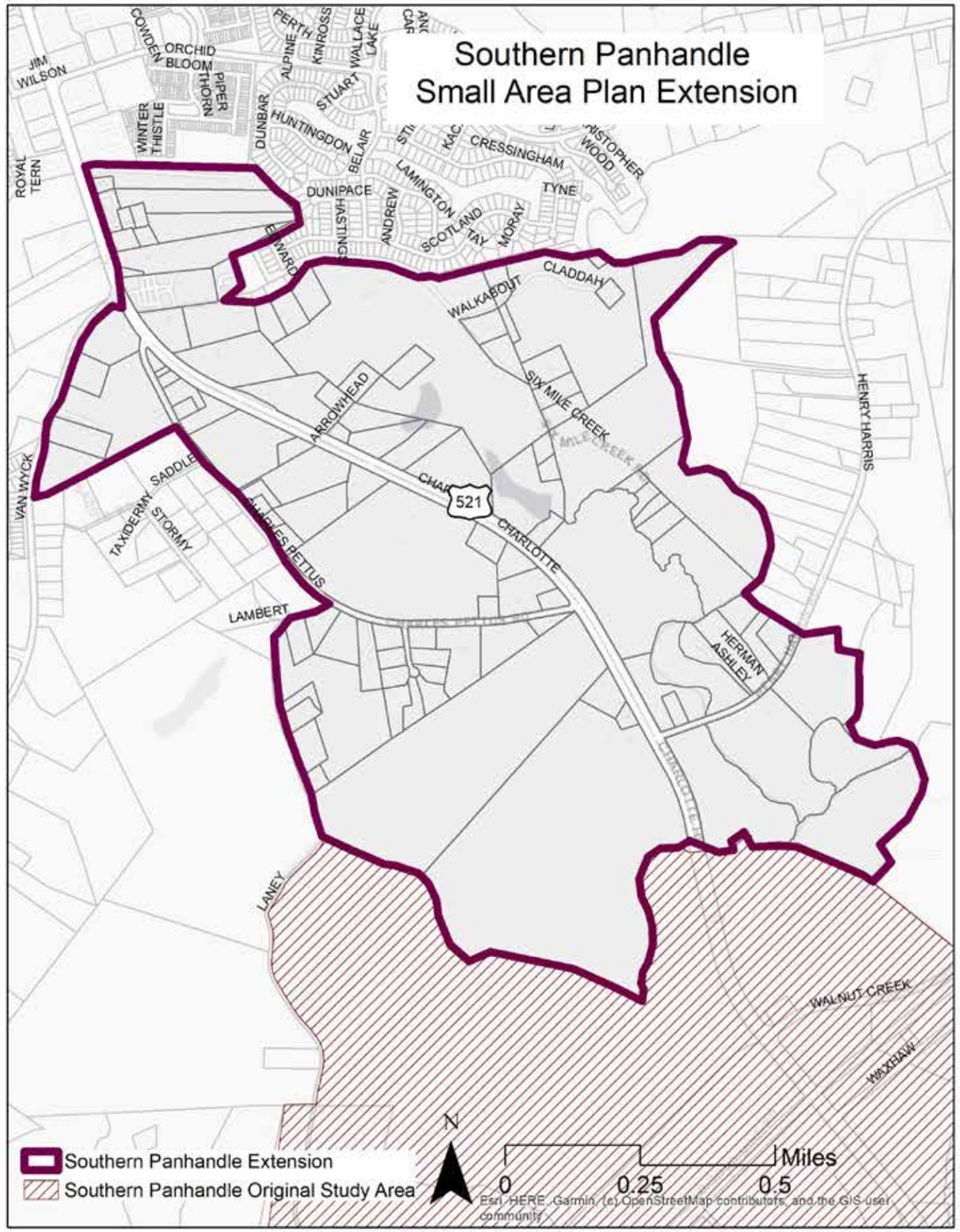
Questions and comments received during the meeting included, were not limited to:

Transportation:

- US-521: Need to examine more creative approaches to address it beyond a conventional widening, such as superstreets and traffic circles (like in Europe, etc.). Collector roads should also be considered.
- US-521 capacity is very important. Public transportation should be considered.
- Van Wyck Road: How will traffic be impacted on Van Wyck Road & US-521?
- Charles Pettus Road & US-521 Intersection: This intersection is dangerous (blind).
- Collector Road Alignments: The alignment needs to be more refined. Proposed roads should generally be located where such development is feasible.
- Safety: Speed limit(s) should be reduced.
- Concerned with size of proposed east-west collector roads, and how they would impinge upon residents' lots.
- Need to manage increased traffic at Six-Mile Creek Road and US-521 intersection, which already has long delays.

Development Consideration:

- Sewer Extension: What is the District's plan for sewer extension? Where will pump stations be located? Provide more information to clarify.
- Carolina Heelsplitter Overlay: The Heelsplitter Overlay is an issue affecting development. Should consider modifying in the study area.



- Large Rezoning Sites Policy (Master Planned Sites): Questions were raised asking for clarification on this policy regarding how it will be applied. Additional information on this policy can be found in Goal # 4, Support Development of Larger, Master Planned Sites on page 71.
- Whether residential areas outside the western boundary would see conversion to commercial zoning in the near future due to this proposal.

General Comments & Questions:

- The Mixed Use FLU category needs to be more explicitly explained.
- The Employment FLU category needs to be more explicitly explained.
- Provide Clarification Regarding Zoning: Staff provided overview of the impact future land use designation change would have on parcels.
- Will impact fees be charged?
- What benefits will there be for existing residents who currently deal with traffic and higher taxes?
- Concern that this plan would fuel commercial growth in areas they would prefer to remain residential, and/or change the rural residential feel of surrounding neighborhoods.

