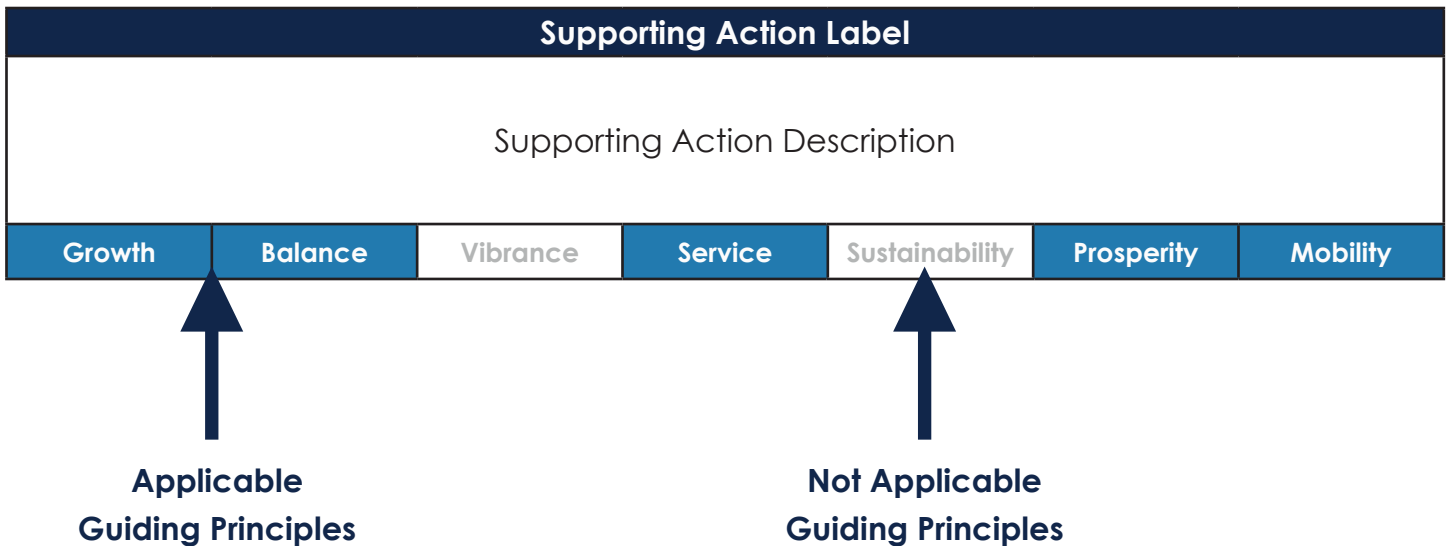


# IMPLEMENTATION STRATEGIES

The vision and guiding principles form the basis for which all implementation strategies were formed. The vision to respect and celebrate the County's diverse communities as it continuously plans for the future, protects the environment, promotes healthy lifestyles, and provides exemplary services for its residents can only be done by focusing on the guiding principles: growth, balance, vibrance, service, sustainability, prosperity, and mobility. While the descriptions provided for each of these serve as tenets with which to make decisions, the implementation strategies described on the following pages are the way in which the County will act toward meeting these tenets. Each implementation strategy includes a description of its purpose, with related supporting actions, which are also described in the Priority Investment Element of the Plan.

The Countywide implementation strategies are generally applicable to the entire County and are prefaced with "LC." Strategies for the planning areas are listed later and are contained within their respective sections of the plan; the Panhandle (PA), Greater Lancaster (GL), and Southern Lancaster (SL) areas. Each of the supporting actions are contained within a box, with a label on top, a description, and the applicable guiding principles highlighted in blue boxes. Though all of the guiding principles are listed, those which do not directly apply to the supporting action are shown in gray text in a white box, as shown below.



To review the full draft Plan, visit the project website:

[www.Lancaster2040.com](http://www.Lancaster2040.com)

# COUNTY-WIDE IMPLEMENTATION STRATEGIES

## LC 1 - MANAGING GROWTH

As defined on the Future Land Use Map, a significant amount of land is designated for residential and commercial growth in the Panhandle, along the US-521 corridor in Greater Lancaster, around the City of Lancaster, surrounding the towns of Heath Springs and Kershaw, and south of the City of Lancaster in areas served by public wastewater systems. In order to ensure that Lancaster County can absorb the amount of growth that has been programmed over the horizon of this plan, while also improving current service levels and accommodating development projects that were previously approved, it will have to ensure that public infrastructure and services are in place to support it.

Currently, there are deficits in a number of areas (namely transportation, school capacity, emergency medical services, and law enforcement) that are not meeting the existing levels of demand placed on them. These impacts currently vary by geographic area of the County and between rural and urban settings. In order to manage infrastructure and service capacity, the County should establish new concurrency standards for public infrastructure and service levels as an objective means of managing the impact of additional growth.

### Supporting Actions:

LC 1.1						
Analyze the current and future infrastructure and services needs on a County-wide basis to serve as a framework for developing concurrency standards. Prepare and adopt development concurrency standards and related policies for the identified public infrastructure and service needs to manage growth County-wide.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 1.2						
Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County's vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 1.3						
Formalize the involvement of the Lancaster County Water and Sewer District, SCDOT, the Lancaster County School District, and other utility and service providers in the plan review process to ensure that concurrency requirements are being met in accordance with recommendation LC 1.1.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

### LC 1.4

Create a housing committee to study and better define affordable housing, help promote housing options, and help increase housing options in the county. Coordinate with Communications and Marketing to improve public opinion of housing options.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 1.5

Consider the development of a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas in the County.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## LC 2 - ECONOMIC GROWTH

As demand for residential development continues, the need to protect land for the purposes of employment, industry, and retail become increasingly important. Ensuring that residents can work in Lancaster County, contributing to improved quality of life metrics while also improving economic conditions for the County is very important. Ensuring that these employment generators can be located in the County while not negatively impacting surrounding residential communities or the environment is equally important. Moving forward, the County will support economic development initiatives which generate employment opportunities for residents.

### Supporting Actions:

#### LC 2.1

Preserve and protect lands designated for economic development and employment generating activities, such as commerce / light industrial parks, from encroachment by incompatible land uses.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### LC 2.2

Utilize the Future Land Use Map to rezone and protect lands which are identified for economic development to be reserved for that purpose.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### LC 2.3

Work with the private and public sectors to pursue the provision of universal broadband access throughout Lancaster County.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 2.4

Coordinate with the City of Lancaster, the Lancaster County Water and Sewer District, the Catawba COG, and the South Carolina Department of Transportation to ensure that areas designated for economic growth have the necessary infrastructure to be competitive with regional / national peer sites.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 2.5

Coordinate with the I-77 Alliance, the South Carolina Department of Commerce, the Catawba COG, the City of Lancaster, and other partners to establish site-ready economic development property and speculative buildings.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 2.6

Identify opportunities to increase and strengthen job training opportunities and improve the connections between local educational opportunities and employment sectors. Utilize these resources to strengthen the quality and competitiveness of the County's labor force.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## LC 3 - SUSTAINABLE TRANSPORTATION

Lancaster County has a limited transportation network, with US-521, SC-9, SC-5, and SC-160 serving as the major routes which connect the County to surrounding communities. As growth and development continue to occur, traffic on these corridors poses a number of issues related to public safety, general service delivery, and access to consumer goods and services. Improving transportation connectivity and mobility options across the County will help to ensure its roadways and transportation system function more efficiently. Additionally, the provision of improved and new transportation facilities, such as sidewalks, trails, and public transportation, will provide opportunities for other modes of travel throughout the County.