EXISTING CONDITIONS

Geography

Topography in the area is primarily buildable with some areas having challenging contours. Careful planning and quality construction practices will be necessary, particularly in the steeper area. These areas tend to be closer to the streams and creeks which exacerbates the need for stringent environmental controls when disturbing those land masses. The need for collector road locations and interconnectivity between parcels within the study area must be balanced with the challenging topography.

Current Land Use

The current land use is reflected in Figure ___, Land Use, while the distribution is reflected in Table ___, Existing Land Use Distribution. The planning area is predominately rural with ___% of the acreage categorized as ____, ___% ____, and ___% as _____. The remaining __% of land uses are a mix of ___ and ___.



Faith Church



Southend Plaza

Existing Zoning

The existing zoning for the study area is shown on p. 67. The majority of the study area is zoned Low Density Residential and Rural Residential. Other zoning districts include Rural Neighborhood, Institutional, Neighborhood Business, and General Business as well as the Highway Corridor and Heelsplitter Overlay Districts.

Water & Sewer

The Lancaster County Water & Sewer District (LCWSD) is the utility provider in the study area. Water lines currently extend along US-521 through the entire project boundary, as well as Charles Pettus Road, Henry Harris Road, and Six Mile Creek Road. A sewer forcemain runs parallel to US-521 but it is not available for connection.

Lancaster County Water and Sewer District (LCWSD) has prepared a master plan which encourages gravity sewer in an effort to avoid a proliferation of wastewater pump stations. Gravity sewer reduces the potential for sanitary sewer overflows (SSOs) and line breaks associated with pump station malfunctions and pressurized sewer. Minimizing pump stations reduces electrical requirements and operation and maintenance costs to rate payers.

The Small Area Plan study area encompasses several drainage sub-basins which are dissected by US-521. The area is defined by an abundance of small tracts in addition to some steep topography (see map on page 77). The LCWSD master plan shown on p. 75 promotes a sustainable and reliable sewer system for the area.

Electricity & Natural Gas

Duke Energy and York Electric are the electricity providers and Lancaster County Natural Gas Authority is the natural gas provider within the study area. There are no concerns for availability as both service providers have capacity to meet the needs as growth continues in the study area.

Transportation

The main transportation corridor in the study area is US-521, a four-lane divided highway. US-521 includes north and south bound traffic and is intersected by Van Wyck Road, Charles Pettus Road, and Henry Harris Road. Traffic congestion from Indian Land encroaches into the northern boundary of the study area, which will continue to extend south along US-521 as development continues. The Average Daily Traffic Counts in 2019 for the segment of US-521 from Shelley Mullis Road to Waxhaw Highway was 19,500.
SCDOT has no improvements planned within the area. A regional improvement plan could be considered in order to mitigate traffic concerns. A key area of concern is the Van Wyck Road left turn lane which turns onto US-521. Recently approved development projects will result in improvements to US-521 and Van Wyck Road which will include turn lanes, extension of existing turn lanes and additional pavement markings.

A small segment of the Carolina Thread Trail is proposed within the southeastern corner of the study area, connecting to the existing Twelve Mile Creek Trail at the Walnut Creek neighborhood.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region Bike Ped route originates at the northern and southern boundaries and extends west toward Van Wyck Road.

Environmental Considerations

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area.

Flood Zone

The confluence of Six Mile Creek and Twelve Mile Creek creates a sizable portion of the study zone in the Flood Zone. This is mostly south of Henry Harris Road on the east side of US-521, a small section just west of US-521, and the areas in close proximity to Six Mile Creek which run along the eastern border of the study area. (See p.74)

Carolina Heelsplitter

While SCDNR does not indicate the presence of the Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species, and it is still considered significant habitat. Most of the study area is included in the Carolina Heelsplitter Overlay District, created to protect this endangered mussel. The basin of Six Mile Creek is one of its known habitats. Building in this area is possible, but mitigation credits must be purchased based on many factors, including the amount of impervious surface added to the basin and the proximity of the disturbance of the buffer zones to streams. Project design engineers determine the credits required. The determination is then verified by the Lancaster County Stormwater Department. Applicants coordinate payment directly with US Fish & Wildlife to the mitigation bank.