### Supporting Actions:

#### LC 3.1

Consider creating a County Transportation Planner position to pursue more proactive policies related to development review for traffic impacts, helping to assist state and regional transportation partners in the review process for existing projects and planning for future initiatives.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.2

Require the dedication of right-of-way or easements to facilitate the development of the Carolina Thread Trail in accordance with the Thread Trail Master Plan.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.3

Identify opportunities throughout the County to improve alternative transportation options, such as bicycling and pedestrian facilities in areas where meaningful connections can be established within and between existing and planned residential developments and key destinations such as shopping areas, schools, parks, and similar places.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.4

Work with the Rock Hill - Fort Mill Area Transportation Study (RFATS) and the South Carolina Department of Transportation to implement the recommendations of the Collector Streets Plan in the development review process

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.5

Work with existing employers, RFATS, CATS, COGs, CRTPO, MUSC, the City of Lancaster, USC-Lancaster, and other partners to examine opportunities to provide public transportation.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.6

Complete an inventory of existing County maintain roads and their overall condition to ensure an adequate annual maintenance fund is in place, helping to address deferred maintenance.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.7

Identify opportunities to create new east - west connections to Interstate 77, while continuing to improve existing routes.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.8

Utilize the additional 1% transportation sales tax option in conjunction with requirements for development concurrency and similar tools (like grants) to fund and construct priority transportation improvements.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 3.9

Ensure that the Unified Development Ordinance includes the reservation of right-of-way for collector roads, adequate standards for new facilities based on traffic volumes and project types, and similar strategies that may arise for improving transportation facilities and connections as part of the development approval process.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## LC 4 - RESILIENT SERVICES

The geographic scale and range in environments that exist throughout the County pose some challenges to effective service delivery and coordination. For example, limited transportation routes can affect emergency response times and tremendous growth in unincorporated areas can challenge the ability to meet public safety demands. Further, disparate growth patterns, can challenge the ability for the County to equitably locate public facilities, such as parks and recreation amenities. As the County continues to grow, it will need to be proactive in ensuring service provision is improved in an equitable and efficient manner. It must continue to adapt and improve service delivery so that the availability of services and facilities remain efficient and equitable County-wide.

### Supporting Actions:

#### LC 4.1

As staffing continues to be a major challenge for service delivery, consider the preparation of a compensation study to determine the ability of the County to compete for human resources in the regional marketplace and explore whether flexible work options will help to attract and retain employees.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### LC 4.2

Coordinate with all County departments and agencies to ensure resources are in place to meet the demands of the rapidly growing population.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 4.3

Continue to evaluate plans for solid waste disposal to ensure that sufficient capacity is available to meet the needs of the growing population.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 4.4

Work with the Lancaster County School District to ensure that high quality educational facilities have adequate capacity to support the number of students projected to live across the County in the coming years.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 4.5

Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 4.6

Explore opportunities with community partners to develop greater resources within the County to address homelessness, substance abuse, and mental health challenges.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 4.7

Consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## LC 5 - NATURAL ENVIRONMENT

As the County continues to grow, natural and environmental resources will continue to be impacted. These resources should be protected to ensure future generations are able to enjoy the irreplaceable and naturally occurring physical assets of the County. In addition to the enjoyment of these natural resources, the further degradation of certain resources, such as water quality along the Catawba River, will determine the ability of the wastewater treatment providers to meet the demands for new growth. The County can help protect and preserve its natural environment through a variety of environmental policies, regulations, and context sensitive design standards.

## Supporting Actions:

LC 5.1						
Work with the Catawba Valley Land Trust, the South Carolina Department of Forestry, and other environmental agencies to ensure that important natural and agricultural lands are adequately protected.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 5.2						
Partner with the Catawba Valley Land Trust to ensure that the County's Unified Development Ordinance has ample environmental protection standards and provisions to protect and enhance water quality.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 5.3						
Adopt enhanced stream buffering standards to improve the condition of the County's waterways, with a particular focus on improving the water quality of the Catawba River and its tributaries.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 5.4						
Consider the adoption of regulations within the Unified Development Ordinance to promote the preservation of the existing tree canopy, and ensure that legacy trees which are outside of forestry management areas are protected from clear cutting practices.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

## LC 6 - PARKS & RECREATION

During the planning process, residents expressed a desire for more parks and recreation opportunities and amenities throughout the County. As with other services, the County will need to proactively work to expand opportunities while also providing continued maintenance of existing facilities in an efficient manner to meet the demands of a growing population.

## Supporting Actions:

LC 6.1						
Identify opportunities to provide access to, and recreation on and along, the Catawba River, while protecting the health of the river and its tributaries, as discussed in other areas of the Comprehensive Plan.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility



### LC 6.2

Continue to expand, connect, fund, and maintain the completion of the Carolina Thread Trail throughout the County.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 6.3

Develop and implement a Master Trails and Greenways Plan, which establishes a development and maintenance program that is well-funded to ensure the long-term success and viability of a well-connected greenway system throughout the County.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 6.4

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

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 6.5

Maintain and expand partnerships with municipalities throughout the County to improve parks and recreation opportunities for all residents.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### LC 6.6

Plan and budget for increased staff capacity to provide more programming and support of additional park facilities.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## LC 7 - COMMUNITY BUILDING

As the County has grown, many of its historic places and cultural resources have been forgotten or have disappeared altogether. The opportunity exists for the County to take a more active role in partnering with its municipalities and the private sector in growing and developing cultural and entertainment facilities and opportunities and places for residents to enjoy. This in turn will help create reasons for the younger populations to stay in the County long-term. One of the greatest opportunities is to partner with the City of Lancaster to develop downtown as a destination for all County residents to enjoy. The County should facilitate and coordinate with

public and private sector partners to develop cultural resources, related amenities, uses, and activities to help build a strong sense of place and identity for the County.

## Supporting Actions:

LC 7.1						
Coordinate with the Historic Preservation Trust of Lancaster County, the Lancaster County Society for Historical Preservation, and the Lancaster County Historical Commission to support and market the historic assets within the County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 7.2						
Identify ways to collaborate with municipalities to identify and develop facilities, events, festivals, and similar activities to help build a greater sense of community.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 7.3						
Work with residential developers to guide the creation of usable open space and parks within residential and mixed-use neighborhoods and include provisions for such in the UDO update.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 7.4						
Work with the City of Lancaster on implementing the City's Downtown Revitalization Plan to help strengthen its position as the cultural center of Lancaster County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

## LC 8 - COMMUNITY BEAUTIFICATION

The quality of the County's appearance is impacted in different ways from the more urban areas to the rural areas. In urban areas, the overall landscape of the primary roadways exhibits a concentration of litter and debris with a significant amount of paved or concrete surfaced area and minimal landscaping. In the more rural areas of the County, there are areas with similar litter and debris control issues, particularly at major intersections and along major roadways. Many of the main roads through rural areas also have unsafe and deteriorating structures that are in need of significant repair or removal. All of this can provide a blighting influence in some areas, leading to other community concerns.

## Supporting Actions:

LC 8.1						
Coordinate with community groups to encourage litter pick-up and removal along major roadways and waterways.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 8.2						
Continue the County's emphasis on proactive enforcement of nuisance codes and unfit dwelling / unsafe building regulations.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 8.3						
Develop a holistic plan to identify opportunities for community beautification projects, with a focus on gateway and streetscape enhancements such as welcome signage, wayfinding, landscaping, and public art. Engage community groups to help support beautification efforts and consider sponsorships to help fund major initiatives.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

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

LC 8.5						
Investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 8.6						
Develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install neighborhood gardens.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

# PANHANDLE IMPLEMENTATION STRATEGIES

The implementation strategies in this section are specific to the Panhandle. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in the Panhandle is different than how they might be implemented in other parts of the County.

## PA 1 - GROWTH MANAGEMENT

Thousands of residential lots and multi-family dwelling units have been approved and are pending development in the Panhandle area of the County. Unprecedented growth occurring prior to these approvals has caused a number of service and infrastructure related issues in the Panhandle. In order to better manage this continued growth, the County should take a number of proactive steps toward directing and limiting development. The availability of infrastructure and service capacity should be at the forefront of all development decisions throughout the County, and particularly in the Panhandle.