Economic Conditions

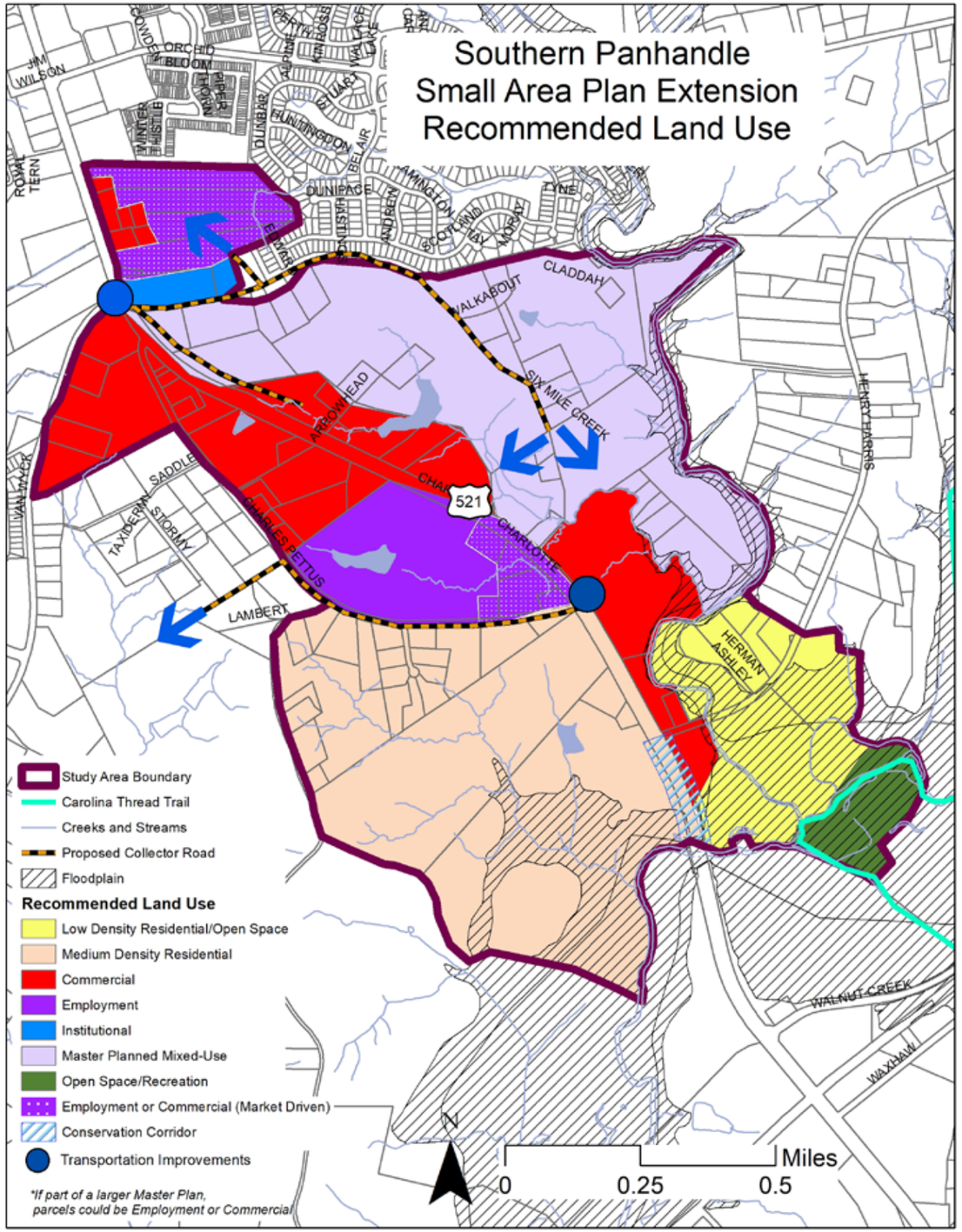
The Southern Panhandle Extension study area is located at the southern edge of the Indian Land high growth area and west of Union County, NC. It is also located east of York County, SC and north of Waxhaw Highway. Multiple industries, businesses, schools, and places of worship are located in the immediate vicinity.
The Southern Panhandle Small Area Plan Extension is a strategically important area for business development. The location is just south of one of the fastest growing office, light industrial and retail areas in the Charlotte Region. Situated on US-521, the area provides significant economic opportunities due to its location within Indian Land, as well as close proximity to the Ballantyne, Waxhaw and Weddington, North Carolina communities. The area is well positioned to capture the aforementioned uses as development pressure and scarcity of US-521 frontage sites to the north pushes development south and into the area.

The Economic Development Department believes the area to be extremely attractive for a variety of businesses, some of which are not currently serving the Indian Land and overall Lancaster County market. This area is well positioned to attract uses including, but not limited to: hotels, entertainment/sporting attractions, light manufacturing and technology operations, assisted living facilities, office parks and warehouse membership clubs. It is important that the area plan to accommodate these and other uses, while ensuring it does not become a piecemeal development of small lots that would ultimately compromise and jeopardize the ability of the area to attract businesses.

The US-521 Corridor has seen a lot of economic change in the past decade, most of which has been extremely positive. The Southern Panhandle Small Area Plan Extension Plan is critical to ensuring this trend continues, while taking the planning and design of new development in the area to the next level.

Vision Statement

The Southern Panhandle Small Area Plan Extension seeks to preserve the values of residents by ensuring that developments conserve the natural landscape, cultivate employment centers, provide master planned commercial and residential development, and establish efficient infrastructure through enhanced connectivity, safety and mobility.



FUTURE LAND USE CATEGORIES

The future land use categories for the recommended land use plan are listed below.
The majority of the future land use categories for the Small Area Plan Extension are the same as those for the Original Small Area Plan, with the exception of the Environmentally Sensitive Lands and Rural Residential/ Agricultural categories, both of which have been excluded.



Low Density Residential/Open Space

Land for single-family residential subdivisions and supporting recreational, religious, and educational uses at a density of 1.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Medium Density Residential

Single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Conservation subdivisions are encouraged here.



Commercial

Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments.



Employment

Employment-oriented development such as office, medical, light industrial, and service centers that are clean, quiet, and compatible with adjacent residential or business districts.



Institutional

Intended for educational facilities, government facilities, healthcare institutions, places of worship, and other similar uses.



Master Planned Mixed Use

Designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. This can include multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.



Open Space/Recreation

These areas are designated for the protection of properties under public ownership, such as parks, trails, greenways, and/or properties otherwise restricted for use for passive or active recreation



Conservation Corridor

A portion of the US-521 transportation corridor will be identified for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle Extension.