### Supporting Actions:

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

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

PA 1.3						
Develop a dedicated funding stream to implement transportation improvements that enhance safety and connectivity in the Panhandle. Work with the SCDOT, RFATS, and other regional transportation groups to pursue these efforts. Particular emphasis should be placed on developing connections identified in the RFATS Collector Street Plan.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

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

**PA 2 - CONNECTING DEVELOPMENT**

As development and urbanization has occurred in the Panhandle, there is a need to better connect people to commercial and recreational places that they frequent. In particular, efforts to reduce traffic on roadways by providing opportunities for residents to walk and bike to shops, restaurants, and parks would serve to improve the quality of life in the Panhandle significantly. As future development is proposed, the County should work to require improvements to alternative modes of transportation which enhance walkability in the Panhandle.

**Supporting Actions:**

PA 2.1						
Prioritize the development of the Carolina Thread Trail in accordance with the adopted Master Plan.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 2.2						
Require the dedication of recreational land and/or amenities (such as greenways) in all new major subdivisions.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 2.3						
Work to improve coordination between the County and the South Carolina Department of Transportation on the planning and implementation of transportation improvements and projects.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 2.4						
Ensure that the Unified Development Ordinance includes provisions for the requirement of bicycle and pedestrian connections between new development and existing commercial and recreational uses, as applicable.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

### PA 2.5

Study the feasibility of extending CATS express bus service to the Panhandle to connect the growing population with Ballantyne and the Lynx Blue Line I-485 station.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### PA 2.6

Explore opportunities to provide recreational access / park land on the Catawba River to connect the community to the river, while maintaining protections discussed in other sections of this plan.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## PA 3 - SERVICE NEEDS

The continued urban growth pattern of the Panhandle places significant demand on infrastructure, public safety, educational institutions, and other services provided by the County. As development continues to occur in the Panhandle, the County will need to be very proactive in its efforts to provide adequate services within the Panhandle region.

### Supporting Actions:

#### PA 3.1

As part of the evaluation and implementation of concurrency standards and land use policies in the County as a whole, ensure that the urban service needs of the Panhandle are given an appropriate level of consideration.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### PA 3.2

Coordinate closely with the Lancaster County School District to identify opportunities to reduce overcrowding and improve school capacity levels in the Panhandle.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### PA 3.3

Commit to improving the staffing, training, and availability of emergency response service agencies (Sheriff's Office, fire departments, EMS) in the Panhandle to a level that is commensurate with the needs of a growing urban area.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## PA 4 - URBAN AMENITIES

While the Panhandle has witnessed significant urbanization in recent years, it is still suburban in terms of the physical development patterns. The primary transportation mode throughout the Panhandle is private automobile, and while some people may technically be able to walk to commercial and recreational amenities, the ability to do so is limited by the design of the area. As new development is proposed, the County should ensure that it includes elements which help enhance the sense of place and identity of the Panhandle, including public gathering spaces, entertainment venues, and opportunities to walk or bike to key destinations.

### Supporting Actions:

PA 4.1						
Improve the design standards applicable to the US-521 corridor in the Panhandle to require future commercial development to be pedestrian-oriented and include a range of amenities to enhance the urban fabric.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 4.2						
Work with public and private entities and partners to examine the feasibility of developing a community focused central civic gathering space in the heart of Indian Land.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 4.3						
Ensure that the Unified Development Ordinance includes provisions for the requirement of bicycle and pedestrian connections between new development and existing commercial and recreational uses, as applicable.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 4.4						
Coordinate with civic organizations in the Panhandle to develop a campaign centered around branding and identity for the Panhandle.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

# GREATER LANCASTER IMPLEMENTATION

## STRATEGIES

The implementation strategies in this section are specific to Greater Lancaster. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in Greater Lancaster is different than how they might be implemented in the Panhandle and Southern Lancaster.

### GL 1 - BALANCING GROWTH

The City of Lancaster and Lancaster County Water and Sewer District have agreed upon a utility service area where the City of Lancaster is expected to grow its boundary through the annexation of new development that can be served by the City's public infrastructure and urban services. These areas are identified as Municipal Growth Areas on the Future Land Use Map. Outside of the City and its potential growth areas, in the more rural areas of Greater Lancaster, develop should continue in a low density manner that preserves the rural heritage of these less developed areas.

#### Supporting Actions:

GL 1.1						
Coordinate with the City of Lancaster to help direct development to areas that are suitable for growth, meeting the County's vision for development occurring concurrently with public infrastructure and services.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.2						
Maintain low density development patterns in the Rural areas identified on the Future Land Use Map in order to preserve the agricultural enterprises and maintain the rural lifestyle.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.3						
Ensure that areas identified as Economic Development on the Future Land Use Map are appropriately zoned and have sufficient infrastructure in place to support industry.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility



GL 1.4						
Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grant opportunities to help implement this goal.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

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

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

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

**GL2 - TRADITIONAL CENTER**

The City of Lancaster is the heart of Lancaster County. While much of the development attention has shifted to the Panhandle, the core of the City remains the economic, social, cultural, and governmental center of Lancaster County. As the traditional center of the County, strategies to strengthen and revitalize the County's traditional center will help the overall economic outlook and future of the County.

**Supporting Actions:**

GL 2.1						
Participate in public private partnerships with the City and private entities in the development of cultural and entertainment venues and events that will support the needs of all County residents.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

### GL 2.2

Consider opportunities for the County Historical Commission to partner with the City of Lancaster to promote historic property renovation and market historic properties in downtown.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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### GL 2.3

Coordinate with the City of Lancaster on the implementation of Downtown Revitalization Plan. Identify and pursue County projects that can help boost ongoing revitalization efforts.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## GL 3 - ECONOMIC RENEWAL

While the County has had some success with industrial parks, the closing of the Springs Mill and the reduced productivity of agricultural production has had some negative impacts on the economic prosperity of residents in Greater Lancaster. Moving forward, the County should coordinate with the City of Lancaster and other communities in unincorporated portions of the County to ensure that residents have adequate access to education and employment within Lancaster County. The presence of the airport, existing industry, dense residential development, and the vacant Springs properties provide ample opportunity for the County to coordinate economic redevelopment in Greater Lancaster.

### Supporting Actions:

#### GL 3.1

Coordinate with the City of Lancaster to ensure that the area along the Catawba River identified for Economic Development is adequately prepared and marketed for economic development growth.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### GL 3.2

Purchase land and develop speculative buildings to ensure that the industries which have expressed interest in locating in Lancaster County are able to do so easily. Coordinate with the I-77 Alliance, the Economic Development Commission, and others to ensure that prime development sites and buildings are adequately marketed.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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#### GL 3.3

Coordinate with the City of Lancaster to ensure both the City and County Zoning Maps direct commercial development and employment generators toward the growth areas around the City.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
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## GL 4 - CONNECTING DESTINATIONS

The City of Lancaster has the greatest density, combined with an urban fabric, which can more adequately support alternative transportation modes such as public transportation and pedestrian and bicycle facilities. Many of the downtown streets contain sidewalks and the completion of the Lindsey Pettus Greenway and the Carolina Thread Trail provide opportunities to connect numerous residential neighborhoods to the commercial, civic, recreational, and cultural facilities in Greater Lancaster. The 521 Bypass and Hwy-9 provide important connections to employment and the region through Interstate-77. The County should continue to promote the development of various transportation modes to connect across and beyond Greater Lancaster.