PLAN GOALS & IMPLEMENTATION

Specific goals and objectives were developed based on the analysis, outreach, research, and planning efforts for the Southern Panhandle Small Area Plan Extension. These are intended to guide development within the study area. The Plan Goals & Implementation Strategies from the Original Small Area Plan (p. 19-21) shall also be referenced, as applicable. Each goal is prioritized with timeframes within which implementation is to occur.

GOAL 1: SUPPORT TRANSPORTATION, UTILITY, AND OTHER INFRASTRUCTURE INVESTMENT

Objective: Improve accessibility and safety of US-521 and Van Wyck Road

Implementation Items:

- Support innovative transportation improvements to be made from a regional approach in coordination with SCDOT. Include this section of US-521 in future US-521 corridor study for potential innovative transportation improvements. **C, LT**
- Develop a collector/minor arterial road and frontage system in the study area. The acquisition of right-of-way (public or private) and/or road construction (as appropriate) within the proposed study area for collector/minor arterial and frontage roads should be undertaken in coordination with land development projects occurring within the general alignment areas identified in the study. Corrective realignments may be necessary in order to facilitate new collector roads. **C, LT**
- Accommodate future improvements to Van Wyck Road by requiring right-of-way for future widening and a potential realignment at the intersection of US-521. **C, LT**
- Require a 50-foot building setback along US-521 and Van Wyck Road to better accommodate future widening and improvements. **ST**
- Encourage interconnectivity within master planned developments to foster connectivity and improved traffic flow. Examples include shared driveways and identifying locations for frontage roads. **C**
- Require connectivity for all modes of transportation within developments, as well as to adjacent properties. **C**

Objective: Support water and sewer utility investment in a manner that is consistent with the Small Area Plan Vision.

Implementation Items:

- Support provision of necessary utility infrastructure such as pump stations and upgraded lines as part of the land development process. This should be done proactively with the LCWSD Master Plan and with each development project. **C, ST, LT**

GOAL 2: ESTABLISH THE NATURAL ENVIRONMENT AS AN IDENTIFYING ELEMENT OF THE SOUTHERN PANHANDLE – INCLUDING THE EXTENSION AREA

Objective: Optimize environmentally sensitive lands by incorporating them into design and development.

Implementation Items:

- Extend Conservation Corridor designation from Original Southern Panhandle Small Area Plan north to Henry Harris Road by establishing a minimum 50-foot conservation corridor along US-521 to retain existing trees and natural features. **C, ST**
- Conservation residential developments shall be encouraged in order to preserve land quality and quantity, while also providing a unique opportunity for residential development. **ST, MT, LT**
- Support implementation of the Carolina Thread Trail and the Walk-Bike RFATS Pedestrian plan for the US-521 and Van Wyck Road corridors. **C, LT**
- Establish a trail head and associated open space in the southeastern section of project boundary for the Carolina Thread Trail. **LT**

GOAL 3: CREATE A BALANCED SOUTHERN PANHANDLE LAND USE PATTERN

Objective: Develop employment and shopping opportunities in targeted segments of the study area.

Implementation Items:

- Focus long-term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road. **LT**
- Employment land uses shall consist of indoor operations with no outside storage or operations. The development shall be suitably buffered from residential, mixed-use and commercial developments. **C**
- A master planned, regional, mixed-use development should be encouraged between Six Mile Creek Road and Henry Harris Road. This may consist of between one and three master planned projects over time which connect to one another, any associated collector or frontage roads, and compliment adjacent uses. **LT**

Objective: Provide well-planned development for all land uses by utilizing best planning practices.

Implementation Items:

- Rezonings shall be generally consistent with the Future Land Use Map for the benefit of planning for land uses and in order to facilitate master planned projects, water/sewer, utilities and transportation improvements. **C**
- Master planned mixed-use development shall include vertical mixed-use as well as well-integrated multi-use development. **C**
- Employment uses shall be compatible with commercial and mixed-use development and complement one another in design and uses, in addition to having road connectivity. Impacts to adjacent residential districts shall be mitigated. **C**

GOAL 4: SUPPORT DEVELOPMENT OF LARGER, MASTER PLANNED SITES

Objective: Implement criteria to ensure quality development within study area.

Implementation Items:

- It shall be a priority to support development of larger master planned sites that are served by public water and sewer and utilize shared/ consolidated driveways along the US-521 Corridor within the non-residential and mixed-use portions of the study area. **C, LT**
- Develop larger, master planned projects served by public utilities which will help protect the Six and Twelve Mile Creek watersheds, ensure each site is utilized for its highest and best use, have planned collector roads within them and feature interconnected building placement, landscaping, and architectural design. **C, LT**
- Priority consideration should be given to rezoning requests which consist of the following: 1) consistent with the Future Land Use Map, 2) include the extension of or access to public water and sewer, and 3) are accompanied by a Development Agreement (requiring a minimum 25-highland acres), unless an alternative master planning tool is adopted with the upcoming comprehensive update to the Lancaster County UDO. Criteria to determine when consideration should be given to non-priority rezoning requests are provided below under Parcel Rezoning Criteria. **C, LT**

Timing Key:
C = Continuous
ST = Short Term (0 – 5 Years)
MT = Mid Term (6 – 10 Years)
LT = Long Term (Over 10 Years)

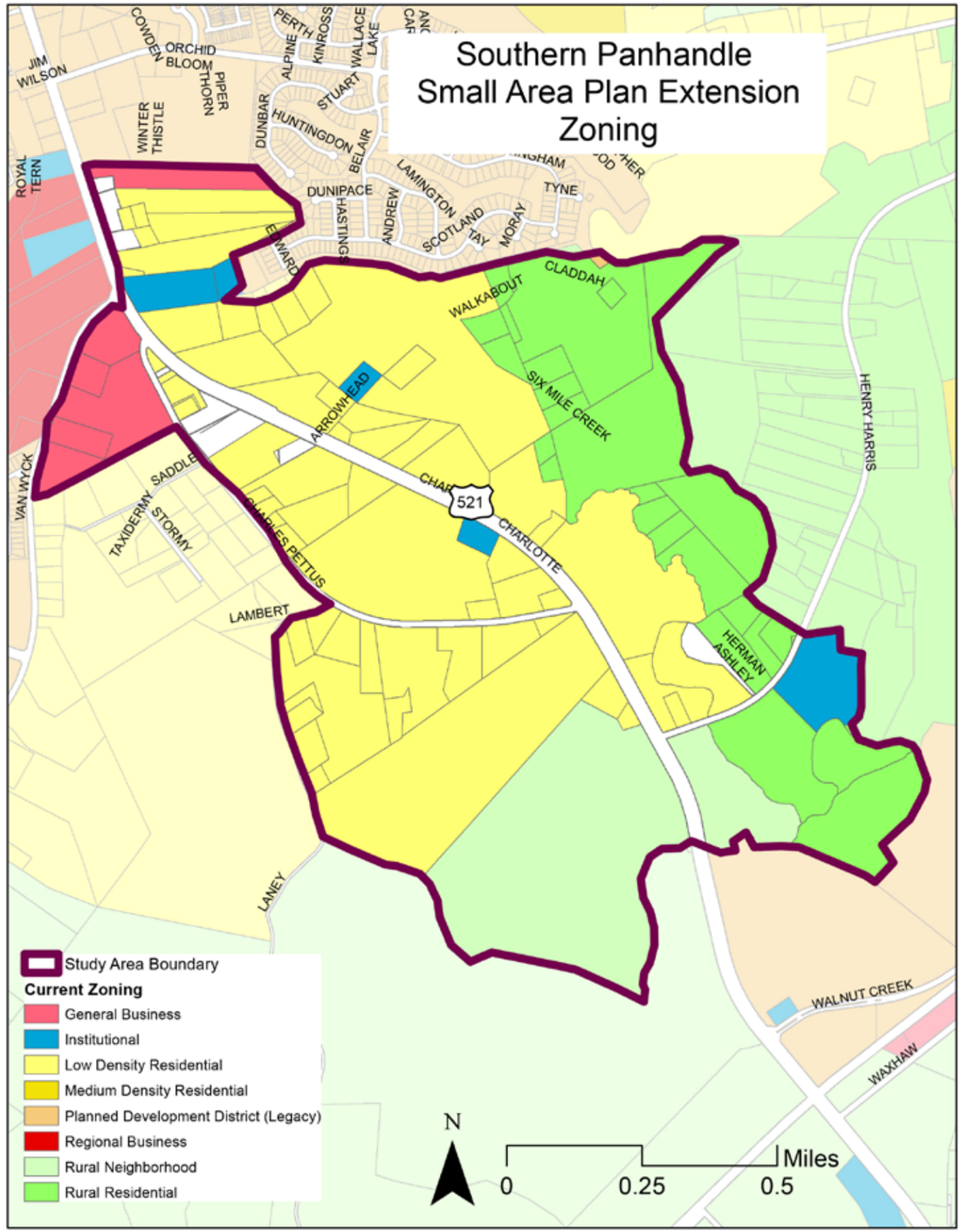
PARCEL REZONING CRITERIA

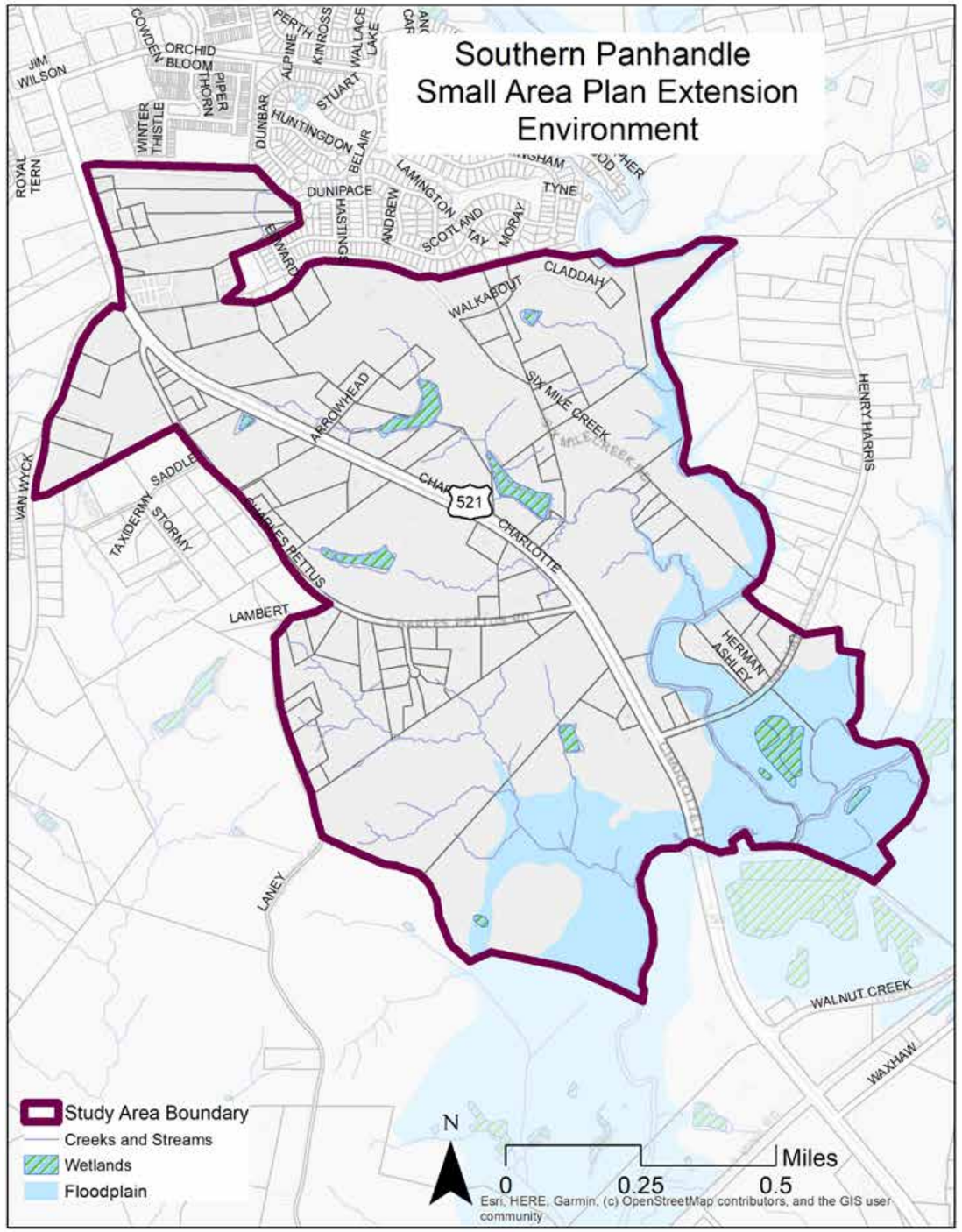
It is recognized that there will be instances where it is impractical or undesirable to have parcels combined with one another to achieve a large master planned site. Examples of this may include sites that are separated from adjacent properties by major environmental features such as large perennial streams and steep topographic slopes. Smaller commercial sites can also help shape the character of an area and provide smaller, local entrepreneurs an opportunity to develop or own commercial property. There are also unique land uses that may not be compatible within a master planned environment. Examples of such land uses include, but are not limited to: automotive dealerships, public safety or government facilities, and schools.

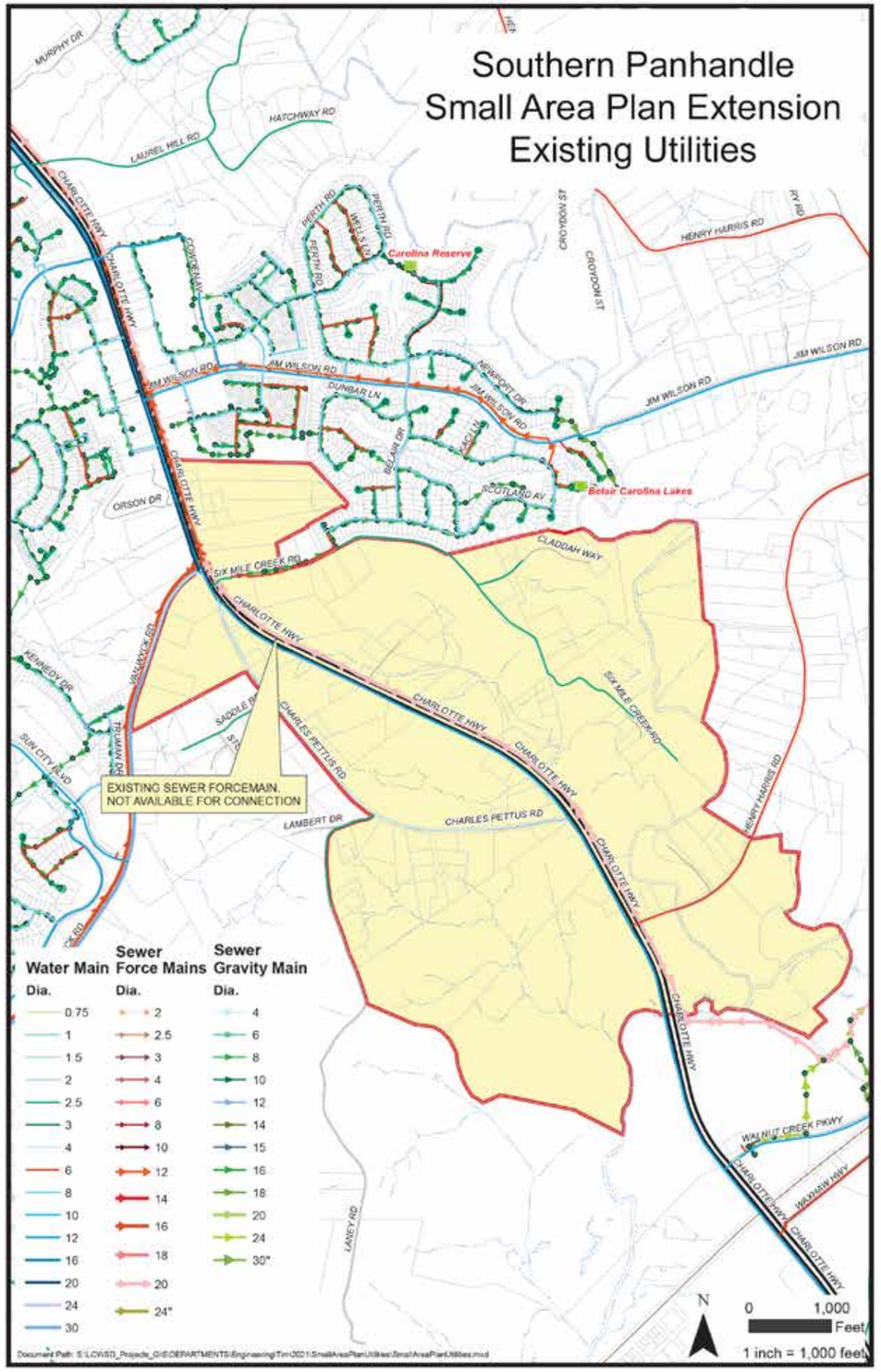
Non-residential or mixed-use rezoning requests along the US-521 Corridor that are not part of a larger master planned project should include a justification statement with an associated concept plan indicating the rationale for the smaller rezoning area and how the rezoning and/or future development project will implement the objectives of the Southern Panhandle Small Area Plan Extension. Such objectives may include, but are not limited to: accessing or extending public water and sewer infrastructure and utilizing or creating shared/ cross access ways. As previously noted, future updates to the UDO may create binding master planning opportunities in association with rezonings for both small and large sites.

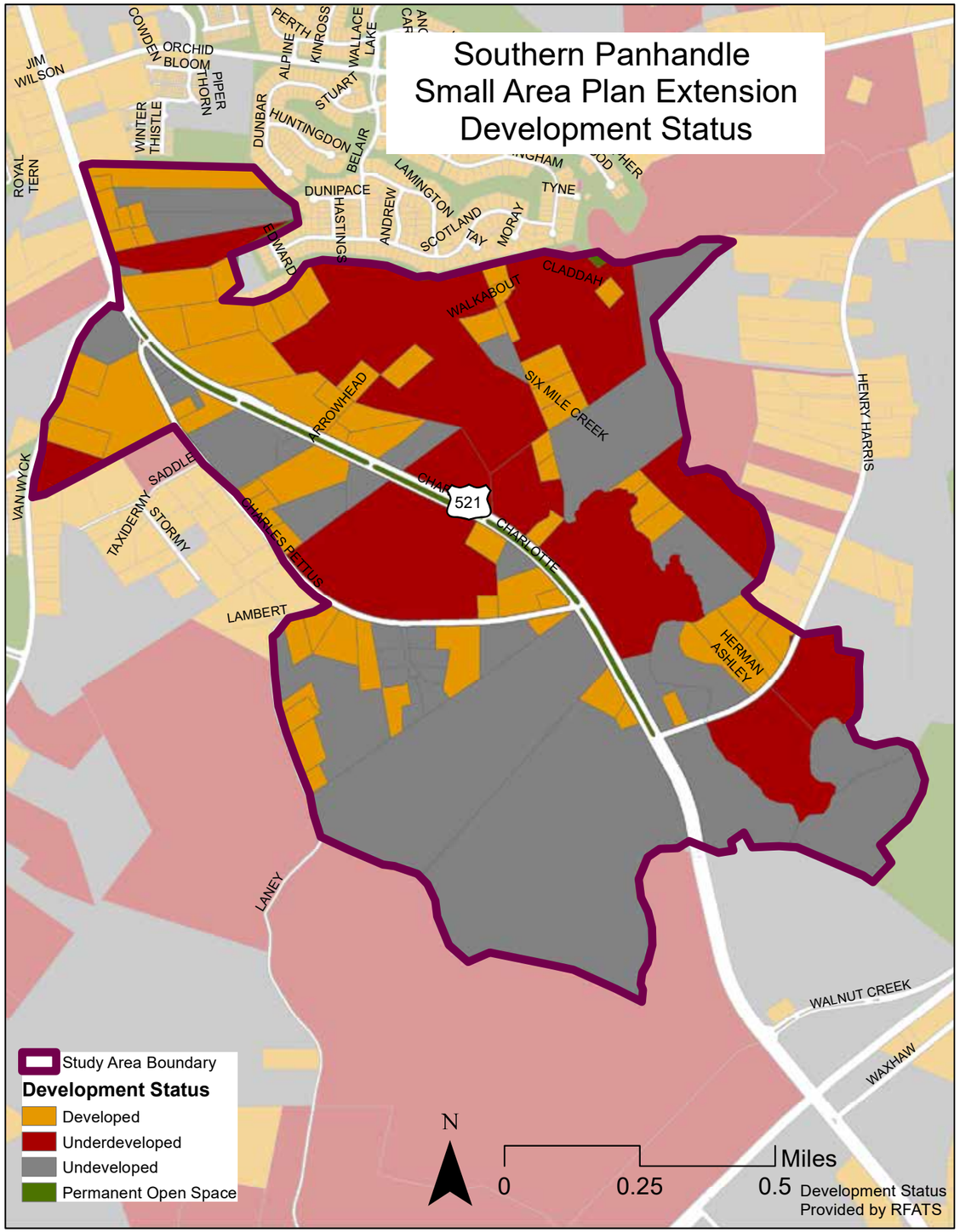
CONCLUSION

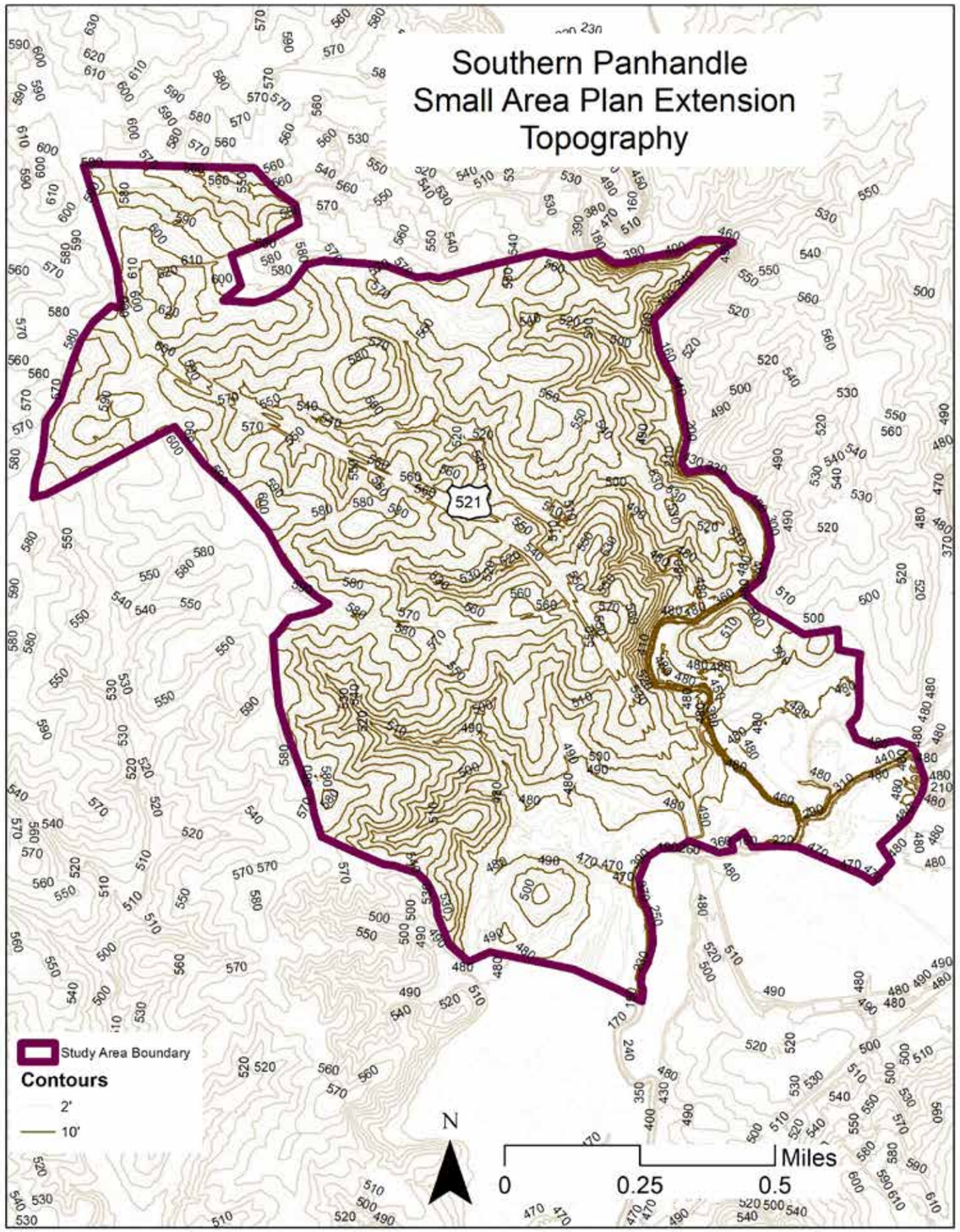
The Southern Panhandle Small Area Plan Extension will guide future growth in the area. The plan goals and implementation strategies will accomplish the following: 1) compliment the Southern Panhandle Small Area Plan approved in February, 2021, 2) establish a sense of place with master planned development, 3) support a more balanced tax base with employment and retail uses, 4) provide opportunities to support the local economy with employment and retail, and 5) provide open space for the benefit of the community.




Southern Panhandle
Small Area Plan Extension
Environment
Study Area Boundary
Creeks and Streams
Wetlands
Floodplain
N
0
0.25
0.5
Miles
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community


Southern Panhandle
Small Area Plan Extension
Existing Utilities
EXISTING SEWER FORCEMAIN.
NOT AVAILABLE FOR CONNECTION
Water Main
Dia.
0.75
1
1.5
2
2.5
3
4
6
8
10
12
16
20
24
30
Sewer
Force Mains
Dia.
2
2.5
3
4
6
8
10
12
14
16
18
20
24"
Sewer
Gravity Main
Dia.
4
6
8
10
12
14
15
16
18
20
24
30"
N
0
1,000
Feet
1 inch = 1,000 feet


Southern Panhandle
Small Area Plan Extension
Development Status
JIM WILSON
COWDEN
ORCHID
BLOOM
PIPER
THORN
WINTER
THISTLE
ROYAL
TERN
PERTH
KINROSS
ALPINE
WALLACE
LAKE
STUART
DUNBAR
HUNTINGDON
BELAIR
DUNIPACE
HASTINGS
EDWARD
ANDREW
LAMINGTON
SCOTLAND
TAY
MORAY
TYNE
CLADDAH
WALKABOUT
ARROWHEAD
SIX MILE CREEK
HENRY HARRIS
VAN WYCK
SADDLE
TAXIDERMY
STORMY
CHARLES PETTUS
CHARLOTTE
521
LAMBERT
HERMAN ASHLEY
LANEY
WALNUT CREEK
WAXHAW
Study Area Boundary
Development Status
Developed
Underdeveloped
Undeveloped
Permanent Open Space
N
0
0.25
0.5
Miles
Development Status
Provided by RFATS


Southern Panhandle
Small Area Plan Extension
Topography
521
Study Area Boundary
Contours
2'
10'
N
0
0.25
0.5
Miles