### Supporting Actions:

GL 4.1						
Prioritize the development of the Carolina Thread Trail (including the Lindsey Pettus Greenway). Coordinate with the City to codify requirements that right-of-way for these trails be donated with new development in the City and the County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 4.2						
Coordinate with the City, the South Carolina Department of Transportation, USC Lancaster, and other entities to facilitate pedestrian connections between key destinations such as USC Lancaster's campus, downtown, the hospital, and major retail shopping areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 4.3						
Partner with the City of Lancaster on key transportation projects to facilitate the advancement of more improvements by reducing the cost to both entities. Consider leveraging this partnership to increase the chances of receiving state and federal transportation funds.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

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

# SOUTHERN LANCASTER IMPLEMENTATION

## STRATEGIES

The implementation strategies in this section are specific to Southern Lancaster. While many of the overall principles are similar to the County as a whole, the way in which they are implemented in Southern Lancaster is different than how they might be implemented in other parts of the County.

### SL 1 - FACILITATING GROWTH

The most rural, agricultural, and wide-open spaces of the County are located in Southern Lancaster. A significant concentration of large parcels are located in this region and many agricultural industries require separation. The rural heritage of Southern Lancaster means that many people live far apart from each other, on large lots. Utility provision is also most limited in Southern Lancaster. Thus, development in this portion of the County should be focused around the municipalities of Heath Springs and Kershaw, where public infrastructure and services are more readily available.

#### Supporting Actions:

SL 1.1						
Coordinate with the municipalities to direct development, particularly in the form of residential subdivisions, towards the designated Municipal Growth Areas around Heath Springs and Kershaw.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 1.2						
Educate owners of agricultural properties and timberland to on the opportunities and benefits of land conservation, agritourism, outdoor recreation, and other options that will help to preserve the rural landscape.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 1.3						
Review the County's Zoning Map to ensure that properties adjacent to the Haile Gold Mine and the Congaree Quarry restrict uses which are not compatible with such noxious uses.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 1.4						
Coordinate with Heath Springs and Kershaw to ensure that water and wastewater systems can adequately support development in the Municipal Growth Areas and work to determine a strategy for the future development of these areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

## SL2 - SUPPORTING RURAL COMMUNITIES

In Southern Lancaster, the primary form of economic development is agricultural production and other extractive industries. There are also commercial enterprises within the Towns of Kershaw and Heath Springs, and the County owns the Heath Springs Industrial Park, which is located just off US-521. While preserving the rural character of Southern Lancaster, the County should support opportunities to enhance economic, cultural, and recreational opportunities in this portion of the County, particularly in the municipalities.

### Supporting Actions:

SL 2.1						
Coordinate with the South Carolina Department of Transportation and Catawba COG to prioritize funding for improvements to infrastructure which supports existing industry in Southern Lancaster, such as the bridge which serves SMC Global Industrial Services Division just north of Kershaw, as well as subdivision access roads.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 2.2						
Examine opportunities to strengthen partnerships between the towns of Kershaw and Heath Springs, particularly as it relates to economic development recruitment and the provision of recreational facilities.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 2.3						
Consider requiring the dedication of right-of-way for the Carolina Thread Trail when new development is proposed in Southern Lancaster. Ensure similar requirements are adopted by the towns of Kershaw and Heath Springs.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 2.4						
Dedicate resources from the Lancaster County EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

## SL 3 - EQUITABLE SERVICES

Rural communities such as Southern Lancaster have different kinds of service provision struggles, many of which revolve around a population which is spaced out across a great area and limited resources to move across the region. In Southern Lancaster, the schools generally have ample capacity and there are limited traffic concerns. However, the distance to necessary services like health care, employment, and commercial goods is much further than in other

portions of the County. In homes with limited access to private vehicles, getting to and from these places can be increasingly difficult. As growth continues to put strains on the more urban portions of the region, the County should ensure that the service needs of its rural communities are also being met.

### Supporting Actions:

SL 3.1						
Examine health care and social service needs which may not be met. Coordinate with the municipalities to ensure that adequate access to these services is available to residents.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 3.2						
Coordinate with Heath Springs and Kershaw to ensure that water and wastewater systems can adequately support development in the Municipal Growth Areas and work to determine a strategy for the future development of these areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

SL 3.3						
Consider initiating regular check-in meetings with the municipalities to ensure that the County is providing adequate services in this region of the County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility