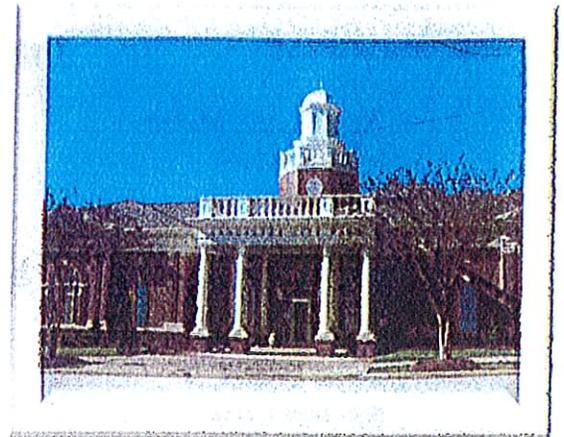


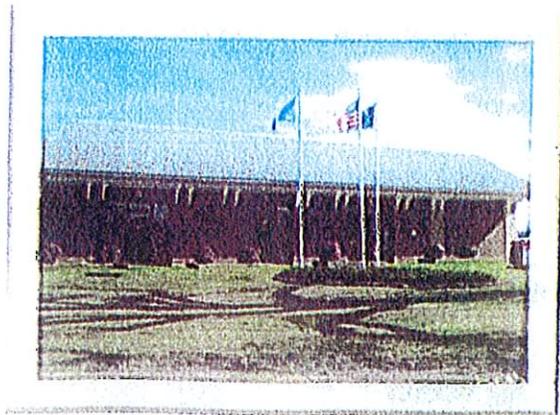
THE NEW MILLENNIUM: A COMPREHENSIVE PLAN FOR LANCASTER COUNTY AND ITS MUNICIPALITIES



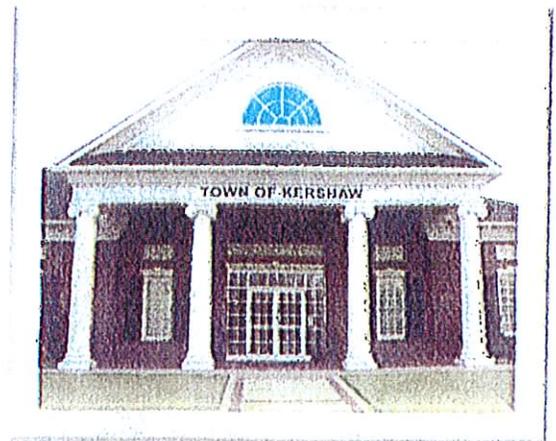
Lancaster County Administration Building



City of Lancaster Municipal Building



Town of Heath Springs Municipal Building



Town of Kershaw Municipal Building

Lancaster County Council

Larry McCullough, Chair
Bob Bundy, Vice-Chair
Brian Carnes
Jack Estridge

Steve Harper
Larry Honeycutt
Charlene McGriff

Lancaster City Council

Joe Shaw, Mayor
John P. Howard, Pro Tempore
Sara Eddins
Tamara Green

Jackie Harris
Kenneth B. Hood, Sr.
Gonzie Mackey

Heath Springs Town Council

Ann Taylor, Mayor
Mark Bridges
Iva Drakeford

Eddie Moore
Ted Sowell

Kershaw Town Council

Wayne D. Rhodes, Mayor
Oscar Coates, Jr.
Michael Cook
Wade Hunter

Sonya Poole
Morris Russell
Randy Seegars

Lancaster County Planning Commission

Charles Deese, Chairman
Keel Kelly, Vice Chairman
Ken Faulkenberry
Vedia C. Hatfield

Ronald P. Pappas
Ruth Parker
Lewis J. Sims

City of Lancaster Planning Commission

Dr. Richard Van Hall, Chairman
James Talbert, Vice Chairman
Dr. Michael Bonner

Mary Cauthen-Tucker
Jim Wilson

Planning Staff

Penelope G. Karagounis, Planning Director
J. Elaine Boone, Planner II
Kathy T. Johnson, Planner I
Judy Barrineau, Administrative Assistant

TABLE OF CONTENTS

Population Element..... 1-1

Implementation Strategy Population Element..... 1-7

Housing Element 2-1

Implementation Strategy Housing Element 2-9

Community Facilities Element..... 3-1

Implementation Strategy Community Facilities Element 3-53

Economic Development Element 4-1

Implementation Strategy Economic Development Element..... 4-11

Natural Resources Element..... 5-1

Implementation Strategy Natural Resources Element 5-25

Historic Resources Element 6-1

Implementation Strategy Historic Resources Element 6-23

Land Use Element 7-49

Implementation Strategy Land Use Element..... 7-50

Transportation Element 8-1

Priority Investment Element..... 9-1

Appendices..... 10-1

Appendix A – Soil Associations 10-3

LIST OF FIGURES

<u>Figure Number</u>	<u>Title</u>
1	Lancaster County Population..... 1-3
2	Municipal Population..... 1-4

LIST OF TABLES

<u>Table Number</u>	<u>Title</u>
1	Housing Types..... 2-4
2	Age of Housing Stock 2-5
3	Housing Conditions 2-6
4	Ownership Patterns..... 2-6
5	Median Housing Value & Median Rent 2-7
6	Commuting Patterns 4-4
7	Employment By Industry..... 4-5
8	Unemployment Rates 4-6
9	Announced Investment 4-7

LIST OF MAPS

<u>Map Number</u>	<u>Title</u>	
1	Natural Gas Service.....	3-11
2	Water Service.....	3-13
3	Sewer Service	3-15
4	Solid Service	3-19
5	Public Health and Safety.....	3-25
5a	Public Health and Safety City of Lancaster	3-27
5b	Public Health and Safety Towns of Heath Springs & Kershaw	3-29
6	Public Institutions.....	3-33
6a	Public Institutions City of Lancaster	3-35
6b	Public Institutions Towns of Heath Springs & Kershaw	3-37
7	Recreational Facilities	3-47
7a	Recreational Facilities City of Lancaster	3-49
7b	Recreational Facilities Towns of Heath Springs & Kershaw	3-51
8	Historic Resources	6-13
8a	Historic Resources City of Lancaster	6-17
8b	Historic Resources Towns of Heath Springs & Kershaw	6-19

9	Existing Land Use Panhandle Area	7-5
10	Existing Land Use Lancaster County	7-13
11	Future Land Use Lancaster County	7-27
12	Existing Land Use City of Lancaster	7-35
13	Future Land Use City of Lancaster	7-37
14	Existing Land Use Towns of Heath Springs & Kershaw	7-45
15	Future Land Use Towns of Heath Springs & Kershaw	7-47

POPULATION ELEMENT

INTRODUCTION

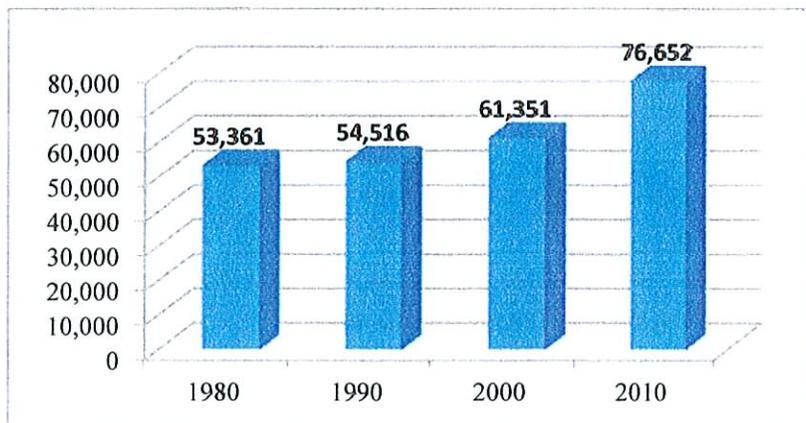
The Population Element details population changes within the county and is intended to reflect current characteristics. Information is also provided on the current socio-economic make up of the county. Data used in preparing this element is derived from the South Carolina Office of Research and Statistics and U.S. Bureau of Census publications.

POPULATIONS TRENDS

Lancaster County has experienced positive growth trends over the past several decades. The total population of Lancaster County increased by 23,291 people (43.6%) between 1980 and 2010. The county's population grew from 61,351 to 76,652 between 2000 and 2010 exhibiting a 24.9 percent increase. This is a dramatic increase compared with the 2.2 percent growth between 1980 and 1990 and the 12.5 percent growth between 1990 and 2000. Lancaster County experienced a substantial increase in population in the decade between 2000 and 2010 despite the severe recession the national economy experienced in 2008 and 2009.

FIGURE 1

**Lancaster County Population
1980 – 2010**

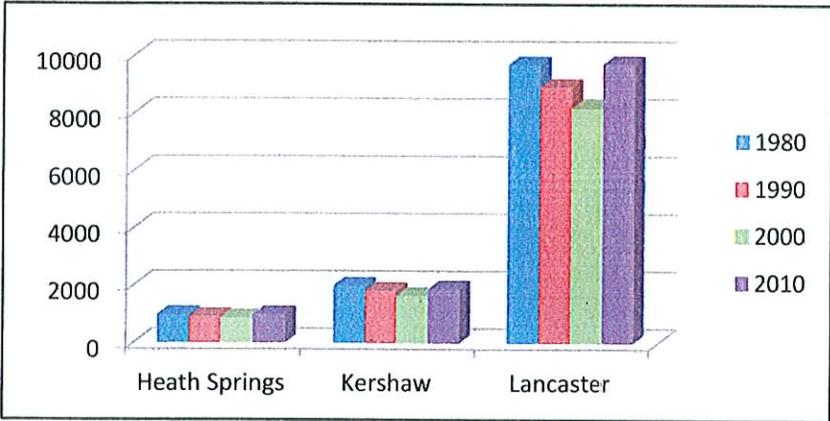


Source: US Census Bureau, SC Office of Research and Statistics

The South Carolina Office of Research and Statistics (SCORS) population projections based on 2010 Census data indicates that the population in Lancaster County will increase to 81,700 in 2015 and 86,700 in 2020. Population estimates produced by the SC Office of Research and Statistics are based on assumptions about the continuation of birth, death and migration trends measured from census data. SCORS population estimates have historically been considered to be conservative.

There are three municipalities in Lancaster County. The largest and oldest is the City of Lancaster. Lancaster, the county seat, is located in the northwestern portion of the county and serves as the major focus of the county for retail trade, governmental services, and business services. The 2010 Census reported a population of 8,526 in the City of Lancaster, representing a 4.3 percent increase in population from 2000. The Town of Heath Springs is located in the south central portion of the county. Heath Springs had a population of 790 in the 2010 Census representing an 8.6 percent decrease in population from 2000. The Town of Kershaw is located in southeastern Lancaster County on U.S. 521. Kershaw reported a population of 1,805 in 2010 representing a 9.6 percent decrease over 2000. The county's municipalities account for approximately 15 percent of the total population with the remaining 85 percent residing in the unincorporated areas. For the next section, we will cover some of the specific socio-economic information about Lancaster County.

FIGURE 2
Lancaster County Municipal Population
1980 – 2010



Source: US Census Bureau, SC Office of Research and Statistics

PERSONS BY AGE GROUP

According to the 2010 Census, trends in the age breakdown of the population for Lancaster County are similar to those in the region, state, and nation. The most rapidly growing segments of the population are working age adults between the ages of 18 and 64, representing 61.5 percent of the total population, and adults 65 and over, representing 15.3 percent. The median age in Lancaster County is 39.6 years.

POPULATION COMPOSITION

The majority of the population in 2010, at 38,890, was female (50.7%) and 37,762 (49.3%) was male. Population projections, based on historical registered births, deaths, and migration data, indicate that the percentage of females will minimally increase over the planning period.

RACE

In terms of racial composition, Lancaster County's black population decreased from 26.9 percent to 23.8 percent of the population between the 2000 and 2010 census. The white population rose to 71.5 percent of the total population from 71 percent in 2000. The black population is most heavily concentrated in the Heath Springs and Lancaster Census Divisions. Other races account for the remainder of the population. The Hispanic population in the county was 4.6 percent in 2010 compared to 1.6 percent in 2000.

TOTAL HOUSING UNITS

In 2010, the total number of housing units in Lancaster County was 32,687 representing an 30.9 percent increase between 2000 and 2010. Growth was most rapid in the Van Wyck Census Division (Indian Land), where housing units increased by 118.5 percent. While the number of mobile home housing units was stable, single family units increased by about 38 percent. The greatest gain came in the number of multi-family homes, which increased by over 64 percent.

TOTAL HOUSEHOLDS

There were a total of 29,697 households in Lancaster County during 2010. This total number represents family and non-family households. Of the total households, 21,122 or 71.1 percent were occupied by families or married couples. Single heads of households accounted for 1,254 or 4.6 percent of the total households in 2010. The remaining 7,321 households were comprised of one person and two or more unrelated person households.

PERSONS PER HOUSEHOLD

The average number of persons per household was 2.51 in 2010, a decrease from 2.6 in 2000 and 2.8 persons

per household in 1990. The number of persons per household has been steadily declining and is projected to continue.

PER CAPITA INCOME

Per capita income in the county during 2010 was \$18,814, which is 86.6 percent of the 2010 per capita income for the State of South Carolina (\$22,126). Per capita income for 2010 was estimated at \$16,854 for the City of Lancaster; \$13,576 for the Town of Heath Springs and \$17,760 for the Town of Kershaw. In 2010, per capita income was \$26,059 for the United States.

MEDIAN FAMILY INCOME

Median family income in Lancaster County for 2010 was \$41,748. Median family income for 2010 for the City of Lancaster was \$30,534; \$26,111 for the Town of Heath Springs and \$43,077 for the Town of Kershaw.

In 2010, the median family income was estimated to be \$51,704 for South Carolina and \$60,609 for the United States according to the U.S. Census Bureau.

EDUCATIONAL ATTAINMENT

Educational attainment in Lancaster County has historically been lower than the remainder of the region and the state. In 2010, 26.5 percent of the citizens age 25 or older (19,281) were high school graduates. The percentage of college degrees received in 2010 increased to 12.5 percent from the 2000 level of 10.2 percent. The percentage of the age 25 and above population below the high school graduate level has continued to decrease. This sector of the population decreased from 36.1 percent in 2000 to 15.1 percent in 2010.

South Carolina uses the Palmetto Assessment of State Standards (PASS) to test students in grades 3 through 8 in English/language arts, mathematics, social studies and science. The PASS is a standards-based test, which means it measures how well students are mastering specific skills defined for each grade by the state of South Carolina. The goal is for all students to score at or above the state standard. County-wide Standardized Test scores taken from the South Carolina Department of Education reveal a continued increase in the average score for the Lancaster School District. Overall, the Lancaster School District scored at or above state averages for all areas tested. Lancaster County reading and math proficiency scores have increased over time from 73.6 % of students at or above state averages in reading in 2009 to 74.3% in 2011 and 70.5% of students at or above state averages in math in 2009 to 73.6% in 2011.

According to the South Carolina Department of Education, the Lancaster School District reported a 2011-2012 dropout rate of 3.6% of total enrollment for grades 9-12 compared with the statewide median of 2.8%.



**IMPLEMENTATION STRATEGY
POPULATION ELEMENT**

GOAL	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To provide a safe, pleasant and environmentally sound living and working environment for the citizens of Lancaster County.</p>	<p>-To create land development patterns which promote the physical safety and well being of those living and working in the County and which blend with the natural beauty of the County.</p>	<p>Lancaster County Council, Lancaster County Planning Commission, Lancaster City Planning Commission, City and Town Councils</p>	<p>Ongoing 2012 - 2028</p>
	<p>-To promote the continued development of resources to upgrade the job skills of the labor force.</p>	<p>Lancaster County Council, Lancaster County Chamber of Commerce, Lancaster County School Board</p>	<p>Ongoing 2012 - 2028</p>
	<p>-To promote the development of a video conferencing center for medical and educational purposes.</p>	<p>Lancaster County Council, Lancaster County Chamber of Commerce, Lancaster County School Board, Springs Memorial Hospital, City and Town Councils</p>	<p>2012 - 2018</p>
	<p>-To promote the development of more recreational facilities in the rural areas and community centers in the municipalities of Lancaster, Heath Springs, Kershaw and Indian Land areas.</p>	<p>Lancaster County Council, Lancaster County Planning Commission, Lancaster City Planning Commission, City and Town Councils</p>	<p>Ongoing 2012 - 2018</p>
	<p>-To promote the development of family oriented Recreational facilities such as bowling alleys, skating rinks and community swimming pools.</p>	<p>Lancaster County Council, Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Chamber of Commerce, City and Town Councils</p>	<p>Ongoing 2012- 2028</p>

HOUSING ELEMENT

INTRODUCTION

The Housing Element provides information on the existing housing stock within Lancaster County, the City of Lancaster, Town of Heath Springs and the Town of Kershaw and looks at trends in housing available to the citizens of the County and municipalities. The primary source of information on housing is the US Census. The Census provides data on housing types, owner and renter occupancy, and housing costs. It provides limited information on housing quality.

Included within the Housing Element are discussions of the location of the housing stock, the types of housing, the age and condition of housing units, the mix of owners and renters, and the affordability of the housing stock. Comparisons to state averages are provided when they help to describe the housing conditions in Lancaster County.

HOUSING TYPES

Housing units in Lancaster County are predominantly single family in nature. The 2010 Census reported a total number of single family housing units of 23,801. Of these total units, 89.5% were reported as occupied. There were 492 duplex units, or 1.8 percent of total housing. Manufactured homes, including single-wide and multiple section units, totaled 5,130. Manufactured homes account for 16.8 percent of the housing in Lancaster County. There were 1,446 multi-family units, including apartments and condominiums. This is 5.8 percent of the total housing. The housing types in the three municipalities are shown in Table 1, along with the county totals. The municipalities have a higher concentration of multi-family housing, while manufactured homes are much more common in the unincorporated areas of the County.



TABLE 1
HOUSING TYPES
Lancaster County
2010

<u>Area</u>	<u>Number of Units</u>			
	<u>Single Family</u>	<u>Duplex</u>	<u>Multi-Family</u>	<u>Manufactured Home</u>
Town of Heath Springs	289	21	0	41
Town of Kershaw	801	26	30	29
City of Lancaster	3,096	97	893	158
Unincorporated Areas	19,615	448	889	5,079
Lancaster County (Total)	23,801	592	1,812	5,307

Source: U. S. Bureau of the Census, American Community Survey, 2010.

Estimates reveal a housing market that continues to expand. Building permit totals showed that between 2000 and 2010 over 7,600 units were added to the Lancaster County housing stock.

AGE OF HOUSING

The age of housing is provided by the 2010 Census. Age characteristics are important in considering the need for housing upgrades and the overall condition of the housing stock. Table 2 provides a summary of the age of housing within both the incorporated and unincorporated portions of the county. The Census measures age in ten-year increments. The age of housing in Lancaster County and its municipalities tends to be similar to state and national averages.

TABLE 2
AGE OF HOUSING STOCK
2010 Census
Number of Units Built
During Each Ten Year Period

<u>Time Periods</u>	<u>Heath Springs</u>	<u>Kershaw</u>	<u>Lancaster</u>	<u>Lancaster County (includes cities)</u>
2005 or later	0	4	186	2,638
2000-2004	0	21	315	3,599
1990-1999	38	33	306	4,665
1980-1989	45	31	356	4,352
1970-1979	66	147	636	5,351
1960-1969	45	168	1,114	4,761
1950-1959	70	230	791	3,344
1940-1949	32	93	301	1,484
1939 and before	55	159	239	1,278

Source: U. S. Bureau of the Census, American Community Survey, 2010.

HOUSING CONDITIONS

Information concerning the structural condition of housing is not available from the Census. However, the Census does report on several housing characteristics which relate to housing quality. These include the lack of plumbing facilities and lack of kitchen facilities. These conditions are measured by the response to census questions on the long form, so the accuracy is dependent on responses from citizens in each census division. The 2010 Census reported that 309 housing units lacked complete plumbing facilities in Lancaster County, which represents less than one percent of all units in the County. This compares with 214 housing units in 2000. This is comparable to the state average, which is .5 percent of housing units.



Another measurement of housing quality is a lack of complete kitchen facilities. The Census reported that Lancaster County had 469 housing units in 2010 which lacked complete kitchen facilities. This represents 1.5 percent of the total housing units, which is higher than the state average of .7 percent. In 1980, 942 units, or 4.9 percent of the total lacked complete kitchen facilities in Lancaster County. The quality measurements for the County and the municipalities are shown in Table 3.

TABLE 3
HOUSING CONDITIONS
Lancaster County
2010

<u>Area</u>	<u>Lacking Complete Plumbing</u>		<u>Lacking Complete Kitchen</u>	
	<u>Units</u>	<u>Percentage</u>	<u>Units</u>	<u>Percentage</u>
Heath Springs	8	0	8	0
Kershaw	0	0	0	0
Lancaster	82	0	162	.1
Lancaster County	219	.4	299	1.5

Source: U. S. Bureau of the Census, American Community Survey, 2010.

OWNER AND RENTER STATUS OF HOUSING

The 2010 Census reported that three quarters of the housing units in Lancaster County were owner occupied. This rate for the county is higher than state and national averages. In Lancaster County, 17,386 units, or 75 percent of the total, were owner occupied, compared with South Carolina at 72.2 percent and by the United States as a whole at 66.2 percent. The home ownership rate is much lower in the City of Lancaster, where just over half the housing units were occupied by owners. This pattern is typical for South Carolina, where many cities have a large percentage of renters, while the surrounding areas are overwhelmingly occupied by owners. Table 4 provides a detailed look at the ownership patterns for housing in the County and the municipalities in 2000.

TABLE 4
OWNERSHIP PATTERNS
Occupied Housing Units
2010

<u>Area</u>	<u>Owner Occupied</u>		<u>Renter Occupied</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Town of Heath Springs	249	75.9	79	24.1
Town of Kershaw	527	76.4	163	23.6
City of Lancaster	1,734	51.1	1,662	48.9
Lancaster County	17,386	75.2	5,792	25.0

Source: U. S. Bureau of the Census, 2010.

HOUSING AFFORDABILITY

The housing market in Lancaster County provides housing units of various types and in various price ranges. Table 5 provides a comparison of median housing value and median rent for Lancaster County and other jurisdictions from the 2010 Census. The median housing value for Lancaster County was \$122,300, compared to \$134,100 for South Carolina. The median rent was listed as \$603 per month. This compares with \$701 for South Carolina. The median housing values within the Towns of Heath Springs, Kershaw and the City of Lancaster are below the County values. The median rent is the highest in the Town of Kershaw and Lancaster County.

TABLE 5

**Median Housing Value and
Median Rent
2010**

<u>Area</u>	<u>Median Housing Value</u>	<u>Median Gross Rent</u>
Town of Heath Springs	\$88,600	\$500
Town of Kershaw	86,400	641
City of Lancaster	119,600	551
Lancaster County	122,300	603
South Carolina	134,100	701
United States	188,400	841

Source: U. S. Bureau of the Census, American Community Survey, 2010.

With the variety of housing types available in Lancaster County and its municipalities and the varying level of housing costs, there should be housing available to families at most income ranges. The Housing Authority of the City of Lancaster provides rent-subsidized housing in several projects and there are State Housing Authority units in some areas. The private housing market also has a number of units available for families with moderate and lower income levels.



**IMPLEMENTATION STRATEGY
HOUSING ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
To provide suitable land for residential development convenient to needed services.	-Identify prime areas for residential growth.	Lancaster County Planning Commission and County Council	2012 - 2018
	-Extend needed infrastructure to growth areas to allow for all types of residential development.	Lancaster County Water and Sewer District and Lancaster County Natural Gas Authority	Ongoing 2012 - 2028
To construct affordable housing of various types for persons of all income levels.	-To provide incentives to developers to construct different housing types and affordable housing.	Lancaster County Council and City/Town Councils	Ongoing
	-To track new residential development and population growth in order to determine housing needs.	Lancaster County Building Official, Lancaster County Planning Commission, and Lancaster City Planning Commission	
Utilize available government housing improvement programs to rehabilitate existing housing and to provide lower cost new housing.	-Identify and utilize available government housing funds.	Lancaster County Council, City/Town Councils, Catawba Regional Planning Council, Lancaster County Planning Commission and Lancaster City Planning Commission	Ongoing
	-Continue rehabilitation of older housing stock.	Lancaster County Council, City/Town Councils, Catawba Regional Planning Council, Building and Zoning Department	
Analyze possibility of tax credits from county or cities for rehabilitation projects.	-Identify qualified areas for inclusion.	Lancaster County Planning Commission, Lancaster City Planning Commission, County and City/Town Councils	Ongoing
	-Encourage private sector involvement in housing rehabilitation.	Lancaster County Council and City/Town Councils	

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Encourage construction of affordable multi-family development.	-Reserve land with needed infrastructure.	Lancaster County Planning Commission, Lancaster City Planning Commission and Lancaster County Council	2012 - 201
	-Provide incentives to develop multi-family housing.	Lancaster County Council and City / Town Councils	Ongoing 2012 – 2032
To promote and maintain existing neighborhoods within the City of Lancaster and the Towns of Health Springs and Kershaw as well as within the unincorporated portions of the county as prime residential areas (continued on next page).	-Ensure in-fill housing is compatible in design with existing housing.	Lancaster County Planning Commission, Lancaster City Planning Commission, County, City/Town Councils	Ongoing 2012 - 2032
	-Encourage provision and maintenance of amenities that contribute to the character of the neighborhood.	Lancaster Joint Recreation Commission, Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Council and City/Town Councils	2012 - 2032
	-Avoid encroachment upon residential neighborhoods by more intense land uses.	Lancaster County Council and City/Town Councils, Lancaster County Council Planning Commission, and Lancaster City Planning Commission	2012 - 2032
	-Develop neighborhood or area plans which will help determine how these areas should develop as a means to maintain the areas character.	Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Council and City/Town Councils	2012 - 2016
	-New subdivisions should be designed to encourage access to adjoining neighborhoods if necessary to accommodate the flow of traffic, while not encouraging through traffic.	Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Council and City/Town Councils	2012 - 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
To promote and maintain existing neighborhoods within the City of Lancaster and the Towns of Health Springs and Kershaw as well as within the unincorporated portions of the county as prime residential areas (continued from previous page).	-Provide community support for volunteer efforts to refurbish the available stock of low income housing or to establish new units for poor households.	Church organizations, Business Communities, Civic Groups	2012 – 2032
Revise local ordinances to discourage concentrations of manufactured homes.	-Adopt new manufactured home regulations. -Identify prime areas for residential development.	Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Council and City /Town Councils Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Council and City /Town Councils	2012 - 2016 2012 – 2032
Require that manufactured homes be set up so they can be taxed as real property.	-Adopt new mobile home regulations. -Within state guidelines begin taxing Manufactured homes as real property.	Lancaster County Council Lancaster County Tax Assessor	2012 - 2015 2012 – 2032
Encourage the State to change tax laws so that manufactured homes are taxed as real property.	-Ask legislative delegation to initiate changes in the tax code so that manufactured homes can be taxed as real property.	Lancaster County Council and Lancaster County Legislative Delegation and City/Town Councils	2012 – 2016

COMMUNITY FACILITIES ELEMENT

INTRODUCTION

One of the most important elements within the planning process as mandated by the State Enabling Legislation is the provision for community facilities. The Community Facilities Element describes the infrastructure that is in place to support the growth and development of the county and its municipalities. Areas considered include public utilities, solid waste, public safety services, educational system, cultural facilities, and general government facilities. This element describes essential government services that are necessary for the future development of Lancaster County and its municipalities. The goals and objectives in this section will reflect improvements in the county's and its municipalities community facilities that are needed to accommodate growth. This element previously included the transportation network. Due to its complexity and impact on current demands and future needs, information on transportation is now found in the Transportation Element.

UTILITIES

Natural Gas Service

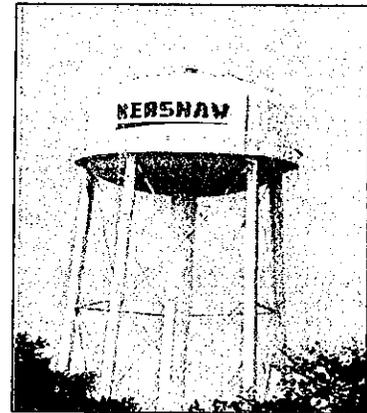
Lancaster County is provided with natural gas service by the Lancaster County Natural Gas Authority. The Authority currently provides service to approximately seventy-five percent of the County's population with offices located in Kershaw, Indian Land, and Lancaster. Service is available in all three of the county's municipalities and in most of the populated areas of the County. Service to the unincorporated areas of the County include all of the panhandle north of S.C. 5; the eastern portion of the county proximal to S.C. 522; west of the City of Lancaster to the Catawba River; South of the City along U.S. 521 to Flat Rock area all the way to the Kershaw County line. Lancaster County Natural Gas officials note that the Patriots Energy Group (PEG) pipeline provides an adequate supply of natural gas to meet future growth demands. Map 1 depicts the location of existing and proposed natural gas service lines.

Water Service

There are four public water systems in the county serving over 95 percent of the populated areas of Lancaster County. A small percentage of the population relies on individual wells.

The four public providers are the Town of Heath Springs, Town of Kershaw, City of Lancaster and the Lancaster County Water and Sewer District. The Lancaster County Water and Sewer District provides an abundant supply of water to approximately 95 percent of the populated areas of Lancaster County. The Water and Sewer District withdraws water from the Catawba River at the Catawba River Water Treatment facility located south of the S.C. 5 Bridge. This facility is a joint venture with Union County, North Carolina. The Catawba River facility was recently upgraded to provide thirty six million gallons of water per day, with treated

water storage capacity of sixteen million gallons. This facility has a one hundred million gallon per day raw water withdrawal permit from the Catawba River. The City of Lancaster, the Town of Heath Springs, and the Town of Kershaw purchase treated water from the Lancaster County Water and Sewer District and sell it to customers within the municipal limits and limited areas outside the municipal boundaries. The Town of Kershaw services all areas inside the corporate limits as well as several areas outside the town limits. The Town of Kershaw also sells water to the Lancaster County Water and Sewer District for a small area outside the town limits.



Water service in Lancaster County is extensive-providing adequate service to the majority of populated areas of the county. The City of Lancaster's water system has a capacity of eight million gallons of water per day. Currently, the daily consumption averages 1.8 million gallons per day which means there is enough excess capacity to meet the future needs of the city. The Lancaster County Water and Sewer District has a system capacity of twenty-one million gallons per day. Future projects include upgrading and providing redundancy to existing water infrastructure. Lancaster County water providers currently have the capacity to provide adequate water supplies to meet future demands. Lancaster County Water and Sewer District's five year capital improvement plan includes over \$7,500,000.00 in improvements and upgrades to the Lancaster County Water and Sewer District's Distribution system. These improvements along with the expansion of the Catawba River Water Treatment Facility will provide the necessary water infrastructure to meet the growing needs of the county. Map 2 depicts water service areas in Lancaster County.

Sewer Service

The sewage collection and treatment system in Lancaster County is not nearly as extensive in the unincorporated areas as the water system. Sewage collection and treatment is provided by the three municipalities, the City of Lancaster, Town of Heath Springs, Town of Kershaw, and the Lancaster County Water and Sewer District. The City of Lancaster operates a 7.5 million gallon per day sewage treatment facility which also provides treatment for the Water and Sewer District for areas on the Southern end of the county. Lancaster County Water and Sewer District's addition of a 4 million gallon per day wastewater treatment facility on River Road in Indian Land and the City of Lancaster's 7.5 million gallon per day wastewater treatment facility has significantly expanded capacity and provides a valuable resource in Lancaster County's effort to attract new development. The Town of Heath Springs and the Town of Kershaw both operate wastewater treatment facilities. The Town of Kershaw operates a one million gallon per day facility which was upgraded in 1997 to serve the South Carolina Department of Corrections facility off S.C. 601. The Lancaster

County Water and Sewer District provides service to Indian Land and areas outside the City of Lancaster, and the Town of Heath Springs.

Future projects include Lancaster County Water and Sewer District's upgrade of its Indian Land Waste Water Treatment facility discharge permit from 4 million gallons per day to 15 million gallons per day to meet the future demands of the County. Lancaster County Water and Sewer District also will expand the Indian Land Waste Water Treatment Facility from 4 million gallons per day to 7 million gallons per day as the demand for sewer treatment increases. Expansion will continue to meet the future demands of the northern section of the county from Highway 75 north to the county line. Future wastewater flows have been estimated by an extensive study of the area using allowable land uses and densities. Lancaster County Water and Sewer District's ongoing Capital Improvements plan which is estimated to be \$11,775,000 over the next 5 years will provide the necessary sewer infrastructure to meet the growing needs of the area. The expansion of and improvements to the City of Lancaster/Catawba River Wastewater Treatment Plant from 5.75 MGD to 7.5 MGD include two (2) new oxidation ditches, the conversion of an existing aeration basin to an equalization basin, rehabilitating clarifier #3, replacement of the existing mechanical bar screen, installation of dewatering facilities, additional sludge handling improvements (i.e. separation of RAS/WAS lines), modification to disinfection facilities, installation of a dewatering system, and the expansion of the City of Lancaster Public Utilities / WWTP Administration / Lab building. A new effluent pump station is to be installed by 2011.

Please note that during the course of construction, no bypassing of the current Waste Water Treatment Plant (WWTP) unit operations will be required. Therefore, the existing plant will maintain compliance with the existing National Pollutant Discharge Elimination System (NPDES) permit during the course of construction. Additionally, there will be no interbasin transfers associated with this project as the entire project is within the Catawba River drainage basin.

The City of Lancaster wastewater collection and treatment system currently serves all of the City and portions of Lancaster County. A regional effort currently exists between the City of Lancaster and Lancaster County Water and Sewer District. The City wholesale purchases water from the District; whereas the District wholesale purchase wastewater treatment from the City.

The City of Lancaster's Catawba River WWTP currently handles predominantly domestic and commercial wastewater from the City of Lancaster, and some other portions of Lancaster County. The Catawba River WWTP is located in the central portion of Lancaster County.

The City of Lancaster wastewater system operates under National Pollution Discharge Elimination System (NPDES) permit number SC0046892. Portions of the existing wastewater treatment facility have been in operation for more than fifty (50) years. The existing wastewater treatment facility consists of the following unit processes:

- a. A screening facility consisting of an automatic mechanical bar screen (not currently in operation) and a manual bar screen;
- b. An influent pump station consisting of four (4) Crown 10” centrifugal, non-clog pumps mounted with a total capacity of 16.1 MGD;
- c. An anoxic phosphorus removal tank with a volume of approximately 0.4017 MG and capable of treating 7.5 MGD;
- d. A 6.0 MG aeration basin with eight (8) 50 HP floating surface aerations and four (4) 100 HP pedestal mounted surface aerators;
- e. Three (3) secondary clarifiers (two 70 ft. diameter and one 100 ft. diameter) with a total capacity of 7.5 MGD;
- f. Eight (8) horizontal, non-clog, self-priming sludge pumps for the transfer of RAS / WAS from the clarifiers to sludge digestion, phosphorus removal, and the aeration basin;
- g. Sludge digestion, storage, drying, and land application facilities consisting of two aerobic sludge digestors, three (3) blowers, one (1) sludge thickener, and twelve (12) sludge drying beds, a sludge hauler loading station, and 322.3 acres of land permitted for land application;
- h. Chlorination utilizing gaseous chlorine and two (2) chlorine contact chambers with an approximate volume of 100,000 gallons each (i.e. the two [2] chambers will provide greater than 30 minutes detention at average flow and one [1] unit will provide greater than 15 minutes detention at max. proposed permitted flow);
- i. Dechlorination utilizing sulfur dioxide;
- j. An effluent pump station consisting of four (4) Crown 10” centrifugal, non-clog pumps with a total capacity of 16.1 MGD; and,
- k. Post aeration provided by a cascade aerator with a 14 ft. total drop (a 10 ft. drop is required treating 7.5 MGD) prior to discharge to the Catawba River.

Customers

The City of Lancaster Wastewater Collection and Treatment System served approximately 5,473 customers in September 2003. It should be noted however that this table does not include Lancaster County Water and Sewer District’s wastewater customers whose wastewater flows from the District’s collection system through

the City's collection system for subsequent treatment. LCW&SD has approximately 3,098 residential sewer customers contributing flow to the City of Lancaster WWTP. The City also has four industries in its pretreatment program.

Customer Type	Inside the City of Lancaster	Outside the City of Lancaster
Residential	3,112	1,933
Commercial	630	148

The estimated land area use of the City of Lancaster's service area is 21% residential, 80% commercial, 4% industrial, 5% active agriculture, and 62% open land.

Effluent from the City of Lancaster / Catawba River WWTP is discharged into the Catawba River. Water supply intake areas located downstream of the plant serve the City of Camden and the City of Sumter. The source water protection area for these water supply intake areas are greater than a twenty-four (24) hour time of travel distance for the ninety (90) percent exceedance flow. The 7Q10 flow in the Catawba River at or near the City's point of discharge is estimated to be 622.7 cfs.

According to FEMA flood maps, the 100-year flood elevation at Cane Creek adjacent to the WWTP is approximately 440 feet. The City of Lancaster / Catawba River WWTP dike surrounding the lower portion of the wastewater treatment plant site was constructed approximately thirty years previous and is approximately 400 feet in length and is constructed above the flood plain. All current and proposed wastewater treatment plant facilities are / will be designed to be fully operational during a twenty-five (25) year flood and are / will be designed to be protected from physical damage from flooding from a one hundred (100) year flood.

The NPDES permit for the WWTP (No. SC0046892) is currently under renewal process by SC DHEC and the Environmental Protection Agency. This permit establishes the effluent parameters and limits to be met by the facility. The following table provides the water quality parameters proposed to be established by the permit for a flow for 7.5 MGD.

	<u>Monthly Average</u>	<u>Weekly Average</u>
BOD (5-Day)	30 mg/L	45 mg/L
Total Suspended Solids	30 mg/L	45 mg/L
Ammonia-nitrogen (summer)	2 mg/L	3 mg/L
Ammonia-nitrogen (winter)	4.36 mg/L	6.54 mg/L
Flow in Conduit	7.50 MGD	7.50 MGD
	<u>Minimum</u>	<u>Maximum</u>
pH	6.0	8.5
Dissolved Oxygen (D.O.)	Not less than 6.0	
	<u>Monthly Average</u>	<u>Daily Maximum</u>
Total Residual Chlorine (TRC)	0.011 mg/L	0.019 mg/L
Fecal Coliform	200/100 mL	400/10 mL
Total Copper (Cu)	0.0097 mg/L	0.0127 mg/L
Total Lead (Pb)	0.0032 mg/L	0.0048 mg/L

Effluent water quality data was compiled from records provided by the City of Lancaster for a period of approximately one year.

	<u>Avg. Monthly</u>	<u>Max. Monthly</u>	<u>Min. Monthly</u>
Flow in Conduit [MGD]	3.14	7.22	2.26
BOD (5 Day) [mg/L]	7.08	17	5
TSS [mg/L]	11.83	35	6
Ammonia-nitrogen [mg/L] (M-O)	1.26	6.3	1
Ammonia-nitrogen [mg/L] (N-F)	1.6	9	1
Total Phosphorus [mg/L]	.63	3	.1
Total Cooper [mg/L]	.01	.02	<.1
Total Lead [mg/L]	.01	.02	<.1

The need for the project is evident. The expansion and replacement of the City of Lancaster/Catawba River wastewater treatment facility is important because the availability of additional wastewater treatment facility capacity will help to attract potential occupants who are capable of generating an economic benefit to the community. The expansion and replacement is also important because it will help the City of Lancaster to continue to meet water quality standards and help Lancaster continue to provide its residents with wastewater service. Expansion of the wastewater treatment plant from 5.75 MGD to 7.5 MGD will give the City of Lancaster the ability to serve potential industrial, commercial, and residential growth.

Service areas for sewer are shown on Map 3.

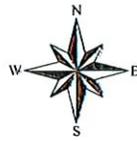
The darker yellow color designates those areas where the higher intensity residential development should be encouraged to occur. Higher intensity residential development indicates those residential developments which when developed will have a density of more than 1.5 dwelling units per acre (gross acreage). The areas designated for this type of development are based on the availability of sewer lines or where sewer lines are planned to be installed over the life of the plan. The installation of sewer infrastructure is based on Lancaster County Water and Sewer District's Capital Improvement and Master Plan. Developments with this type of density or higher are needed to justify the installation of the infrastructure, which is required to sustain this type of development. For this reason, these areas will be the best suited to handle the county's more intense residential developments. Developments which will have densities higher than 1.5 dwelling units per acre should only be located in these areas as it will help the county have a better idea of where the future population of the county will be located, so funds can be allocated to meet the needs of the individuals living in these communities. Otherwise, scattered higher density developments will occur throughout the county, which will serve to increase the cost the county will have to pay to provide services to these individuals because the same amount of services will have to be provided to people over a larger land area, which will increase the cost to provide such services.

As mentioned above, Lancaster County is one of only a few counties immediately surrounding Mecklenburg County, N.C. which has not been significantly affected by the continued growth of the Charlotte MSA. In recent years, some of the factors which have steered development away from Lancaster County have changed. Until the state of North Carolina allocated funds to build the Charlotte Southern Outer Beltway (Interstate 485) and to four-lane its portion of Highway 521 from the state line to the outer beltway, access to Lancaster County was not as easy as it is today. Development in the far southern portion of Mecklenburg County, which is adjacent to Northern Lancaster County, did not occur at significant levels until Ballantyne (a 3,600 acre mixed-use planned development) began to be constructed. Ballantyne is only three miles from the South Carolina state line and, as it has developed, it has increased the interest of developers in building in Lancaster County. The addition of a sewer treatment facility in the northern section of the county along with related sewer lines along the Highway 521 and S.C.160 corridor has significantly increased the opportunity for residential and commercial growth in this area. All of these factors have increased the spread of growth from the Charlotte area to Lancaster County.

The northern portion of the county and the areas surrounding the three municipalities in the county will continue to grow due to the availability of water and sewer or the ability to extend water and sewer lines into

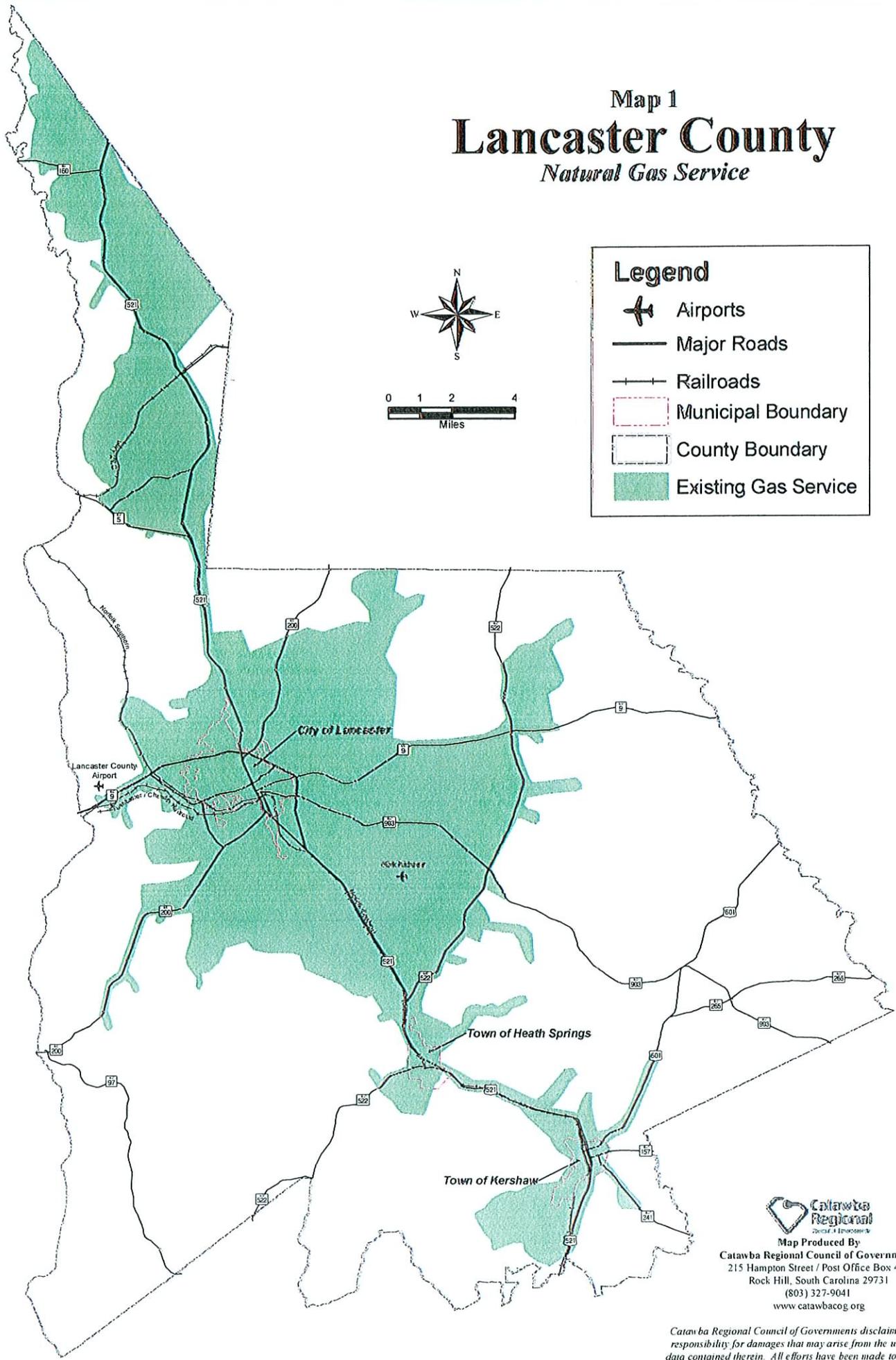
these areas. Additionally, these are the areas of the highest concentration of population which is a factor in the locational decisions of individuals as well as businesses.

Map 1 Lancaster County *Natural Gas Service*



Legend

- Airports
- Major Roads
- Railroads
- Municipal Boundary
- County Boundary
- Existing Gas Service



Map Produced By
Catawba Regional Council of Governments
215 Hampton Street / Post Office Box 450
Rock Hill, South Carolina 29731
(803) 327-9041
www.catawbacog.org

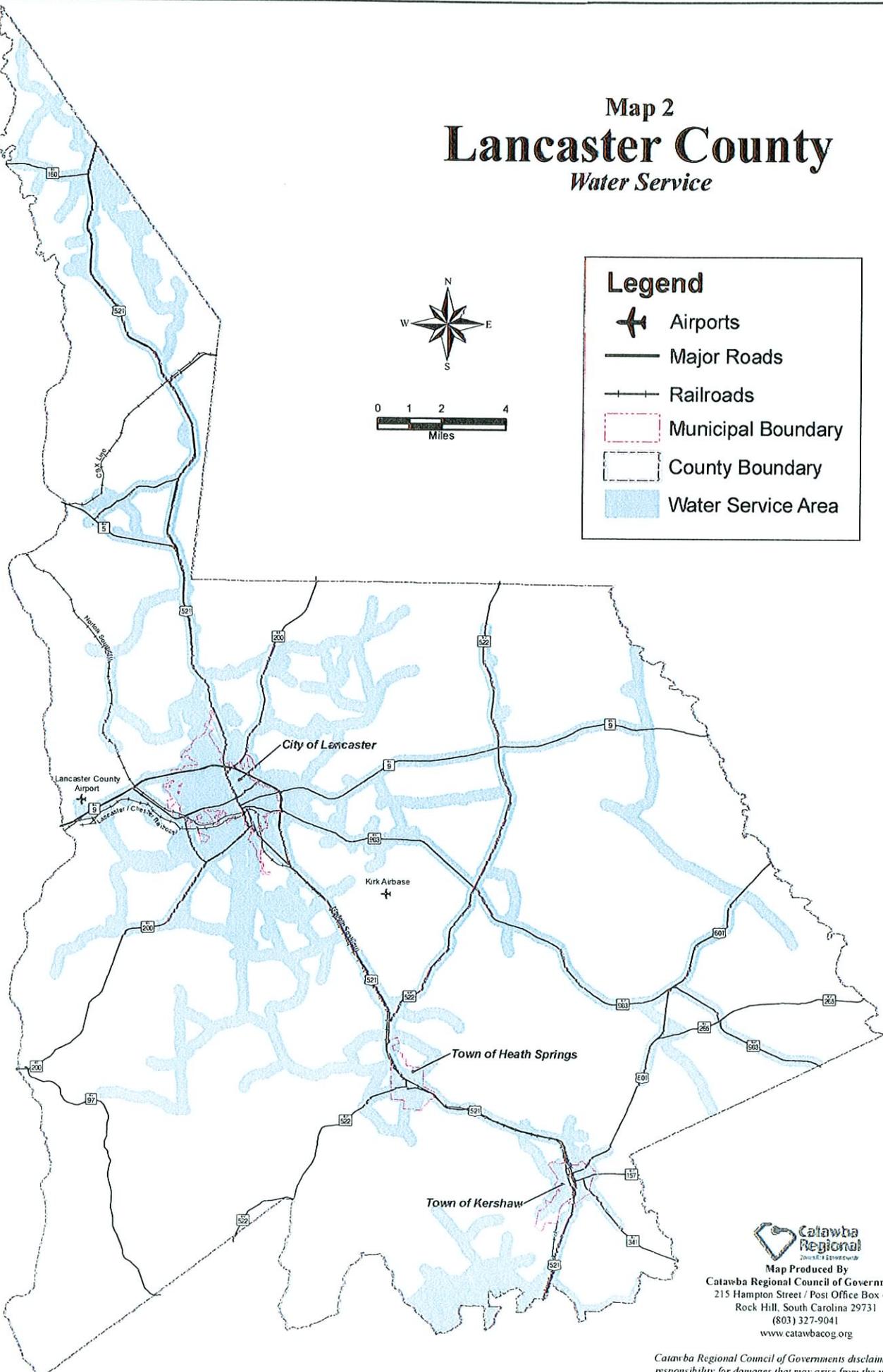
Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 2 Lancaster County Water Service



Legend

-  Airports
-  Major Roads
-  Railroads
-  Municipal Boundary
-  County Boundary
-  Water Service Area



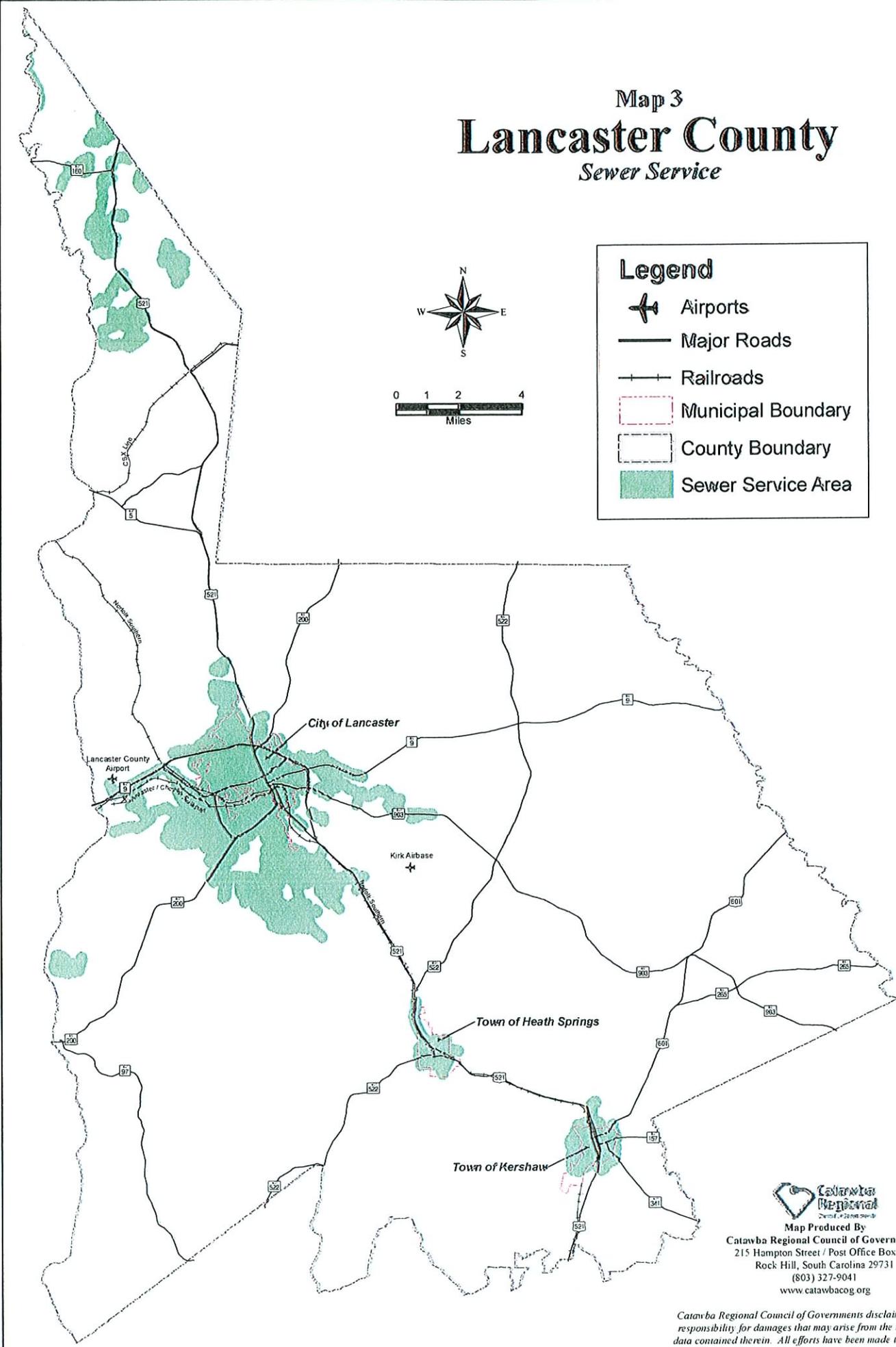
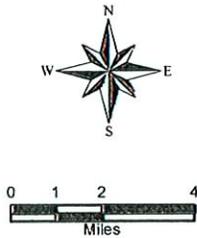

Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 3 Lancaster County Sewer Service

Legend

-  Airports
-  Major Roads
-  Railroads
-  Municipal Boundary
-  County Boundary
-  Sewer Service Area




Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Electric Service

Adequate electric power is available throughout the county. Duke Power Company provides service to the majority of Lancaster County; serving nearly 24,000 residential, commercial, and industrial customers. Duke Power's service area is primarily the central-western portion of the county, some areas of the Panhandle, the City of Lancaster and the Town of Kershaw. Lynches River Electric Cooperative provides electrical service to approximately 5,000 customers. Lynches River primarily serves the south-central and south-eastern portions of the county as well as the Town of Heath Springs. A small area in the Panhandle from the intersection of U.S. 521 and S.C. 75 to the Blackhorse Run subdivision obtains electric service from York Electric Cooperative. All providers of electric service in Lancaster County note that they can meet current and future power demands without major modifications to current facilities.

Telephone

Telephone service in Lancaster County is provided largely through the Comporium Group of companies. Members of the Comporium Group of companies are: Comporium Communications, Comporium Data Services, Comporium Long Distance, and Comporium Telecom. Under this concept, the Comporium Group is uniquely positioned to offer customers one-stop-shopping for all their communications needs. Comporium provides residential and commercial customers access to a broad range of communication services, including local telephone, long distance, wireless, cable TV, and Internet. Alltel which is based in Little Rock, Arkansas provides service to the Town of Kershaw.

PUBLIC, INSTITUTIONAL AND CULTURAL

Solid Waste Collection and Disposal

Major changes have occurred in the past years in the operation of municipal solid waste collection systems as a result of the South Carolina Policy and Management Act of 1991. This act required counties to develop Solid Waste Management Plans, to adopt ambitious goals for waste reduction and recycling, and to change the way they dispose of solid waste. A number of items were banned from landfills, and the standards for landfill operations were significantly strengthened. Lancaster County developed a Solid Waste Management Plan to address waste reduction and disposal. As part of this process, Lancaster County determined that it did not have sufficient volume to justify the operation of a landfill under the new standards. The Lancaster County landfill was closed in July 1995 and replaced with a series of manned convenience centers and alternate hauling methods. A more long-term solution to the county's solid waste disposal would be entering into a multi-county landfill agreement. This type of arrangement should help to stabilize the cost of solid waste disposal.

The county has shifted its method of solid waste collection from a county operated sanitary landfill process to a system of 12 convenience centers which combine garbage collection with convenient opportunities for recycling. The convenience centers replaced the old “green box” system of waste collection, which did not provide for the opportunity to recycle. The current convenience centers are manned and provide receptacles for newspaper, aluminum, plastic, glass, used oil, paint, yard debris, batteries, corrugated cardboard, white goods, scrap metal, and electronic waste, and tires. The City of Lancaster recently implemented a voluntary curbside collection recycling program for residential properties. The City intends to expand the program to include commercial properties as the program matures.

Curbside household garbage collection is provided in the City of Lancaster, and the Towns of Heath Springs and Kershaw. Household waste is collected by municipal employees of all three sectors and transported out of the county for disposal. The City of Lancaster operates the only solid waste transfer station in Lancaster County. Lancaster County solid waste personnel collect waste from the convenience centers and transport to the City of Lancaster Transfer station for processing and transport for disposal. Future opportunities are available and under planning for private hauling and pickup of current recyclables by respective vendors. This will allow for quicker turnover response after processing and cost savings from more efficiency.

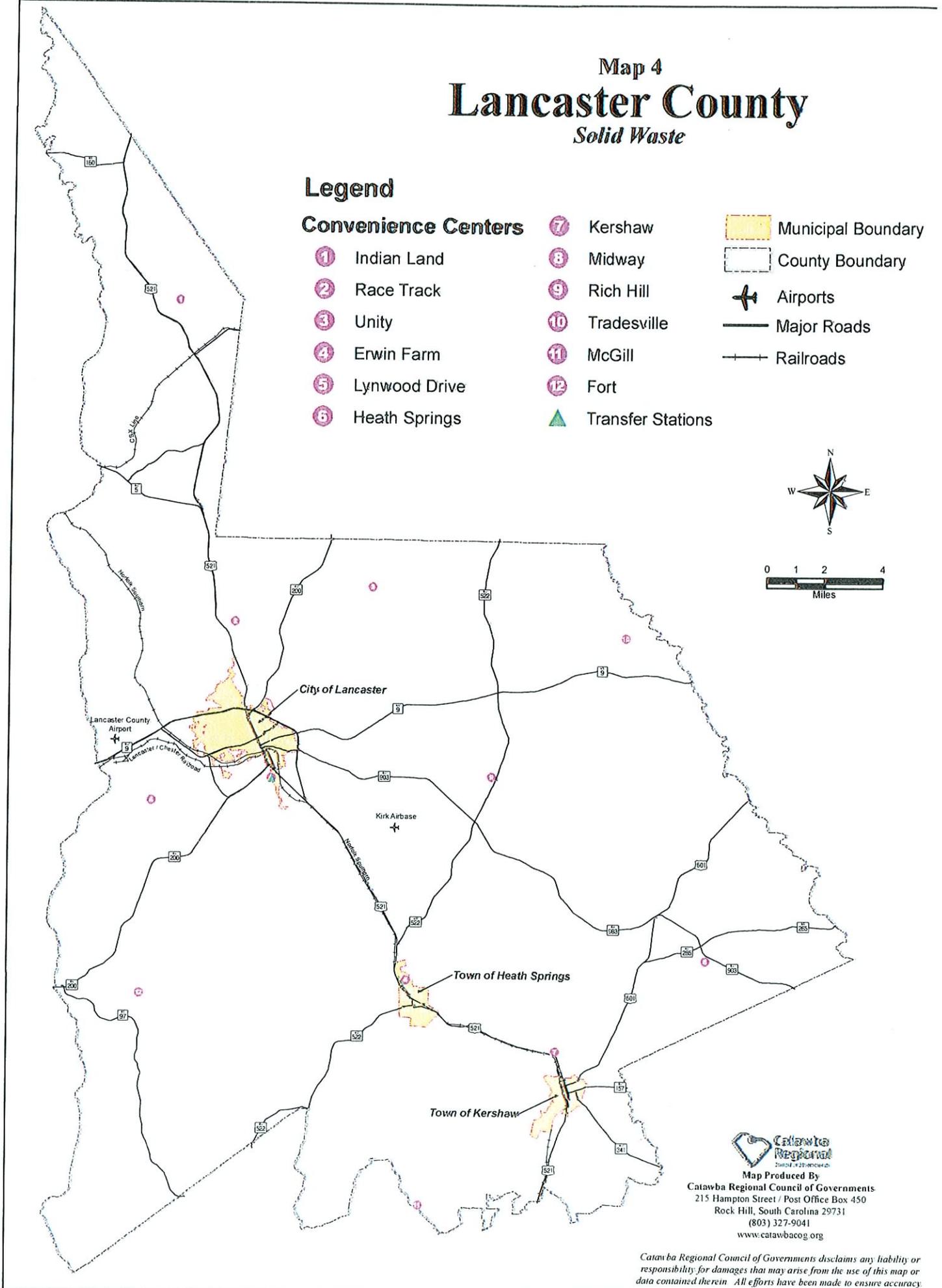
With continued increase of recyclable commodities and changing trends in the market, Lancaster County solid waste program will have to maintain strong demand from increased volume of materials collected at its present twelve convenience centers. This will include increases in personnel, equipment and a study of alternate methods of processing and transport. The locations of recycling centers and the transfer station are shown on Map 4.

Map 4 Lancaster County *Solid Waste*

Legend

Convenience Centers

- | | | |
|-----------------|---------------|--|
| ① Indian Land | ⑦ Kershaw |  Municipal Boundary |
| ② Race Track | ⑧ Midway |  County Boundary |
| ③ Unity | ⑨ Rich Hill |  Airports |
| ④ Erwin Farm | ⑩ Tradesville |  Major Roads |
| ⑤ Lynwood Drive | ⑪ McGill |  Railroads |
| ⑥ Heath Springs | ⑫ Fort |  Transfer Stations |



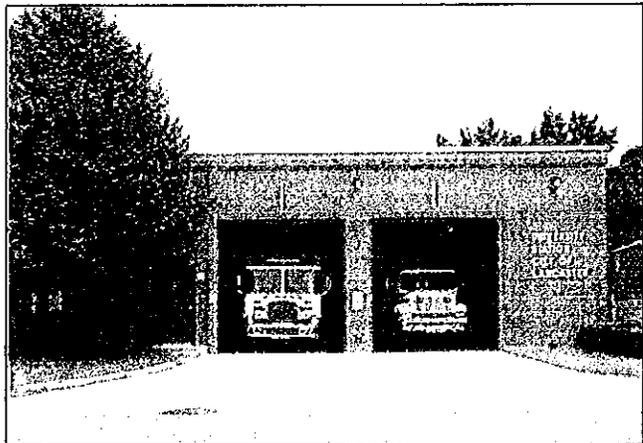
Map Produced By
Catawba Regional Council of Governments
215 Hampton Street / Post Office Box 450
Rock Hill, South Carolina 29731
(803) 327-9041
www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Fire Protection Services

Fire protection in Lancaster County is provided through a county-wide system of 19 volunteer fire departments, one career department, and the County Fire Service Staff members. Local municipalities also supplement the support given by the county to the departments serving within their boundaries. The volunteer fire departments rely to a large extent on the support of local citizens, who provide time and financial support for fire protection. The Lancaster County Fire Commission controls funding to the 19 County fire departments. It decides, based on equipment requests and available funding, the level, type, and quantity of equipment to purchase. The Commission also sets policy for the fire service and makes recommendations to the Lancaster County Council. The day-to-day activities of the Commission are coordinated and facilitated by the Emergency Management/ Fire Service Office. The office staff consists of an Administrative Assistant, Apparatus and Equipment Officer, Training Officer, and an Emergency Management Planner along with the Director and Deputy Director. The Emergency Management Director and Deputy Director assume the additional responsibilities of Director and Deputy Director of the County Fire Service. The Director also serves as the liaison between the Commission and the County Administrator. The County Fire Service Office is located on West Gay Street.

The City of Lancaster provides the only career department in Lancaster County. The Lancaster Fire Department has offices located on Arch Street and Hubbard Drive and has twenty-six (26) full-time staff persons along with a number of volunteer positions. All firefighters are IFSAC certified, national first responder certified, HAZMAT technicians and hold a host of certifications in areas ranging from elevator rescue to confined space rescue to trench rescue. Since 1999, the Lancaster City Fire Department has been upgraded. It currently has an ISO rating of "2." This rating places it in the top 1% of all fire departments nationwide. The locations of all public health and safety facilities within the county are shown in Maps 5, 5a and 5b.



Emergency Medical Services

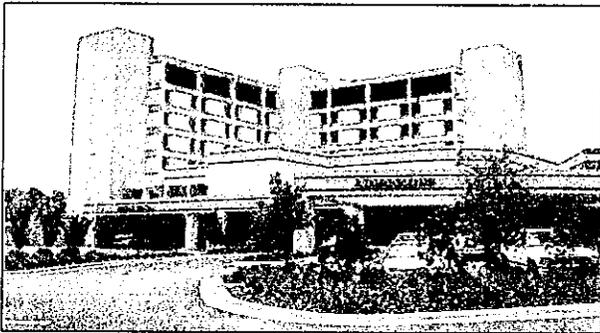
Lancaster County EMS (LCEMS) provides emergency medical care from six locations to all areas of Lancaster County, offering emergency and non-emergency transportation to Springs Memorial Hospital and other area hospitals. LCEMS headquarters is on Pageland Highway, east of the City of Lancaster, with stations on Crestfield Drive and McIlwain Road in Lancaster, Fork Hill Road in Kershaw, and Charlotte Highway and

Walnut Creek, the newest facility located off Highway 75 in Indian Land. A quick Response Vehicle also is located in the Tradesville community east of the City of Lancaster.

LCEMS is an award winning EMS agency that provides state of the art care to its patients, including aggressive treatment of cardiac, respiratory, and trauma patients. Each emergency unit has at least one paramedic on-board to offer the highest level care available.

Indian Land Rescue works with LCEMS to provide emergency medical care and rescue services to the Indian Land area of Lancaster County. Their volunteers include paramedics, EMT-Intermediates, EMT-Basics, and Medical First Responders.

Springs Memorial Hospital is located at 800 West Meeting Street. This modern facility is the only hospital in



the County--serving approximately 60,000 people. Springs Memorial is a full service, accredited hospital with a medical staff of 124 physicians representing 29 different specialties. Major hospital systems providing extensive medical treatment are located in nearby Charlotte, North Carolina and Columbia, South Carolina.

General Government Facilities

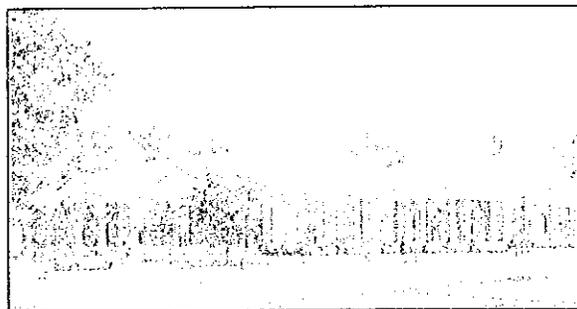
Lancaster County administrative offices and the City of Lancaster government offices are located in the downtown area of Lancaster which is the county seat. County administrative functions are housed in the county office complex on the corner of North Main and Dunlap Streets. Several county offices such as Family Court, Clerk-of-Court, Magistrates Office, Fire Commission, and Emergency Preparedness are located in separate buildings in the downtown area. In an effort to house all county offices under one roof, Lancaster County completed construction of a new county office complex in downtown Lancaster. The facility is located on the block bounded by Main Street, Dunlap Street, Meeting Street, and White Street. Construction on the facility was completed in October 2002.

In 2011, Lancaster County completed construction of a new courthouse next to the historic Robert Mills designed Lancaster County Courthouse which was severely damaged by a fire in 2008. The new courthouse building was designed to house approximately 100,000 square feet and was constructed to meet Leadership in Energy and Environmental Design (LEED) green building strategies. The new courthouse construction was funded through a county voter approved \$42 million Capital Project Sales Tax.

The county maintains a public works facility east of the City of Lancaster on S.C. 9 where vehicle maintenance is housed. Lancaster County also operates the County Sheriff's Department and jail located on S.C. 9 across from the public works facility. Lancaster County is responsible for the maintenance of the County Health Department located adjacent to the Sheriff's Department on S.C. 9. The department tries to meet its goal of preventing diseases through teaching and promoting health practices and the prevention of diseases through immunization and other preventative measures. The Health Department provides the following services: immunizations, Child Health (Care) Program, Public Private Partnerships, WIC services, School Health Children's Rehabilitative Services, Family Planning Services, Adult Preventive Health, Communicable Disease Control, Model Diabetes Initiative Project, Prenatal Care, Home Health Service and General Clinics. Also housed in this facility is environmental health, social services and other health related services. Environmental Health works for the prevention of communicable diseases. This department is responsible for the protection of the food we eat, control of rabies and onsite wastewater evaluations. These facilities will remain in their current locations due to the nature of the services provided.

The Lancaster County Animal Control Shelter is located just outside the city limits on Lynwood Drive. The shelter does assist Lancaster County residents in resolving problems with stray or unrestrained animals. Lancaster County Animal Control also operates the Lancaster County Animal Shelter. Animals can be viewed for adoption or reclaimed by owners at the shelter.

The City of Lancaster's administrative offices are located on Catawba Street in the downtown area. The City of Lancaster recently completed a construction project to expand and upgrade the Catawba Street office building to house most all city offices under one roof. Construction was completed in early 2000. The city



will maintain ownership of the Springs house and will lease the facility to the Arts Council for office space. The City of Lancaster also operates several facilities which were not relocated to the new government complex. The street addresses for these City of Lancaster facilities are:

- a. Building and Grounds / Records Storage Facility – 120 West Arch Street

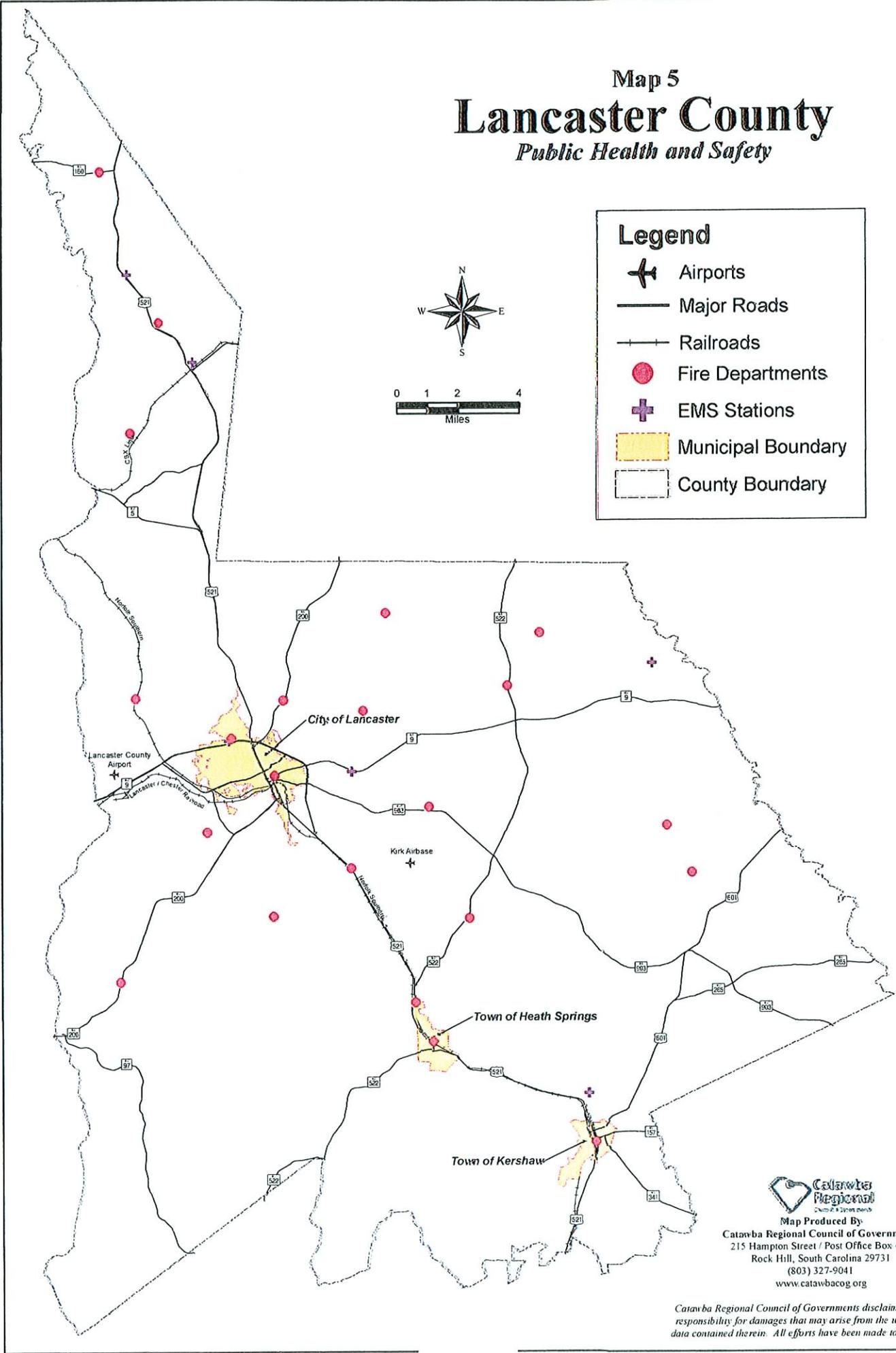
- b. Fire Station # 1 – 401 East Arch Street
- c. Fire Station # 2 – 453 Hubbard Drive
- d. Municipal Justice Center – 405 East Arch Street
- e. Public Utilities – 1150 Lockwood Lane
- f. Public Works Center – 1309 Lynwood Drive

Map 5 Lancaster County

Public Health and Safety

Legend

-  Airports
-  Major Roads
-  Railroads
-  Fire Departments
-  EMS Stations
-  Municipal Boundary
-  County Boundary



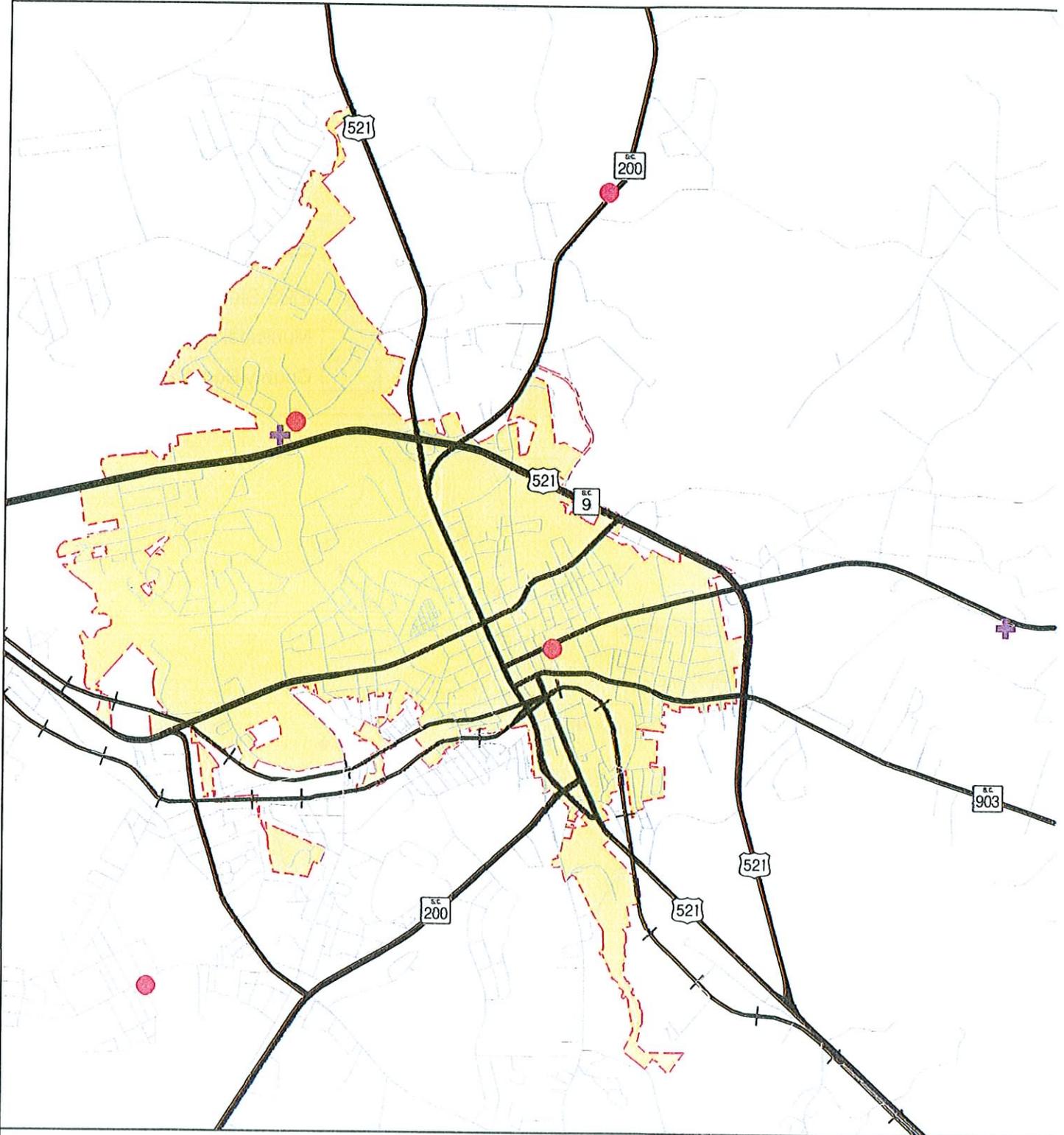
Map Produced By
Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 5a

City of Lancaster

Public Health and Safety



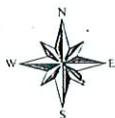
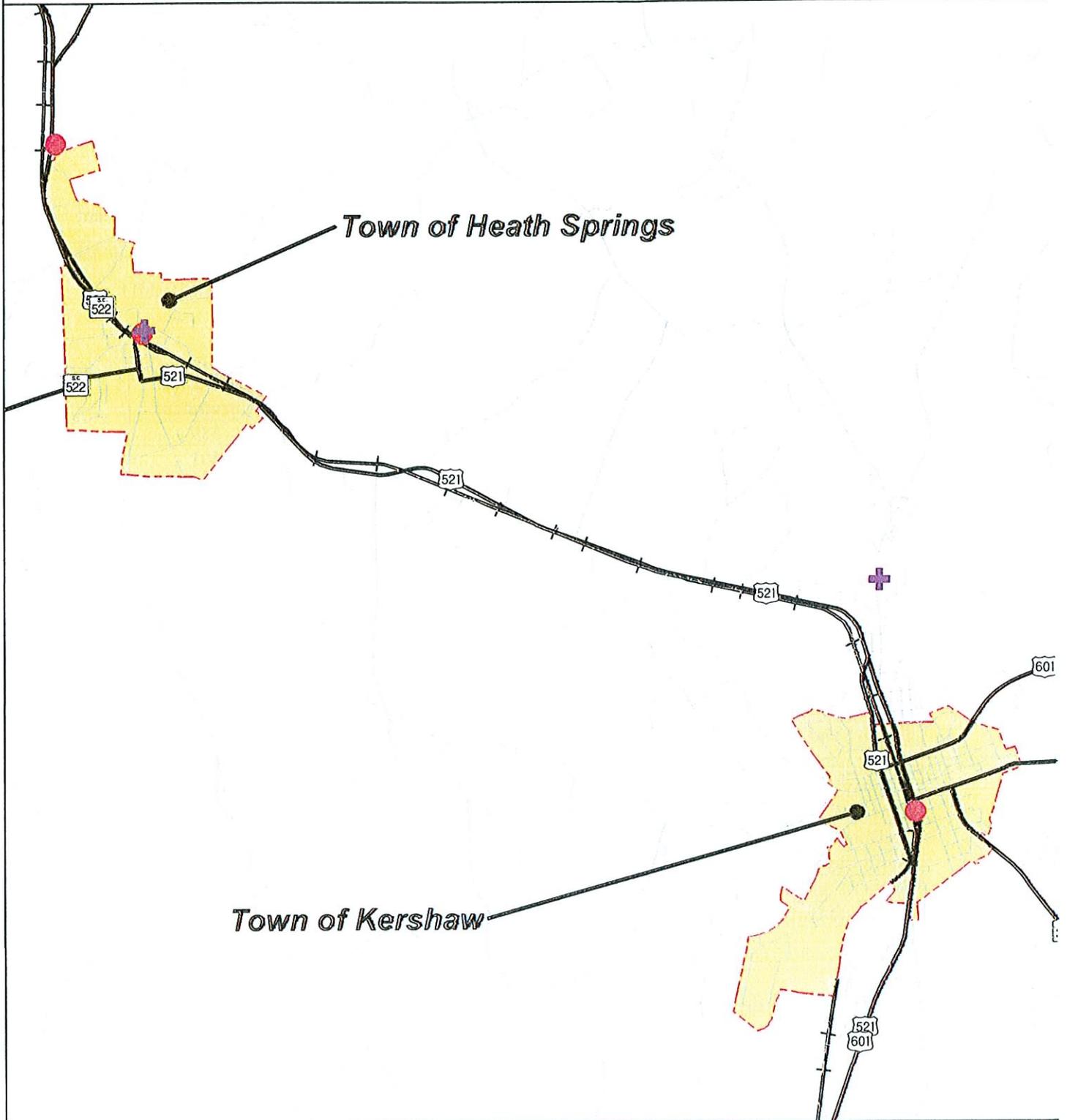
-  Airports
-  Major Roads
-  Railroads
-  Fire Departments
-  EMS_Stations
-  City of Lancaster

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 5b
Towns of Heath Springs and Kershaw
Public Health and Safety



-  Airports
-  EMS_Stations
-  Major Roads
-  Fire Departments
-  Railroads
-  Municipal Boundary

Map Produced By:
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

The Town of Heath Springs maintains an office on Main Street which houses the town hall and the police department. The Town of Kershaw's town hall is located on Main Street in Kershaw and also houses the police department. The Town of Kershaw acquired the old county health department building and had planned to renovate the facility to provide upgraded offices for town hall. However, the Town demolished the old county health building and built a new town hall. The new town hall was completed in 2009.

Educational Facilities

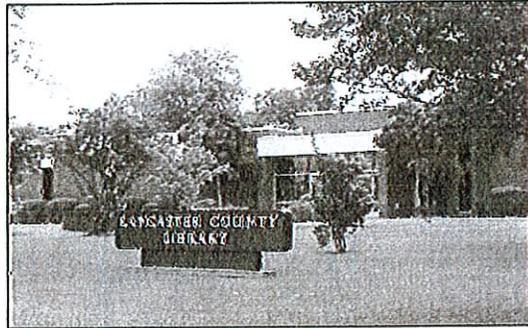
Lancaster County is served by one countywide school district. The district, which has an elected school board and a professional administrative staff, operates nineteen schools including adult education and vocational training. Following is a list of Lancaster County Schools and enrollment from 2009-2010, 2010-2011, and 2011-2012. The locations of these facilities are depicted on Maps 6, 6a and 6b.

School	2009-2010 Enrollment	2010-2011 Enrollment	2011-2012 Enrollment
A.R. Rucker Middle	514	520	539
Andrew Jackson High	623	624	601
Andrew Jackson Middle	479	495	522
Brooklyn Springs Elementary	441	414	444
Buford Elementary	816	796	794
Buford High	601	578	606
Buford Middle	443	488	495
Clinton Elementary	372	368	392
Discovery School	107	108	107
Erwin Elementary	407	451	458
Heath Springs Elementary	393	389	433
Indian Land Elementary	1,150	1,187	1,312
Indian Land Middle	521	524	571
Indian Land High	638	659	711
Kershaw Elementary	484	464	432
Lancaster High	1,665	1,520	1,471
McDonald Green Elementary	472	482	479
North Elementary	669	677	697
South Middle	619	606	587
Southside Early Childhood	192	192	94
Total	11,594	11,542	11,745

A campus of the University of South Carolina, commonly referred to as USCL, is located in the city of Lancaster. USC Lancaster provides the first two years of most of USC Columbia's Baccalaureate Degrees in addition to offering associate degrees in Business, Criminal Justice, and Nursing. USC Lancaster also offers, in cooperation with the College of Hospitality, Retail and Sport Management, the Bachelor of Arts in Interdisciplinary Studies degree. USC Lancaster also is a major participant in the University's Palmetto College, which will potentially allow students to earn a Baccalaureate Degree locally.

Libraries

The Lancaster County Library was founded in 1904. The current main facility is located at 313 South White Street, which was constructed in 1970. The Kershaw branch library located on 3855 Fork Hill Road was renovated in 1997. The library completed construction of a new branch in Indian Land in 2009 located at 7641 Charlotte Highway / US 521. The Del Webb Company, developers of the Sun City Carolina Lakes retirement community, donated land and funding for the library. In addition to these facilities, Lancaster County Library also operates a bookmobile. This bookmobile allows residents to have access in checking out library books, if they are not located near a library.



The library system offers county residents a broad range of materials and services to meet their educational needs. These include books, periodicals, audio books, videos, DVDs and internet access. A large print collection is maintained for seniors. The historical collections are currently being inventoried and digitized for enhanced access by students, researchers and genealogists. The library's web site at www.lanclib.org provides an online link to the complete catalog of holdings.

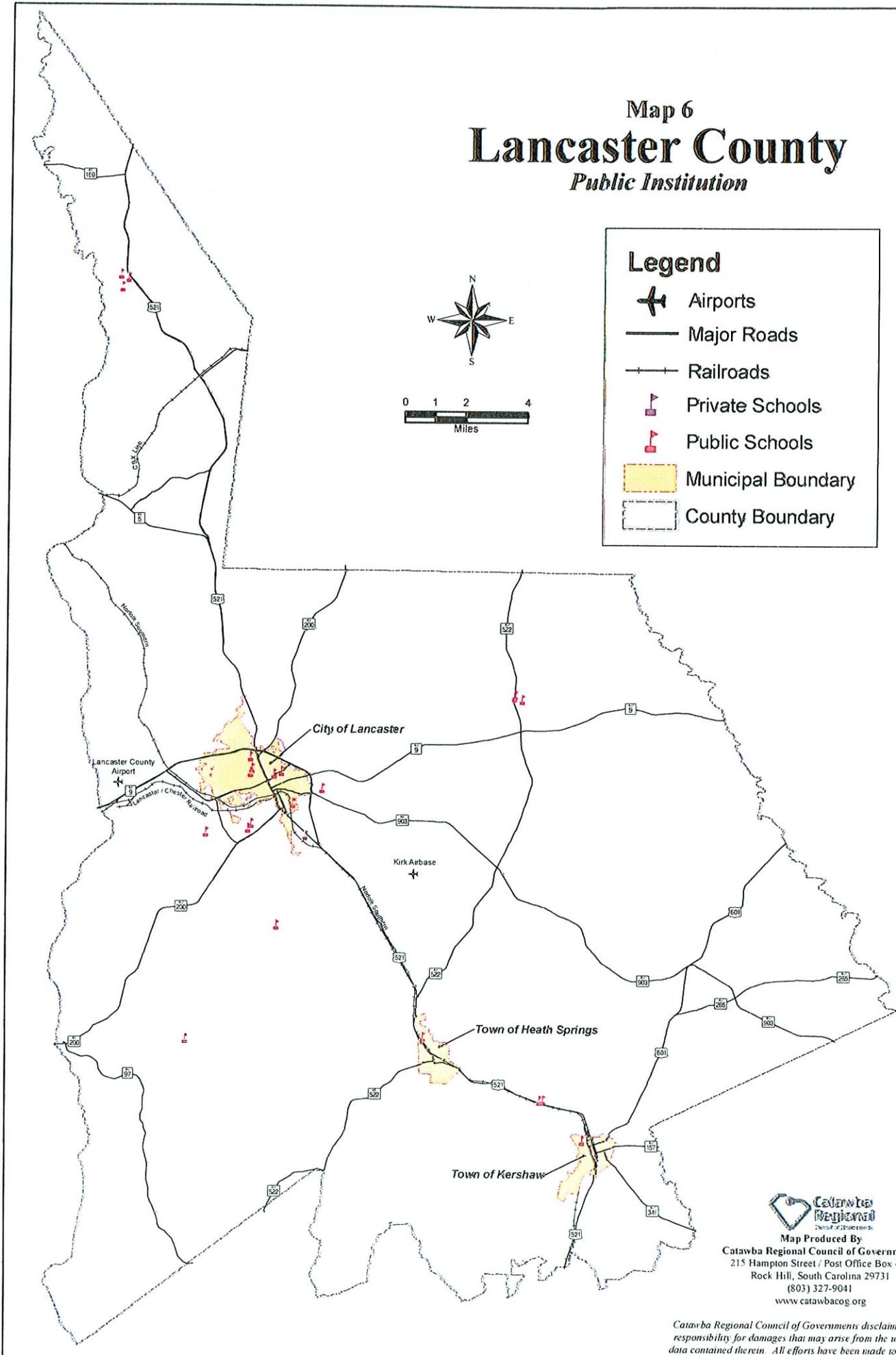
Children's programming is a special priority. The schedule of story times and other activities are also on the web site. The library serves child care centers and preschools through the bookmobile and outreach programs such as puppet shows, reading clubs and book deliveries.

The library is governed by a nine-member Board of Trustees appointed by County Council. Following completion of the Indian Land branch, the board is planning an extensive renovation and addition to the main library. For more information, call (803) 285-1502 or email lanclib@comporium.net.

Map 6 Lancaster County *Public Institution*

Legend

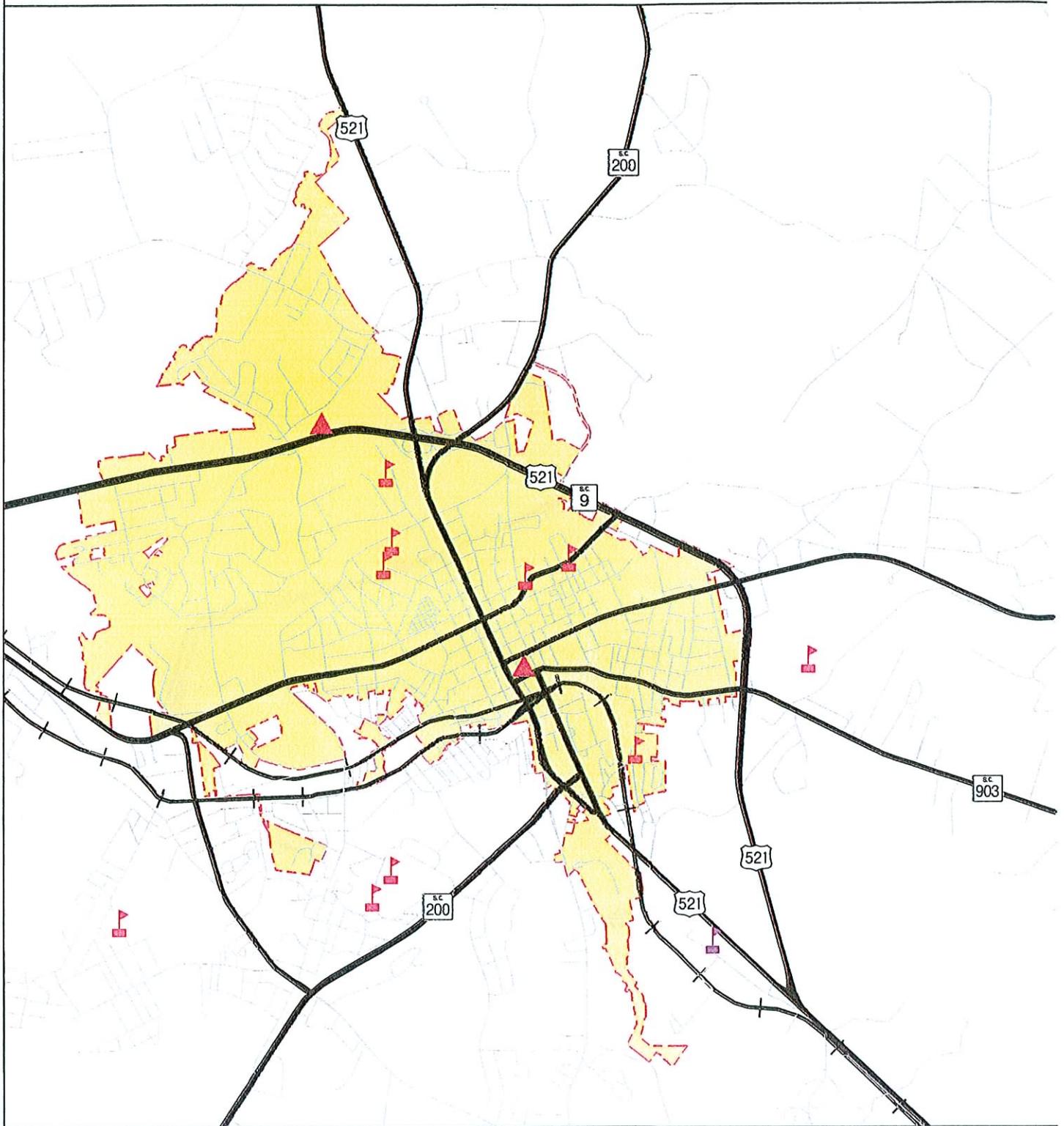
-  Airports
-  Major Roads
-  Railroads
-  Private Schools
-  Public Schools
-  Municipal Boundary
-  County Boundary



Map Produced By
Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 6a
City of Lancaster
Public Institution



- ▲ Library
- Private Schools
- Public Schools
- City of Lancaster
- Airports
- Major Roads
- Railroads

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org

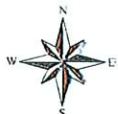
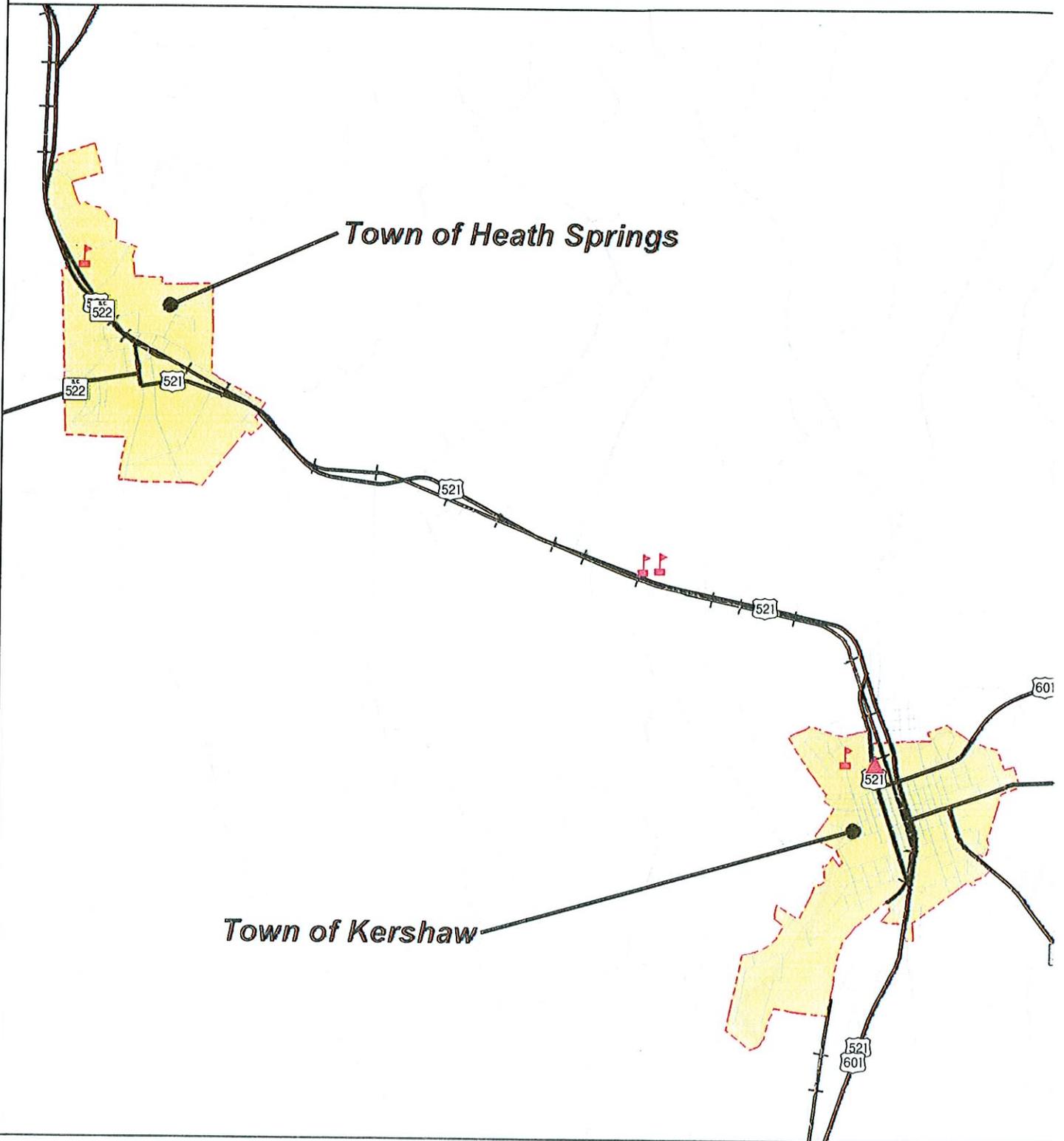


Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 6b

Towns of Heath Springs and Kershaw

Public Institutions



- | | | | |
|---|--------------------|---|-------------|
|  | Library |  | Airports |
|  | Private Schools |  | Major Roads |
|  | Public Schools |  | Railroads |
|  | Municipal Boundary | | |

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Recreation

The Joint Recreation Commission of Lancaster County offers recreational opportunities to the citizens of the City of Lancaster, the Towns of Heath Springs and Kershaw, and the remaining unincorporated areas of the county. Programs for youth and adult participants are offered on a year round basis. The office is located at 260 South Plantation Road. The commission offers a variety of programs including the following:

- Youth Programs Offered:
 - After School Child Care Program / Summer Day Camp Program
 - Andrew Jackson Area Baseball, Softball, T-Ball, Little League, and Coach Pitch
 - City of Lancaster T-ball
 - County Wide Basketball
 - County Wide Football and Cheerleaders
 - County Wide Soccer – Spring & Fall
 - Gymnastics
 - Indian Land T-ball, Baseball, and Softball
 - Sports Camps
 - Youth Wrestling
 - Youth Dance
 - Martial Arts
 - Pre-School Kinderbuddies
 - Teen Program
 - Family Fun Nights
 - Swim Team
 - Dixie Youth Softball

- Adult Programs Offered:
 - Open and Industrial League Basketball
 - Open, Industrial, and Church Softball for Men and Women
 - Volleyball
 - League Basketball
 - Adult Church League Basketball
 - Adult Dance Classes
 - Walking Club
 - Aerobics

In addition to the recreational programs offered by the Lancaster County Joint Recreation Commission, the following programs are offered by various organizations:

- Youth Sports - *Not Under the Direction of the Lancaster County Recreation Commission*
 - Lancaster Area Soccer Club
 - Dixie Youth Baseball
 - Dixie Majors Baseball
 - Kershaw Recreation Swim Team
 - Kershaw Recreation Gymnastics
 - Andrew Jackson Area (Kershaw/Heath Springs) Classic Soccer

- Adult Sports - *Not Under the Direction of the Lancaster County Recreation Commission*
 - Kershaw Recreation Bowling League for Men, Women, Senior Citizens, and Churches

The Lancaster County Joint Recreation Commission is responsible for the maintenance of the majority of all parks and recreation equipment in Lancaster County. In addition to commission maintained facilities, other state, local and private organizations maintain facilities set aside for recreation and public access. Following is a listing and description of all facilities in Lancaster County. The location of these facilities is depicted in Maps 8, 8a and 8b.

- Lancaster County Parks:

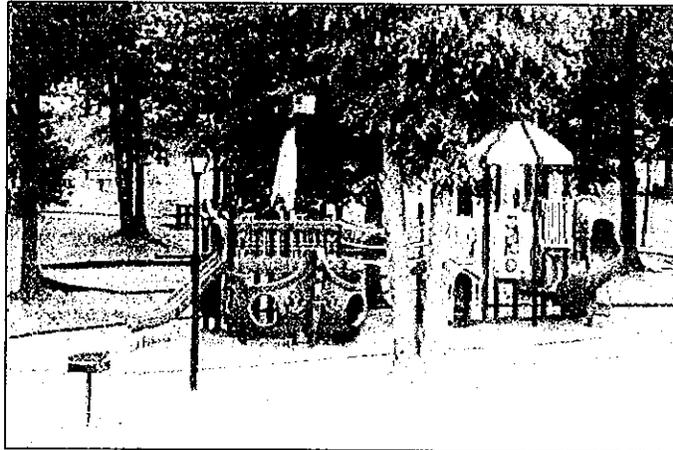
1. Roy Hardin Park: 4.9 acres; located off Shelly Mullis Road.
Facilities: picnic shelter, playground, walking trails, and nature area.
2. Indian Land Ballfield: 7.3 acres; located off US 521 at 8286 Charlotte Highway.
Facilities: one unlighted youth baseball field/soccer field, one lighted and fenced youth baseball field. Two lighted and fenced tennis courts, four unlighted basketball courts. .
3. Indian Land Park: 2.2 acres; located off US 521 behind Indian Land Recreation Center.
Facilities: one lighted fenced Youth Baseball Field.
4. Indian Land Recreation Center: 12,500 square foot indoor facility; located off US 521 at 8286 Charlotte Highway.
Facilities: Basketball gymnasium, activities room, conference room, Council on Aging senior programming, kitchen, parking lot and restroom facilities.
5. Van Wyck Park: 4.4 acres.
Facilities: picnic shelter, playground, and multipurpose ballfield.
6. Buford Park: 3.56 acres; located behind Buford Middle School.
Facilities: two lighted tennis courts, one lighted ballfield, and an irrigated lighted and fenced soccer field.
7. Buford Softball/Soccer Field: 4.0 acres; located adjacent to Buford High School.
Facilities: lighted softball/baseball field and practice soccer field.
8. Softball Complex: 7.5 acres; located behind South Middle School.
Facilities: two lighted softball fields, bleachers, and restroom/concession building.
9. Country Club Park: 1.3 acres; located in Country Club Heights.
Facilities: one picnic pad, and a basketball court.
10. Bear Creek Park: approximately 4.5 acres.
Facilities: group picnic shelter with tables and grills.
11. Woodland Hills Tennis Courts: 1.6 acres; located in Woodland Hills subdivision.
Facilities: two lighted tennis courts.
12. Heath Springs Soccer Field: 1.5 acres located beside Heath Springs Elementary School.
Facilities: one unlighted soccer field and one practice baseball field.

13. Flat Creek Park: 4.0 acres; located on Highway 903 beside Flat Creek Elementary School. Facilities: one lighted softball field, two lighted tennis courts, playground equipment, and walking track.
14. Tripp Faulkenberry Field: 1.0 acre; located on Highway 601 on Lee Deese Road. Facilities: one unlighted baseball field.
15. Marion Boan Ballfield: approximately 2.5 acres; located behind County Building on SC 9. Facilities: one lighted youth league baseball field and one unlighted youth baseball field.
16. Andrew Jackson Recreation Center: 12,500 square foot indoor facility. Facilities: basketball gymnasium, activities room, conference room, kitchen, parking lot, restroom facilities.
17. Walnut Creek Park: 12,500 square foot indoor facility. Facilities: basketball gymnasium, activities room, conference room, kitchen, parking lot, restroom facilities.

- City of Lancaster Parks:

18. Shady Lane: 2.0 acres; located on Shady Lane Road. Facilities: playground, picnic table and grill, and 0.5 mile nature trail.
19. Constitution Park: 2.2 acres; located at the junction of US 521 and Woodland Drive. Facilities: walking trail, picnic tables and parking area.
20. Independence Park: 3.6 acres; located at the junction of US 521 and Woodland Drive. Facilities: flower garden, park benches, picnic tables and parking area.
21. Westmoreland: 2.9 acres; located off Churchill Drive. Facilities: playground, multi-purpose court, and picnic site.
22. Springdale Road Park: 75 acres located at the intersection of Springdale Road and Shrine Club Roads. Facilities: two lighted and fenced youth fields, two unlighted and fenced youth fields, two lighted soccer fields, two unlighted soccer fields, restroom and concession building.
23. Laurie Brice Soccer Field: 5.7 acres; located at the corner of Wylie and Jackson Road. Facilities: soccer field, open play fields, and restroom/concession building.
24. Wylie Park: approximately 13.0 acres; located on Wylie Street and leased from Lancaster Dixie Baseball. Facilities: six lighted baseball fields, and a restroom/concession building. Dixie Baseball/Softball, Inc. also owns a second restroom/concession building on park grounds.
25. Gay Street: 0.5 acres; located on Gay Street. Facilities: two unlighted basketball courts, and benches.
26. Hughes Street Park: 0.5 acres; located on Hughes Street. Facilities: playground, picnic shelter, and safety fencing.

27. Springdale Recreation Center: 21,000 square foot indoor facility located at 260 South Plantation Road.
Facilities: basketball gymnasium, activities room, conference room, LCP-R offices.
28. Pardue Street: approximately 1.0 acre; located on Pardue Circle.
Facilities: unlighted basketball court, multi-purpose court, playground, picnic shelter and lighting.
29. Municipal Justice Park: 1 acre; located off Arch Street.
Facilities: handicapped accessible playground equipment, picnic shelter/picnic area, and walking trail.



30. Buckelew Park: 10.6 acres; located at intersection of Chester and Hudson Streets.
Facilities: one lighted ballfield, and one unlighted ballfield, two tennis courts, restroom/concession building, playground, and two picnic shelters.
31. Southside Park: 7.1 acres; located at the end of Connor Street.
Facilities: one unlighted ballfield with dugouts and bleachers, two unlighted basketball courts, various playground equipment, picnic tables, and picnic shelter.

Note: Plans are underway to construct a park on the site of the original Springs Mill Site. This Park will be called "Springs Park."

- Town of Heath Springs Parks:

32. Heath Springs Mini-Park: approximately 0.5 acres; located off US 521 near Town Hall.
Facilities: two lighted fenced tennis courts, two picnic tables, and playground equipment.
33. Heath Springs Ballfield: 3.5 acres; located in Heath Springs behind old High School.
Facilities: one lighted fenced softball field and one unlighted youth field.
34. Heath Springs Basketball Court: 1.0 acre. LT Reeves Court.
Facilities: outdoor basketball court.
35. Mineral Springs Park: 5.0 acres; located on US 521 near Commission on Aging Nutrition

Site. Facilities: preserved natural spring, lighted walking trail, and picnic shelters, boardwalk, historical site.

- Town of Kershaw Parks:

36. Kershaw Marion Boan Fields: approximately 2.0 acres.
Facilities: one lighted youth ballfield, and one unlighted youth ballfield.
37. Mullinax Park: 4.5 acres.
Facilities: two lighted soccer fields, restroom/concession building and playground.
38. Kershaw Marion Street Park: approximately 8.5 acres.
Facilities: one unlighted ballfield, one unlighted basketball court, playground area and picnic tables.
39. Kershaw Tennis Courts: approximately 3.7 acres.
Facilities: two lighted, fenced tennis courts.
40. Kershaw Stevens Park: 22.3 acres.
Facilities: bowling alley, swimming pool, picnic shelter, and playground area.

- State Parks:

41. Andrew Jackson State Park: 360 acre park with a museum, amphitheater, camping and picnic areas, nature trails, and a seven acre fishing lake with rental boats.
42. Landsford Canal State Park: area reserved for future park expansion.
43. Buford Battleground: located east of the City of Lancaster on SC Highway 522. Revolutionary War Battle site.
44. Forty Acre Rock-Flat Creek Natural Area: National Natural Landmark. One of the largest granite flat rocks east of the Mississippi.
45. Hanging Rock Battleground: located south of the Town of Heath Springs on State Road 58. Revolutionary War Battle site.

- Other State, Local, and Privately Maintained Recreation Areas:

46. University of South Carolina at Lancaster: indoor pool, walking track, gym, weight room, racquetball courts, and meeting rooms, outdoor tennis courts, and soccer field.

47. Lancaster Greenway Preserve: natural area preserved by Catawba Valley Land Trust.

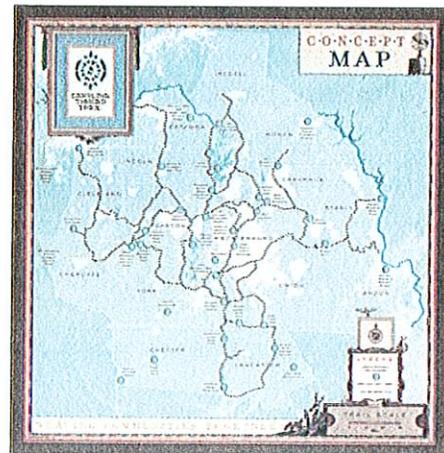


48. Lancaster Country Club: public golf course and clubhouse.
49. Town of Kershaw Recreation Center: bowling alley, swimming pool (public swim), tennis courts, and playground equipment rental rooms for parties, etc. video arcade, outdoor volleyball, horseshoes, shuffleboard, basketball, badminton, moonwalk castle, after school programs, summer camp, computer lab, picnic shelter, playground, swimming lessons, swim team and lifeguard training.
50. Kershaw Country Club Driving Range: lighted driving range.
51. Kershaw Country Club: 18 hole golf course and clubhouse.

Carolina Thread Trail

The Carolina Thread Trail (The Thread) is a 15-county, two state initiative designed to inspire and facilitate the creation of a regional network of trails, blueways, and conservation corridors that will grow to link more than 2.3 million citizens. With technical resources and catalytic funding from The Thread, local communities plan, implement, and own their portions of this green interstate system. Catawba Lands Conservancy is the lead agency for The Thread, working in partnership with The Foundation for the Carolinas, and many local partners and land trusts.

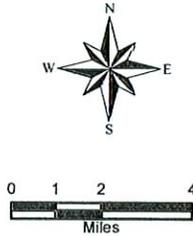
Lancaster County has joined the efforts of the Carolina Thread Trail and is undertaking development of a countywide trails master plan in an effort to identify local linkages for The Thread. The purpose



of the Master Plan is threefold: (1) identify the conceptual routes for The Thread through the county and its

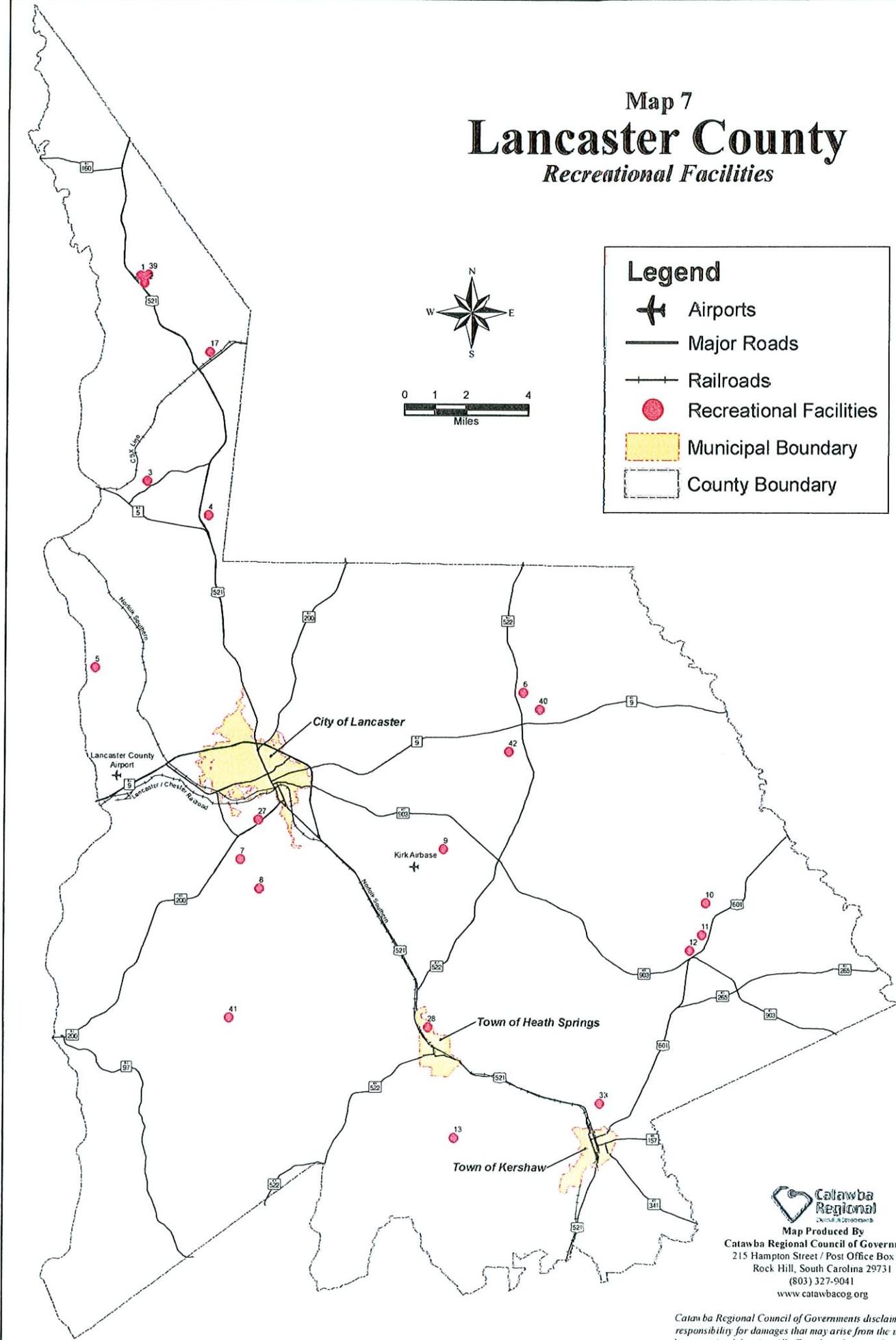
incorporated jurisdictions, (2) identify the broader trail network to which The Thread will connect and (3) develop an action plan for implementation.

Map 7 Lancaster County *Recreational Facilities*



Legend

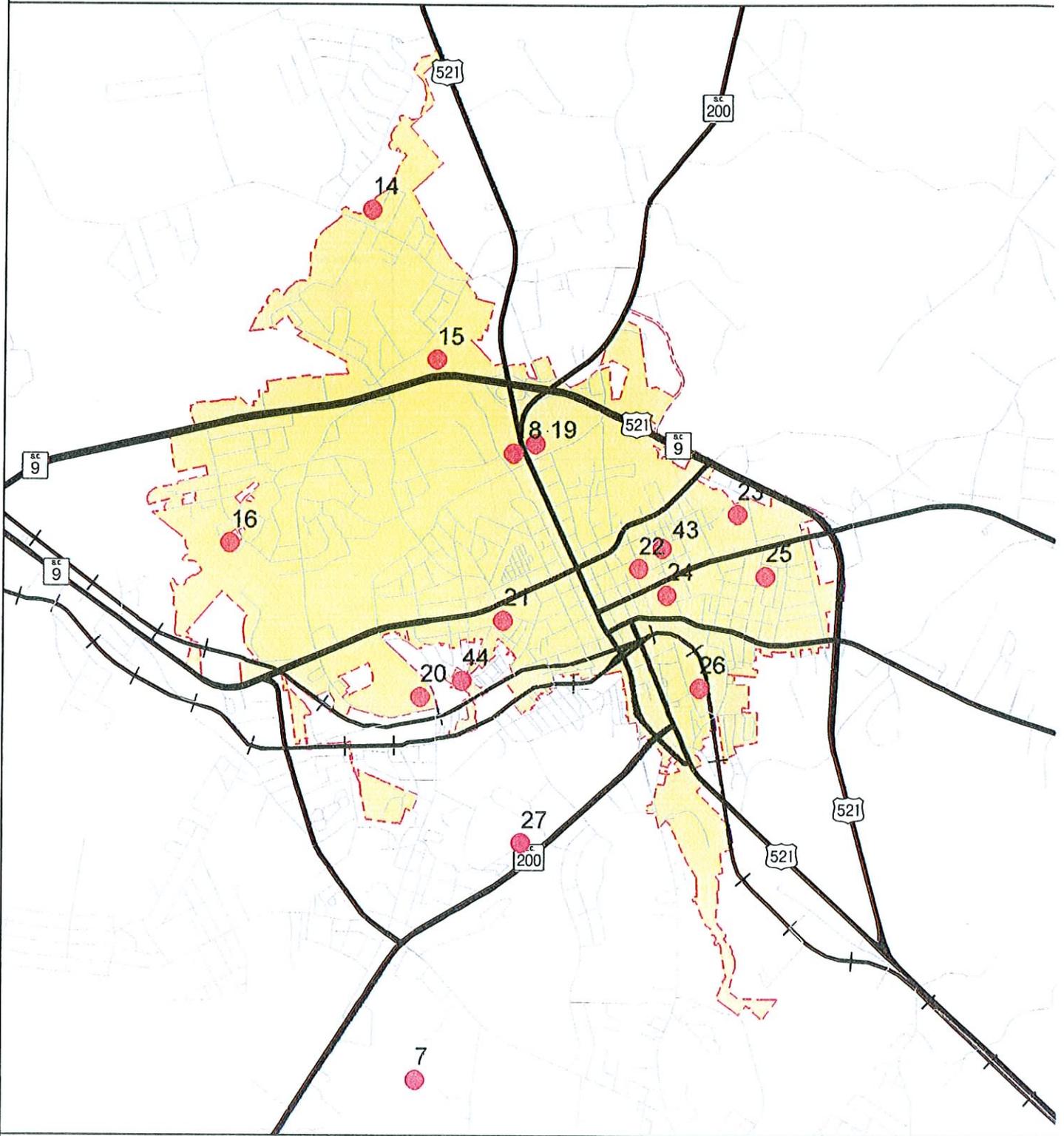
- Airports
- Major Roads
- Railroads
- Recreational Facilities
- Municipal Boundary
- County Boundary



Map Produced By
Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 7a City of Lancaster Recreational Facilities



-  Airports
-  Recreational Facilities
-  Major Roads
-  City of Lancaster
-  Railroads

Map Produced By
Catawba Regional Council of Governments
215 Hampton Street / Post Office Box 450
Rock Hill, South Carolina 29731
(803) 327-9041
www.catawbacog.org

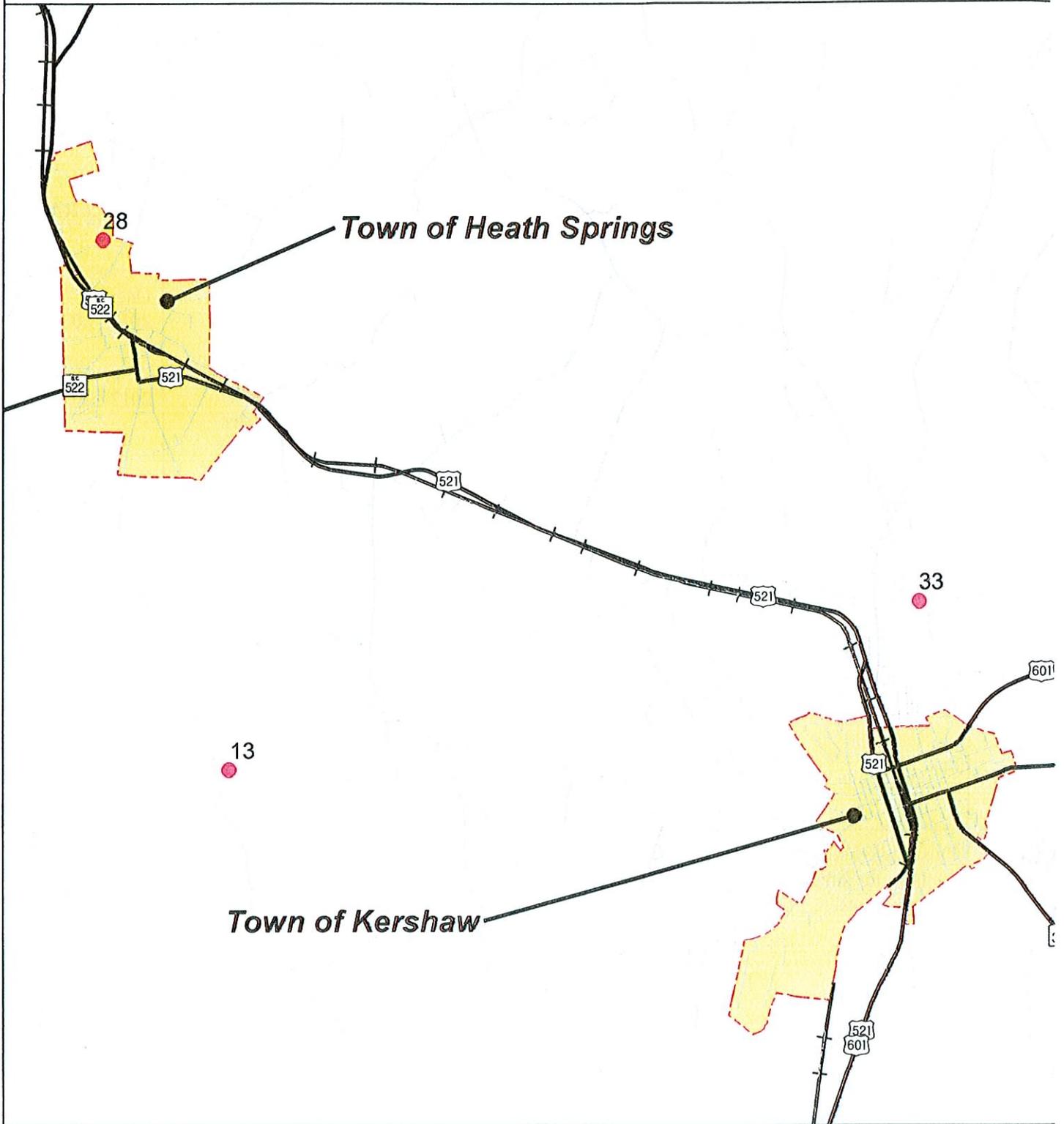


Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 7b

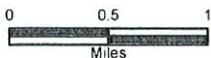
Towns of Heath Springs and Kershaw

Recreational Facilities



Town of Heath Springs

Town of Kershaw



-  Airports
-  Recreational Facilities
-  Major Roads
-  Municipal Boundary
-  Railroads

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.



**IMPLEMENTATION STRATEGY
COMMUNITY FACILITIES ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
UTILITIES			
Extension of utility lines to areas of growth.	-Identify prime areas of industrial, commercial, residential growth.	Lancaster County Planning Commission	Ongoing 2012 - 2032
	-Identify funds available for utility extensions.	Lancaster County Water & Sewer Authority, Lancaster County Natural Gas, City of Lancaster	2012 - 2032
	-Prioritize projects based on costs and benefits.	Catawba Regional Council of Governments	2012 – 2032
Provide adequate water and sewer treatment capacity.	-Monitor DHEC permitting requirements.	Lancaster County Water & Sewer Authority SC DHEC, City of Lancaster	Ongoing 2012 - 2032
	-Monitor capacity utilization to determine future needs.	SCDHEC	Ongoing 2012 – 2032
	-Secure funding for needed expansions/improvements.	SCDHEC	Ongoing 2012 - 2032
Pursue alternative funding methods for infrastructure improvements.	-Monitor available federal and state funding sources.	Lancaster County Water & Sewer Authority, City of Lancaster	Ongoing 2012 - 2032
	-Identify available funding from internal operations and borrowing power.	Lancaster County, Catawba Regional Council of Governments	2012 – 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
UTILITIES			
Maintain all facilities, including service lines, in adequate conditions to properly provide services to area residents.	-Replace service lines as necessary to maintain or improve the quality of the service provided.	Lancaster County Water and Sewer Authority, Lancaster County Natural Gas Authority	2012 - 2032
	-Keep track of technical advances which may improve the quality of the service provided, may decrease the cost of providing the service or may protect the surrounding environment.	Lancaster City Public Works Department	2012 – 2032
	-Annual budgets for utility providers should contain adequate funds to properly maintain their systems & to make improvements to their systems where necessary.	All Utility Providers	
HEALTH CARE			
Identify additional health care services needed.	-Monitor population growth and hospital usage.	Springs Memorial Hospital Lancaster County and its Municipal Councils	2012 - 2017
	-Monitor changing health care system requirements.	Springs Memorial Hospital Lancaster County and its Municipal Councils	2012 - 2017
EMS Service expansion.	-Study EMS usage to determine if additional sub-stations are needed.	Lancaster County	2012 – 2017
	-Upgrade training of EMS personnel.	Lancaster County	2012 - 2017 Ongoing
	-Maintain adequate vehicles	Lancaster County	2012 - 2017 Ongoing

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Attract more physicians and expand services.	-Provide information package for potential physicians.	Lancaster County, Lancaster County Chamber of Commerce	2012 - 2017
	-Support continued expansion of services and facilities at Springs Memorial Hospital.	Springs Memorial Hospital and Municipal Councils	2012 - 2017
	-Continue efforts by the Towns of Heath Springs and Kershaw to attract physicians to these areas through programs offered by the medical schools within the state and any other programs offered by state or federal agencies or private interests	Heath Springs Town Council, Kershaw Town Council, Physicians within the towns, Any public or private group interested in well being of the community	2012 - 2017
Provide intermediate care for the elderly and child day care (continued on next page).	-Expand home-help and in-home nursing services.	Health Department	2012 - 2017
	-The need for supervised day care and weekend residential care needs to be investigated.	Health Department, Church Organizations, Medical Community	2012 - 2022
	-Expand public transportation options for the aged and disabled.	County and Municipal Councils	2012 - 2017
	-York Tech should expand its "Workshop on Wheels" day care staff training efforts into the county and its municipalities.	York Technical College	2012 - 2017
	-Child Development Center and Head Start providers should work with the county and its municipalities to explore ways to expand these services.	USC-L. Head Start	2012 - 2013

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Provide intermediate care for the elderly and child day care (continued from previous page).	-Area businesses or a consortia of business need to develop quality day care options for employees.	Chamber of Commerce	2012 – 2017
Reduce the incidence of infant mortality and low birth weight babies in the county and its municipalities.	-Expand outreach efforts for pregnant women, with the goal that all pregnant mothers shall receive appropriate pre-natal care.	Health Department Springs Memorial Hospital	2012 - 2026
	-Expand upon the Healthy Mothers/Health Babies Barr Street Program and permanently adopt an expanded teenage pregnancy program serving students at all middle and high schools.	Health Department Lancaster County School Board	2012 - 2026
	-Provide supervised after school recreation for teens.	Recreation Commission, Church groups, Neighborhood Associations	2012 – 2017
Improve access to health care	-Establish a medical ethics committee with representatives from the county and its municipalities to investigate long-term approaches to addressing the issue of resource scarcity and long-term access to health care.	Springs Memorial Hospital Health Department	2012 – 2017
	-Expand public awareness of and participation in the S.C. Health Insurance Pool.	Springs Memorial Hospital Medical Community	2012 - 2017
	-Establish a community free clinic staffed by medical professionals on a volunteer basis.	HOPE	2012 - 2017
	-Expand community emergency fund for non-catastrophic situation in which money is needed to defray the cost of purchasing medicine, etc.	HOPE	2012 – 2026

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
PUBLIC SAFETY			
Adequate staffing for all police departments; community officers' programs.	-Investigate need on a continual basis to hire additional officers for community policing,	Lancaster County Sheriff's Department, Municipal Police Departments	2012 – 2017
Reducing crime within the county and its municipalities	-Provide increased levels of protection for rural areas, including a sub-station in the Indian Land area.	County Council, Sheriff's Department	2012 - 2017
	-Establish a separate county detention facility wing for juveniles.	County Council	2012 - 2017
	-Review pay scales for law enforcement professionals to make sure pay stays competitive.	County Council and Municipal Councils	2012 - 2017
PUBLIC EDUCATION			
Increase community involvement in the schools.	-Provide specific activities to make parents feel welcome and to help get them involved in their children's education.	Lancaster County School Board	2012 - 2017
	-Establish a council of business and educational leaders to strengthen communication and cooperation between the education and business sector.	Lancaster County School Board, USC-L, Chamber of Commerce, Business Community	2012 - 2017
	-Establish a writer's bureau at each school, utilizing volunteer efforts to communicate through the media the many positive achievements of the county schools, teachers and students.	Lancaster County School Board	2012 - 2017

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Strengthen teacher recruitment and professional development.	-View and treat teachers as professional.	Lancaster County School Board	2012 - 2017
	-Review the teacher salary supplement on a continual basis to make sure to match the level provided in county is comparable with the supplement paid in the surrounding counties.	Lancaster County School Board	2012 - 2017
	-Evaluate teachers regularly to determine effectiveness and recognize demonstrated merit and excellence with monetary rewards.	Lancaster County School Board	2012 - 2017
	-Give teachers additional opportunities to exercise initiative and assume responsibility in the implementation of instructional goals.	Lancaster County School Board	2012 - 2017
	-Work to recruit male and minority teachers.	Lancaster County School Board	2012 - 2017
	-Strengthen requirements for substitutes and develop a staff of full-time substitute teachers.	Lancaster County School Board	2012 - 2017
Improve physical and financial resources for education.	-Find a more stable system for financing the school system.	Lancaster County School Board	2012 - 2017
	-A master building plan and educational plan (science labs, etc.) are needed.	Lancaster County School Board	2012 - 2017
	-Develop a preventative maintenance plan.	Lancaster County School Board	2012 - 2017
	-Funds used for outside cleaning services should be used to employ full-time janitors.	Lancaster County School Board	2012 - 2017

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>Improve adult education and vocational training.</p>	<p>-Continue and strengthen business programs to pay for employee tuition.</p> <p>-Expand opportunities for employees to attain G.E.D.'s through strengthened programs in the schools and in the plants.</p>	<p>Business Community</p> <p>Business Community, USC-L, Lancaster County School Board</p>	<p>2012 - 2017</p> <p>2012 - 2026</p>
<p>Enhance post-secondary education.</p>	<p>-York Tech. and the county high schools should continue their efforts with area businesses with emphasis on helping workers to attain both basic and specialized skills needed for effective workplace performance.</p> <p>-USC-L should offer a greater range of courses.</p> <p>-Without ignoring the primary function of USC-L as a two-year institution, it should provide greater access to upper division courses and to a baccalaureate degree.</p> <p>-USC-L needs to construct at least one classroom building, provide additional parking and review the needs for a performance arts facility.</p>	<p>York Technical College Lancaster County School Board Lancaster County School System, Business Community</p> <p>USC-L</p> <p>USC-L</p> <p>USC-L</p>	<p>2012 - 2026</p> <p>2012 - 2026</p> <p>2012 - 2026</p> <p>Complete</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
CULTURAL FACILITIES			
Develop satellite libraries.	-Determine areas of demand through user tracking, surveys, and population growth.	Lancaster County Library	2012 - 2032
	-Identify the sites for additional satellite libraries and look at alternative methods of providing information.	Lancaster County Library	2012 - 2032
	-Develop learning aids, such as computers, to access information.	Lancaster County Library	2012 – 2026
SOLID WASTE			
Landfill arrangements.	-Study future needs for solid waste disposal.	Lancaster County, Catawba Regional Council of Governments, SC DHEC	2012 - 2017
	-Enter into a regional landfill compact with other counties.	Lancaster County	2012 - 2017
Expand recycling program.	-Provide curb-side pickup of recyclables where feasible.	Lancaster County Municipalities	2012 - 2017
	-Expand opportunities for recycling in rural areas.	Lancaster County	2012 - 2017
	-Develop educational program to encourage public participation.	Lancaster County	2012 - 2017
Encourage purchase of recycled products.	-Develop policies and procedures for identifying purchasing opportunities.	Lancaster County and Municipalities	2012 - 2017
	-Develop joint city-county purchasing program for recycled products.	Lancaster County and Municipalities	2012 - 2017

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Alternative use of landfill by-products.	-Undertake feasibility study for by-product use, if appropriate.	Lancaster County Lancaster County Solid Waste Advisory Council SC DHEC	2012 - 2017
	-Develop plan for potential use options.	Lancaster County Lancaster County Solid Waste Advisory Council SC DHEC	2012 - 2017
	-Seek funding for implementation.	Lancaster County Lancaster County Solid Waste Advisory Council	2012 - 2017
RECREATIONAL FACILITIES			
Improve recreational opportunities within the county and its municipalities (continued on next page).	-In the Panhandle and southern portions of the county identify large tracts of land which might be developed as a regional park, perhaps coordinating with Charlotte-Meck. Co.	County Council Recreation Commission	2012 - 2026
	-Develop centrally located community parks with high quality facilities for young children, teenagers and adults. These parks should be developed in all sections of the county and towns. Attention needs to be focused on those areas where recreational opportunities are limited.	Recreation Commission Municipal Councils County Council	2012 - 2017
	-Set aside green spaces within and/or on the municipal boundaries.	Municipal Councils County Council	2012 - 2017

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>Improve recreational opportunities within the county and its municipalities (continued from previous page).</p>	<p>-Develop walking paths and bike trails in parks and green spaces within the county and its municipalities.</p>	<p>Recreation Commission Municipal Councils County Council</p>	<p>2012 - 2017</p>
	<p>-As the population of the county and its municipalities grows, a plan needs to be developed to ensure facilities are provided which meet the needs of and are located near this growing population. These facilities need to be provided throughout the area.</p>	<p>Recreation Commission County and Municipal Councils</p>	<p>2012 - 2026</p>

ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC BASE

The economy of Lancaster County was traditionally based on agriculture until the rise of the textile industry in the late 1800s. Cotton had previously been exported to England or to New England for processing into cloth. Local entrepreneurs realized that the area had an abundance of the raw material (cotton), a large labor force, and water power for running the mills. The Lancaster Cotton Mill was begun by Leroy Springs in 1895, and a mill was built later in Kershaw. With the development of the Springs mill complex, the County became a leading textile production area. The textile industry became the dominant economic force in Lancaster County for many years. Expanded global markets and foreign trade policies greatly affected the domestic production of textiles leading to reduced wages and plant closures nationwide. The Springs Industries mill in Kershaw was closed in 1997 and the mill in the City of Lancaster closed in 2005. Former textile based communities, such as Lancaster, were forced to become players on an international scale in an effort to diversify their employment base. Lancaster County benefits from its proximity to areas with large job bases, including the Charlotte and Rock Hill urban areas. These areas provide employment within easy commuting distance for Lancaster County workers

EMPLOYMENT BY PLACE OF WORK

Comparison of Census figures reveals that Lancaster County residents continue to rely on jobs outside the county, however, figures also indicated that employment opportunities within the county are increasing. As has been previously mentioned, the economy of Lancaster County is highly influenced by the county's proximity to the Charlotte and Rock Hill urban areas. According to the U.S. Census Bureau's American Community Survey (ACS) 3-Year Estimates of Workers Over the Age of 16, the following commuter patterns exist in Lancaster County. Commuting patterns are illustrated in Table 6.

Several trends have been at work in the past few years. With the improved transportation access to the Charlotte market afforded by I-485 and other routes and the development of extensive retail employment in the Pineville and Ballantyne areas, it is likely that an increased number of residents are finding employment in Mecklenburg County. However, Lancaster County has been successful in attracting an increasing number of employers in recent years, providing more and better paying jobs in the County. As illustrated by the ACS data shown in Table 6, Lancaster County retains slightly more than 50% of its residents for employment. Lancaster's data shows that employment is fairly evenly split between working in-state and outside the county and working out-of-state. It would be assumed that most of those working out-of-state are commuting to the adjacent North Carolina counties of Mecklenburg and Union.



TABLE 6
COMMUTING PATTERNS
2010

	Commuters
16+ Working Population	29,348
Work in County of Residence	52.0%
Work in State and Outside County	20.6%
Work Outside State	27.5%

Source: U.S. Bureau of the Census, American Community Survey

EMPLOYMENT BY INDUSTRY

The Census provides information collected from residents of Lancaster County relating to their employment by industry. These figures reflect the industries in which residents of Lancaster County are employed, regardless of where the jobs are located. Table 7 provides a comparison of employment by industry from 2000 and 2010, providing some information about the pattern of changes taking place in the economy.

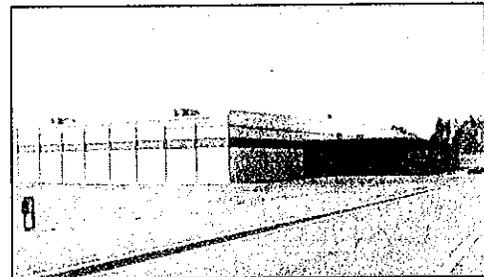


TABLE 7
EMPLOYMENT BY INDUSTRY
Lancaster County
2000-2010

<u>Industry</u>	<u>Persons Employed</u> <u>2000</u>	<u>Persons Employed</u> <u>2010</u>	<u>Percent</u> <u>Change</u>
Agriculture, Mining	304	366	+26.4
Construction	2,662	2,592	-.001
Manufacturing	9,107	5,694	-37.5
Transportation/Utilities	1,451	1,315	-9.4
Wholesale/Retail Trade	4,748	4,820	+1.5
Banking/Insurance/Real Estate	1,348	2,496	+85.1
Services	7,641	8,317	+8.8
Public Administration	849	866	+2.0
TOTAL	28,110	26,466	-5.8

Source: U. S. Bureau of the Census, 2000 and American Community Survey, 2010.

Note: Employment is by residence, not by place of work.

The employment by industry figures reflect the decreased importance of manufacturing in the employment mix for Lancaster County residents. Between 2000 and 2010, there was a reduction of about 3,413 jobs in manufacturing. The vast majority of these declines can be accounted for by the losses in the textile industry. Fortunately, employment in other industries increased, with the greatest employment gains in Banking/Insurance/Real Estate and Services. The overall number of employed persons in the county decreased by only five percent in the decade. These trends reflect the diversification of the economy away from the traditional base of the textile industry.

UNEMPLOYMENT

The South Carolina Department of Employment and Workforce (SCDEW) provides information on unemployment rates for each county in the state. The unemployment rates for Lancaster County have fluctuated over the past three decades based on the national and state economic trends. High unemployment rates were experienced during the recessions of the early 1980s, 1990s and again in the late 2000s. In general, the unemployment rates for Lancaster County tend to be higher than the state as a whole. Table 8 provides an overview of unemployment rates for Lancaster County.

TABLE 8
UNEMPLOYMENT RATES
Lancaster County
1980-2011

<u>Year</u>	<u>Lancaster County</u>	<u>South Carolina</u>
1980	7.8	6.9
1990	5.3	4.7
2000	4.1	3.9
2001	5.5	5.2
2002	6.6	6.0
2003	8.9	6.7
2004	8.9	6.8
2005	8.4	6.7
2006	8.8	6.3
2007	9.5	5.6
2008	11.6	6.9
2009	17.9	11.7
2010	16.3	11.2
2011	13.9	10.3

Source: South Carolina Department of Employment and Workforce (SCDEW)

ECONOMIC DEVELOPMENT ACTIVITIES

Lancaster County possesses a number of assets which will enhance its opportunities for economic growth. The proximity of much of the County to the Charlotte urban area is a major positive factor. The development of the I-485 beltway around Charlotte has brought interstate access to within a few miles of the County's northern border and US- 521 provides a four-lane connector to this major transportation corridor. There is also good access to I-77 to the west in York and Chester Counties. The Charlotte/Douglas International Airport provides access to all national and many international markets, while the Lancaster County Airport provides an excellent resource for general aviation purposes. The County has active water and sewer service providers who have good treatment capacity and are able to extend lines to serve new industry and business in most areas of the County. The Panhandle, where development has been hindered by lack of public sewer service, should have its first sewage treatment facility in the near future. New employers are able to develop innovative and helpful job training programs through York Technical College. The local public educational system and the regional campus of the University of South Carolina at Lancaster provide excellent educational resources. Other higher education institutions include: Winthrop in Rock Hill, SC; Wingate College in Monroe, NC; University of South Carolina in Columbia, SC; and University of North Carolina at Charlotte, Queens University, Johnson C. Smith University and Central Piedmont Community College all of which are located in

Charlotte, North Carolina.

In order to capitalize on these economic development resources, the County is served by development organizations on the local, regional, and state levels. Locally, the Lancaster County Development Corporation has been extremely active in marketing the County and attracting new employers. These efforts have been very successful in the past few years. A list of recent new investments made in Lancaster County is shown in Table 9. The cooperative effort between the County and the City of Lancaster in the development of the Lancaster Business Park is an excellent example of a local economic development initiative, and it has resulted in the location of several new businesses.

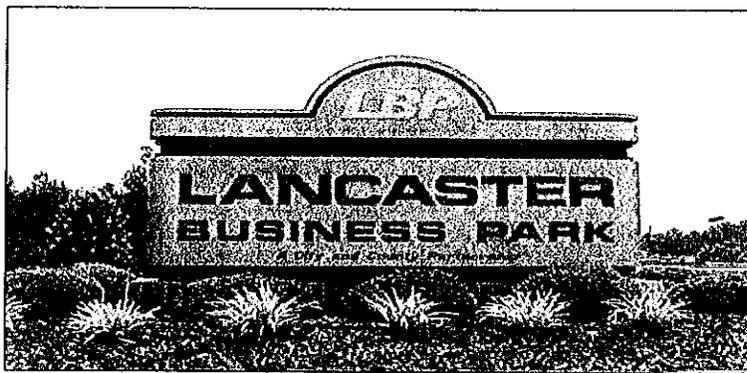


TABLE 9
ANNOUNCED INVESTMENTS IN LANCASTER COUNTY
2011-2012 (through September 30)

<u>Business or Industry</u>	<u>Year</u>	<u>Capital Investment</u>	<u>Jobs</u>
Red Ventures	2012	\$90 Million	1,000
Continental Tire	2012	\$ 4 Million	80
Nutramax Labs	2011	\$13 Million	225
Rico Tag Express	2011	\$ 5 Million	60
Defense Venture Group	2011	\$49 Million	230
Haile Gold Mine	2011	\$ 6 Million	30
SOI Corporation	2011	\$ 3 Million	165
Red Ventures	2011	\$25 Million	600
Verian Technologies	2011	\$ 5 Million	60
TOTALS:		\$200 Million	2,450

Source: Lancaster County Economic Development Corporation.

On the regional level, Lancaster County is a member of the Charlotte Regional Partnership, a consortium of sixteen counties in the greater Charlotte urban area. The Partnership maintains a staff which promotes the entire Charlotte region through national and international advertising and which refers inquiries to the local

development agencies. Also on the regional level, Lancaster County is served by the Catawba Regional Development Corporation, a four-county agency which makes business loans through a number of publicly-financed loan programs. Over the past fifteen years, the Corporation has made 31 loans totaling over \$ 4.8 million in Lancaster County, resulting in private investment of over \$ 113 million and the creation of 205 jobs. On the state level, the South Carolina Department of Commerce (DOC) maintains an active program of marketing and economic development efforts. The DOC maintains a presence in major cities and in several overseas markets. The Department has a sophisticated system to provide prospects with detailed information on all available industrial sites and properties in the State. Prospects are referred to local economic development agencies for follow-up.

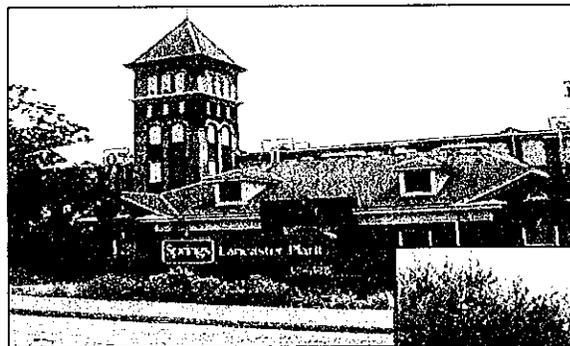
MUNICIPALITIES

Because they house much of the population and most of the employment base of the county, the three municipalities represent a critical element in the economic development potential for Lancaster County. Each of the municipalities provides water and sewer service within the corporate limits, and these services are important in securing future investments. The municipalities are discussed below:

City of Lancaster

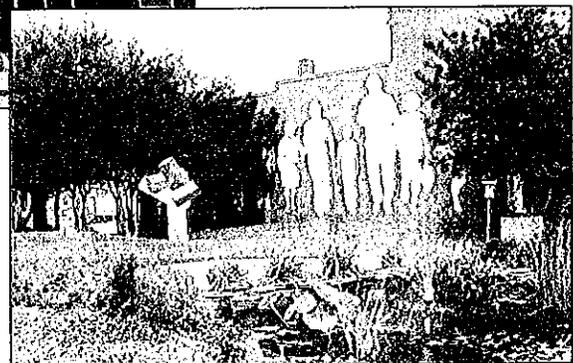
The City of Lancaster serves as the county seat and also the retail and industrial hub of Lancaster County. Much of the industrial employment of the county has traditionally been centered in and around Lancaster. The

presence of Springs influence on the Lancaster Cotton Mill, 1896 under the Springs, formed the at one point was described as the largest mill complex



Industries had a tremendous development of the city. The which began operations is leadership of Colonel Leroy basis for Springs Industries and

under one roof. The development of the Springs mill had far-reaching impacts on the local economy and urban structure of Lancaster. Today, one hundred years after the founding of the first mill, Springs Industries is no longer a factor in the Lancaster County employment base.



Major employers in and around the City of Lancaster include P&G Duracell, U.S. Textiles, Springs Memorial Hospital, Founders Federal Credit Union, and a variety of diversified industries. The development of the

Lancaster Business Park, a joint venture with Lancaster County, has led to the attraction of a number of high-quality industries in recent years.

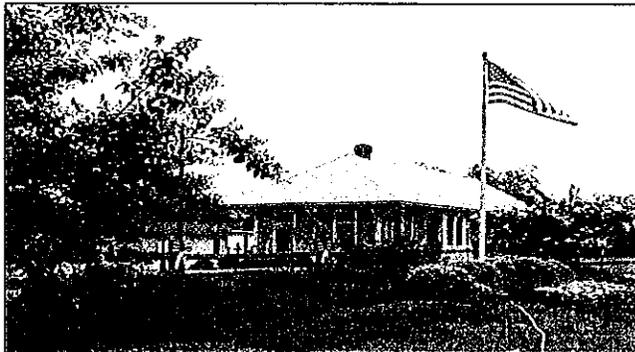
Lancaster serves as the retail and service center for the county. While downtown Lancaster is no longer the dominant retail center it once was, it still retains an important role as an employment center, cultural and government center, and specialty retail location. The active Main Street program in Lancaster is making significant investments in the downtown area to enhance its position as a retail and employment center. A streetscape improvements project has taken place on several blocks of Main Street, and private investments are being made in several downtown buildings. In recent years, major commercial areas have developed on the outskirts of Lancaster, especially on the S.C. 9 Bypass. These areas draw shoppers from throughout the county and from surrounding areas.

Town of Kershaw

The Town of Kershaw had its beginnings in the late 1880s with the construction of a rail line north from Camden. The town grew rapidly, and served as a market center for the surrounding countryside. Industries were established, such as the Kershaw Oil Mill in 1902 and the Springs Cotton Mill in 1912. The Springs Mill has closed, but the oil mill, now part of the Archer Daniels Midland Company, remains as a chief employer. Other employers are located nearby, including several quarry and mining operations and a state prison. Kershaw's downtown remains viable, and efforts are currently underway to begin a downtown revitalization effort.

Town of Heath Springs

The Town of Heath Springs is the smallest municipality in Lancaster County, but it also has a downtown area



that has recently been redeveloped. The Main Street streetscape project provides landscaping, new street lights, and sidewalk improvements in the two-block downtown area. Heath Springs originated as a health resort in the early 1800s, centered on a well-known mineral springs. The placement of the rail line through the town in the

late 1880s led to additional growth. Although Heath Springs never developed a textile plant like the other municipalities in Lancaster County, it continued to develop as a market town for the surrounding countryside. Today, most residents of Heath Springs commute to jobs in Lancaster or other areas. Heath Springs recently completed development of an industrial park.



**IMPLEMENTATION STRATEGY
ECONOMIC DEVELOPMENT ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To encourage the development of the county and its municipalities so that employment opportunities are available to all and living standards continue to improve (continued on next page).</p>	<p>-To continue diversification of the employment base.</p>	<p>Chamber of Commerce, Lancaster County Council, Municipal Councils & Lancaster Economic Development Corporation</p>	<p>Ongoing 2012 - 2032</p>
	<p>-To create a positive climate for efforts to attract clean and progressive industries.</p>	<p>Chamber of Commerce, Lancaster County Council, Municipal Councils, Lancaster Economic Development Corporation</p>	<p>Ongoing 2012 - 2032</p>
	<p>-To promote the health and expansion of existing business and industry.</p>	<p>Chamber of Commerce, Lancaster County Council, Municipal Councils, Lancaster Economic Development Corporation.</p>	<p>Ongoing 2012 - 2032</p>
	<p>-Ensure the county's airport is maintained at a sufficient level so it can be used to attract businesses to the area.</p>	<p>Airport Commission, County Council</p>	<p>2012 - 2032</p>
	<p>-The airport facilities should continuously be upgraded to meet future needs.</p>	<p>Airport Commission, County Council</p>	<p>2012 - 2032</p>
	<p>-To actively participate in studies of regional wastewater treatment and other water/sewer initiatives in the county.</p>	<p>Lancaster County Council, Chamber of Commerce, Lancaster Water & Sewer District, Lancaster County Planning Commission, Lancaster City Planning Commission.</p>	<p>2012 - 2032</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
To encourage the development of the county and its municipalities so that employment opportunities are available to all and living standards continue to improve (continued from previous page).	-Establish business/industrial parks as needed throughout the county and its municipalities through public/private ventures.	County/Municipal Councils, Chamber of Commerce, Catawba Regional Council of Governments, Lancaster County Planning Commission and Lancaster City Planning Commission	-Ongoing
	-Strengthen the organization which markets the county and its municipalities to commercial/industrial prospects.	County and Municipal Councils, Chamber of Commerce, Business Organizations, Business Community	2012 - 2032
To have a better understanding of the economic activity which takes place in the county.	-Establish a business license program for businesses within the county. This program should be similar to the city's program.	County Council, Building and Zoning Department, Planning Department, Lancaster County Planning Commission	2012 – 2022
To support the extension of services to new area and maintain existing services and facilities in order to attract new businesses as well as maintain existing businesses within the borders of the county and its municipalities.	-Develop a coordinated system of infrastructure planning.	County and Municipal Councils	2012 – 2023
	-Develop a one-stop permitting system for the county and its municipalities.	County and Municipal Councils	-Completed
	-Establish a single, countywide water/sewer system under local government control.	County Legislative Delegation	2012 - 2023
	-Develop a master plan for county/municipal roads.	County and Municipal Councils	2012 - 2017
	-Accelerated time tables for four-lane projects.	County Legislative Delegation	2012 - 2032
	-Develop and implement highway development controls.	County and Municipal Councils, Lancaster County Planning Commission, Lancaster City Planning Commission	-Ongoing
	-Promote and support the development of the outer-outer beltway.	County and Municipal Councils, County Legislative Delegation	2012 - 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To promote the City of Lancaster's downtown area and the Town Centers of Heath Springs and Kershaw as viable residential/commercial/office areas. The vitality of these areas is very important to the entire community as it helps attract new business as well as maintains existing businesses throughout the entire area.</p>	<p>-To support and promote all streetscape projects within the three municipalities.</p>	<p>County and Municipal Councils, Chamber of Commerce, Lancaster Economic Development Corporation,</p>	<p>2012 - 2032</p>
	<p>-Try to diversify the range of retail establishment in these areas as a means to attract customers on a regular basis.</p>	<p>"See" Lancaster, Business Community - Countywide, Lancaster County Planning Commission</p>	<p>2012 - 2032</p>
	<p>-Encourage office uses to locate in these areas.</p>	<p>"See" Lancaster, Business Community--Countywide, Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2032</p>
	<p>-Where possible, develop residential opportunities not only in the town centers but also in the areas immediately surrounding these areas.</p>	<p>"See" Lancaster, Business Community - Countywide, Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2032</p>
	<p>-To promote the use of existing structures for residential/commercial/office uses.</p>	<p>"See" Lancaster, Business Community - Countywide, Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2032</p>

NATURAL RESOURCES ELEMENT

NATURAL RESOURCES

GEOLOGY

Soils are the foundation of land use. Soils are formed from rock, so understanding the geology of the county is important. The rock underlying Lancaster County soils includes a wide range of rocks that formed under extreme heat and pressure. They are igneous and metamorphic rock like granite, gneiss, schist, and argillite. The Sandhills and Upper Coastal Plains soils are in a fairly narrow belt from the Heath Springs-Kershaw area northeast to the Lynches River. Rock formations extend from the southwest to the northeast. Granite rock outcrops occupy the central part of the county, including a large area which extends from west of Pleasant Hill to northeast of the City of Lancaster. Schist occupies a narrow belt northeast of Van Wyck. Coarsely-textured granite occurs in the Lancaster-Great Falls-Pleasant Hill area. Argillite occupies the central northeastern part of the county, north of the Sandhills (USDA, 1973, 1989).

The western half of the county as part of the Blue Ridge and Piedmont region's Charlotte Terrane. The northeastern quarter of the county, while also part of the Blue Ridge and Piedmont region, contains the Carolina Terrane / Slate Belt. The southeastern quarter of the county contains a mixture of the Carolina Terrane / Slate Belt, a portion of the Coastal Plain Region's Upper Cretaceous formation as well as isolated areas of two kinds of igneous rocks, gabbro and granite.

The groundwater resources in Lancaster County, according to the U.S. Geological Survey's (USGS) website on the "Groundwater Atlas of the United States", is included as part of the Piedmont and Blue Ridge system of aquifers. The crystalline-rock aquifers that underlie the Piedmont and Blue Ridge physiographic provinces in east-central Alabama, northwestern Georgia, and western South Carolina collectively are referred to as the Piedmont and Blue Ridge Aquifers by the USGS. These aquifers consist of bedrock which is overlain by unconsolidated material called regolith. Groundwater can be obtained from two sources: regolith and fractures in the rock.

Large boulder outcrops can be found in the southern part of the county (i.e.) Pleasant Hill-Great Falls-Lancaster area, and in the Forty Acre Rock-Flat Creek Natural Area in the Taxahaw Community. Exposed bedrock occurs, in two- to three- acre areas west of Heath Springs, and in the Stoneboro vicinity. A number of these form diabasic dikes which have been known to produce valuable mineral resources (USDA, 1973). Diabase is a fine-grained volcanic rock that occurs in "dikes" that run from the northwest to southeast portions of the county.

SOILS

Soils generally are evaluated in terms of how suitable they are for agriculture and urban development, and what limitations each place on the use of the land. Unfortunately, land best suited for agriculture is also generally the best for urban development. Therefore, there is the potential for conflict whenever rural land exists in a growing urban environment, like the "Panhandle" section of Lancaster County.

Soil Associations

A soil association is a group of individual soils in a certain ratio. It normally consists of one or more major soils and at least one minor soil, and its name is derived from the combination of major soils. The soils in one association may occur in another, but in a different pattern. According to the USDA's South Carolina Soil Surveys for Lancaster (1973) and Kershaw (1989) Counties, there are 14 different soil associations in Lancaster County. There are descriptions of the soil associations in the appendix at the end of this document. Each association description is very general. Individual properties need more in-depth investigation (i.e.) down to the individual soil rather than the association. However, looking at associations is helpful when used as a guide to decide on the best use of land. Explanations of associations are in the Appendix at the end of this document.

Soil Associations with Limitations To Urban Development

Of the 14 soil associations found in Lancaster County, the following seven usually pose severe limitations to urban development, i.e., the construction and use of septic tank filter fields, building foundations, sewage lagoons, etc. As a whole, they make up approximately 23 percent of the county's soils. (USDA, 1973)

Cecil-Enon-Iredell

Gills-Enon-Herndon

Helena-Appling-Wilkes

Tatum-Nason

Wedowee-Wilkes

Goldston-Pickens

Pickens-Nason

Soils with severe limitations for a particular use should cause land users to carefully consider other sites. If other sites cannot be used, extra cost will be incurred to overcome these limitations. Sometimes this cost can be so high that it costs less to move to another site or abandon the use. Additionally, certain land uses are prohibited by law, such as filling wetlands, which often occur in flood plain and depression soils.

Foundations for low buildings and sites for light industrial uses have to take into account the bearing strength

of the soils, potential for shrinkage and swelling, slope, depth to the water table, potential for flooding, and depth to rock. A number of soils in Lancaster County have low or only fair bearing strength.

Shrink-swell potential is a major concern on many soils and a bearing strength test will not show this soil limitation. A shrinkage test must be done. This is a condition where the soil swells abnormally when wet and shrinks abnormally when dry. The shifting of the soil under a structure can cause many problems.

As with most soil problems, the limitation can be lessened or overcome by changing the building design before it is built. It is very difficult to overcome soil problems after a building is finished.

Soils With Severe Limitations For Buildings

Soil - Limitation

Appling - over 6% slope - slope
Blaney - over 6% slope - slope
Blanton - over 6%- slope - slope
Cecil - over 6% slope - slope
Chewacla - flooding, wetness
Colfax - wetness
Congaree - flooding
Davidson, over 6% slope - slope
Durham - over 6% slope - slope
Enon - shrink-swell, slope (over 6%)
Georgeville - over 6% slope - slope
Gills - wetness, shrink-swell, slope
Goldston - slope, shallow depth to rock, large stones
Gullied - Land (Arents) - shrink-swell, slope
Helena - shrink-swell, wetness, slope (over 6%)
Herndon - slope
Iredell - wetness, shrink-swell, slope (over 6%)
Lockhart - over 6% slope - slope
Manteo - slope, shallow depth to rock
Masada - wetness, shrink-swell, slope (over 6%)
Mecklenburg - shrink-swell, slope (over 6%)
Nason - shrink-swell, slope
Pacolet - over 6% slope - slope
Rock outcrop - shallow depth to rock, slope
Rutlege - ponding water
Starr - flooding
Tatum - shrink-swell, slope
Vaucluse - over 6% slope - slope
Wagram - over 6% slope - slope
Wedowee - slope
Wehadkee - flooding, wetness
Wickham - over 6%- slope - slope
Wilkes - shrink-swell, shallow depth to rock, slope
Worsham – wetness

Septic tanks

Where public water and sewer is not available, the factor preventing urban development is the soil's suitability for septic tanks. Soil features that are crucial for the construction of septic tank filter fields and sewage lagoons are permeability, percolation (the speed at which water moves through soil), depth to the water table, susceptibility to flooding, depth to rock, and slope. Sewer lagoons permitted for waste treatment facilities in subdivisions are further restricted by flatter slopes and the seepage potential of the soils.

Soils With Severe Limitations For Septic Tanks

Soil - Limitations

Blaney - percolates slowly, poor filter
Cecil - slope (over 10%)
Chewacla - flooding, wetness
Colfax - percolates slowly, wetness
Congaree - flooding, wetness
Enon - percolates slowly, slope (over 10%)
Gills - wetness, percolates slowly
Goldston - shallow depth to rock
Gullied Land (Arents) - usually unsuitable, varies according to texture
Helena - wetness, percolates slowly
Iredell - wetness, percolates slowly
Lockhart - over 10% slope - slope
Manteo - slope, shallow depth to rock
Masada - wetness, percolates slowly
Mecklenburg - percolates slowly
Nason - over 10% slope- percolates slowly, shallow depth to rock, slope
Pacolet - percolates slowly, slope (over 10%)
Rock outcrop - shallow depth to rock
Rutlege - ponding water, poor filter
Starr - flooding
Tatum - percolates slowly, slope, shallow depth to rock
Vaucluse - percolates slowly, poor filter
Wedowee - slope
Wehadkee - flooding, wetness
Wilkes - shallow depth to rock, slope (over 10%)
Worsham - percolates slowly, wetness

Roads and Streets

Most types of land uses need roads for access. Proper road construction in residential areas depends on the soils slope, depth to rock, depth of the water table, flooding, erodibility, and the ability to support potentially large amounts of traffic.

Soils With Severe Limitations for Roads and Streets

Soils - Limitation

Appling - low strength, slope (over 6%)

Blanton - over 6% slope
Cecil - low strength, slope (over 6%)
Chewacla - flooding, wetness, low strength
Colfax - wetness
Congaree - flooding
Davidson - low strength
Enon - low strength, shrink-swell, slope (over 10%)
Georgeville - low strength
Gills - low strength
Goldston - slope (over 6%), shallow depth to rock, large stones
Gullied Land (Arents) - low strength, shrink-swell, slope (over 10t)
Helena - shrink-swell, low strength
Herndon - low strength
Iredell - shrink-swell, low strength
Lockhart - slope over 10%
Manteo - slope, shallow depth to rock
Masada - wetness, low strength
Mecklenburg - low strength
Nason - low strength, slope (over 10%)
Pacolet - low strength, slope (over 6%)
Rock outcrop - shallow depth to rock
Rutlege - ponding water
Starr - shrink-swell, low strength, flooding
Tatum - low strength, slope (over 10%)
Wedowee - slope
Wehadkee - flooding, wetness, low strength
Wilkes - shrink-swell, shallow depth to rock, slope (over 6%)
Worsham - low strength, wetness

Recreation

When searching for soils suitable for recreational facilities such as camping sites, playgrounds and nature trails, the primary factors are texture of the surface layer, permeability, depth to the water table, flooding, drainage, depth to rock, slope, and the potential for shrinking and swelling. Tables of soil suitability for not only recreational uses but also agricultural crops, wildlife and, woodlands are listed in the Soil Survey of Lancaster County, South Carolina, published by the US Department of Agriculture, 1973 and the Soil Survey of Kershaw County, South Carolina, published by the US Department of Agriculture, 1989.

Copies of the soil surveys are available from the Lancaster USDA Conservation Offices, 1771-A Highway 521 Bypass South, Lancaster, SC, 29720. Telephone is 803-286-4455. More up to date information is available from the computer data in the conservation offices.

CONSERVATION OF NATURAL RESOURCES

The Lancaster Soil and Water Conservation District is the local entity overseeing natural resources

conservation in Lancaster County, as Districts do in all counties in South Carolina. Conservation Districts are legal subdivisions of state government. They were created by state law so local people could be in charge of natural resources conservation. The boundaries of a conservation district are the same as county boundaries. The Conservation District is governed by a Board of five Commissioners, three of whom are elected, and two of whom are appointed by the SC Department of Natural Resources. Through formal agreements with the Conservation District, the US Department of Agriculture - Natural Resources Conservation Service (formerly the Soil Conservation Service) and the SC Department of Natural Resources' Land, Water and Conservation Division provide expert help, equipment and services to the citizens of Lancaster County.

Steep Slopes

In Lancaster County, the general slope of the County is from northwest to southeast. Elevations vary from 700 feet on ridges near Sapps Crossroads in the northeastern portion of the County to 300 feet on Lynches River in the southeast corner. Relief ranges from gently sloping to steep, with slopes varying from a zero to 40 percent grade. Gentle to strong slopes are dominant, but steep slopes do occur along drainage ways. Most steep slopes are medium to short in length along the main streams and short along smaller streams. There are no distinguishing "high hills" in the County.

The lay of the land can have a great influence on development. As the slope increases, so does the cost of overcoming this restriction. The cost is both monetary and environmental. The number of reasonable uses for the land decreases as well.

The primary environmental concerns associated with development on steep land are the potential for soil erosion, the disturbance of fragile ecosystems and exposing rock where soils are shallow. Erosion causes soil to wash into streams and lakes, resulting in lower water quality, filling in of channels, and later, flooding caused by channels which are filled with soil.

Much of Lancaster County's topsoil has been eroded as a result of the intense farming methods of the past. Certain sections of land have been bared to the clay layer and this has increased its limitations. In summary, land use choices are limited by steep slopes.

However, just as steeply sloped or graded land hinders development, so does land that is almost flat. In Lancaster County, flat land is usually in floodplains and low areas and is wet and floods. Published flood maps are not up to date, and development proposed near flood zones should be carefully evaluated. Development everywhere in Lancaster County is causing more runoff to arrive more quickly in rivers and streams, since so

much land has been converted from rural land use (which absorbs rainfall) to urban uses which can totally cover the land with impervious material causing increased runoff (house roofs, roads, parking lots). This is causing increases in flooding and erosion of river and stream banks.

PRIME AGRICULTURAL LAND

As defined by the USDA (1973), prime farmland is land that is ideally suited for producing food, feed, forage, fiber, and oilseed crops. The land use can be cropland, pastureland, forest land, or other land, but cannot be classified as being urban or a water body. It has the soil quality, growing season, and moisture supply necessary to produce sustained high yields of crops economically when treated and managed according to modern farming methods.

The importance of prime farmland cannot be underestimated. This exceptional land can be farmed every year without degrading the environment to any great extent. It will produce the most food, feed, etc., with the least amount of energy input. It responds well to fertilizer and other chemical applications. It is the most responsive to management practices and requires the least investment for maintaining productivity. Once converted to urban uses, it is lost forever.

The various types of farming in Lancaster County range from growing row crops such as hay, corn, and soybeans, to raising poultry, cattle, and harvesting timber. There are approximately 314,000 acres (88% of total land) devoted to cropland, pastureland, and forest land. The primary companies involved in agriculture in the county include Catawba Timber (Bewater), Evergreen, Springland, and Crescent Timber (Duke Power) (USDA, 1973).

Food and feed farming in Lancaster County has declined during the last ten years, both in terms of acres farmed and the intensity of farming. Many farmers have changed from row cropping to livestock farming. Falling prices and increasing costs for fuel, equipment and labor have contributed to the decreasing number of farmers producing row crops. Another trend evident in the county is the conversion from full-time, larger-scale farming to smaller tracts with farmers taking additional part-time jobs off the farm.

The crucial problem with prime farmland is that not only is it the best land for agricultural purposes, but also has the least limitations for development. It is the easiest and least costly land to build upon. However, once land is converted to urban uses, it is typically never used for agricultural purposes again.

The amount of agricultural and farmland has been declining since the 1930's. Between the years of 1974 and

1985, Lancaster County lost nearly 8,000 acres of farmland to other uses. This is the land that is feeding us, clothing us, and providing wood products for lumber, paper, and other uses.

According to the USDA's Soil Survey for Lancaster County (1973), approximately 61,810 acres are classified as prime farmland. This translates into 17% of the total land area in the county having the best physical and chemical characteristics for producing agricultural products. Prime farmland can be found scattered throughout the county with the largest concentrations in the central part of the county between the City of Lancaster and the Town of Heath Springs.

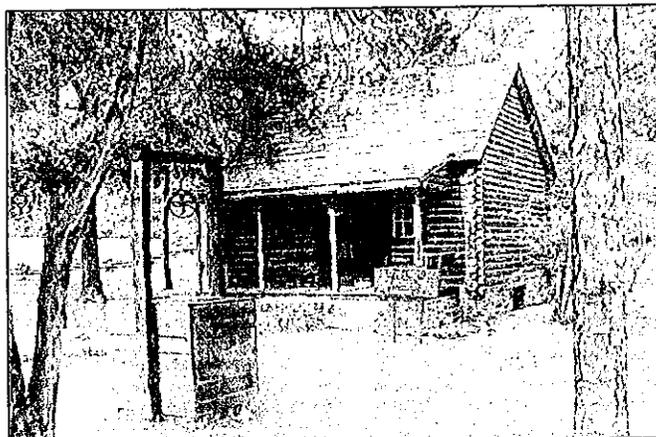
Another type of important farmland is called "farmlands of statewide importance", and these comprise another 79,348 acres (USDA, 1973).

PARKS AND RECREATIONAL RESOURCES

Lancaster's good weather and choice of both natural and man-made facilities provide us with treasures for year-round outdoor activities. The Lancaster County Chamber of Commerce maintains a listing of the many natural areas and recreational spaces that can be found in Lancaster County in their publication Chamber of Commerce Guide and Membership Directory (1994), from which the following information was taken.

Andrew Jackson State Park

Andrew Jackson State Park, named after the Lancaster native who served as the seventh President of the United States, is located just nine miles north of the City of Lancaster. This 360-acre park includes a museum featuring life in rural Carolina, a 25-site family camping area, picnic area and shelter, nature trail, playground, and a seven-acre fishing lake, as well as an amphitheater used for outdoor dramas and musical entertainment.



Landsford Canal

Landsford Canal is a 209-acre park containing the remnants of one of the state's earliest public works projects, which attempted to link the developing backcountry to coastal ports in the 1820's. Originally designed to allow barges to transport goods to and from the coast while bypassing the shoals and falls of the Catawba/Wateree Rivers, Landsford Canal was abandoned soon after its completion in 1823. It is the last of a dozen 19th

Century South Carolina river canals and has all of its major features intact. The park has a nature trail along the canal and a lock-keeper's house which contains interpretive exhibits on the canal system in South Carolina.

Catawba River

The Catawba River, which forms the western border of Lancaster County, stretches 31.7 miles from the Lake Wylie Dam to Fishing Creek. Bordered by mostly forest and farmland, the river is a habitat for wildlife, including the bald eagle. One of the largest populations of the endangered Rocky Shoals Spider Lily in the United States is located in the river near Landsford Canal State Park.

The Catawba River provides a scenic environment for a number of recreational pursuits. Much of the corridor is still undeveloped and offers a variety of recreational choices such as boating, fishing, hunting, and wildlife observation. Due to variations in its flow and depth, many sections of the river require the use of hand-propelled watercraft such as canoes or kayaks. The scenic beauty of the river lends itself to this type of leisurely boating and there is generally enough flow so that nearly all parts of the corridor are accessible. Although the river's depth limits the area where powerboats can operate, this type of watercraft can be found in certain areas where the river bottom is deeper or near impoundments such as the Fishing Creek Reservoir.



There are two public boat ramps on the Catawba River: the Fort Mill access below the Lake Wylie Dam and the Highway 9 access. The Catawba River is home to a number of fish species including catfish, perch, bream, and bass among others. The corridor also is home to some less common but more vigorous game fish such as the redbfin and chain pickerel which are members of the pike family.

The river and its floodplain are home to a number of species of plants and animals. Another recreational use the river offers is observation of the natural environment and the wildlife that inhabit it. Deer can be seen drinking from its banks, while overhead, species such as the Bald Eagle and the Canada Goose can be seen occasionally. Waterfowl such as ducks, herons, and gulls can be observed while floating along the river or wading in its shoals. Warblers and other songbirds may be heard as they migrate through the corridor. The river's floodplain serves as home for various species of small mammals, turtles, frogs, and snakes, including the

rare scarlet snake.

Great stands of hardwoods and pines, along with various types of flowering bushes and shrubs, line the river corridor, providing a peaceful haven for the enjoyment of the river's natural beauty. Every spring the shoals at Landsford Canal State Park are adorned with Rocky Shoals Spider Lilies, providing a display of flowers that is breathtaking for its spectacular beauty and uniqueness. The park also offers interpretation of the historic canal and ferry crossing, trails, fishing, and nature programs.

Perhaps the greatest dilemma facing local governments and recreation providers is how to allow access to this valuable resource without harming its environment or negatively impacting the rights of riparian landowners. Currently, there is limited public access to this corridor, which has resulted in trespassing on private property and the degradation of the uncontrolled access points.

Lake Wateree

Nearby Lake Wateree is one of the oldest impoundments in the state. It covers 13,710 surface acres and has 242 miles of shoreline. The lake offers wildlife viewing, fishing, boating, and other water sports. Lake Wateree State Park is open for picnics, camping, and hiking, and many other activities.

Wildlife Management Areas

In addition to fishing the nearby lakes and rivers, many people in Lancaster County enjoy the 29,295 acres of Wildlife Management Areas located in the county. These areas are used to hunt deer, wild turkey, dove, quail, and other game. Large tracts of privately-owned hunting grounds also are available for lease and the county has a number of hunting clubs.

Forty Acre Rock/Flat Creek Natural Area

Forty Acre Rock/Flat Creek Natural Area, a state-owned property located in the eastern part of the county, is a geological wonder which has been designated a National Natural Landmark. It is one of the largest granite outcrops east of the Mississippi River. A large variety of wildflowers and plants, including nearly a dozen rare and endangered species such as nodding trillium and yellow chestnut oak, are supported in this environment.

Hanging Rock Battleground

Hanging Rock Battleground is a Revolutionary War battle site which features a walking trail along which can be seen Hanging Rock, unusual geological formations, wildflowers, an old mill site, and a bridge spanning the Catawba Indian Path.

Heath Springs-Historic Springs

Just inside the town limits of Heath Springs, the Heath Springs historic spring was a significant gathering place in the 1800's. A park now protects the spring and it offers picnic facilities and a walking trail.

Kershaw Nature Park

Kershaw Nature Park is a one-acre park that offers a one-mile nature trail and picnic shelter. Although these natural areas and water bodies seldom directly influence development, they do complement it and are an important part of the quality of life of the community. Lakes always attract development. As Lancaster County continues to grow, so will the demand for more parks and natural facilities that can adequately serve the cultural and recreational needs of the population.

SENSITIVE PLANT AND ANIMAL HABITATS

In their *Flat Creek Heritage Preserve Publication*, the Non-game and Heritage Trust Program describes the location of the Flat Creek Heritage Preserve as the transition zone between the piedmont and inner coastal plain of South Carolina. The South Carolina Department of Natural Resources manages this 1425-acre property near Taxahaw in Lancaster County. The South Carolina Nature conservancy played a key role in the acquisition of the preserve, and they also manage 20 acres adjacent to the preserve. The area is registered as a national natural landmark.

Granite flatrocks, volcanic dikes, waterslide, waterfall, cave, beaver pond, piedmont cove forest, piedmont floodplain, chestnut oak forest, upland pine/hardwood, and other habitats and communities make Flat Creek Heritage Preserve the most diverse protected area in the Piedmont Region of South Carolina. The well known Forty Acre Rock-Flat Creek Natural Area, which in reality is 14 acres, is one of the largest and best developed flatrocks in the Piedmont Area of the eastern US.

The diabase dike, which formed from a magma intrusion into a weaker, weather-resistant rock millions of years ago, is the thickest east of the Mississippi River. As the diabase rock is exposed to physical and chemical weathering, an unusual circumneutral soil is created, causing much of South Carolina's soil to be acidic in nature. The less acidic soils at Flat Creek support a rich and varied flora, including numerous unusual species. Among the array of wildflowers and plants occurring at the preserve are nearly a dozen rare, threatened, or endangered species.

The granitic pavement environment of Forty Acre Rock supports a number of plants that are found only on granite flatrocks (endemic species). The extremely harsh flatrock environment has encouraged the evolution of

plant species able to adapt to the rigors of survival on an almost barren rock face. One such plant, the Pool Sprite (*Amphianthus pusillus*), is found in solution pools only during a brief period when late winter rains maintain water in these pools.

Many plants, adapted either to the cracks and fissures in the rock where soil accumulates, or the small solution pools near the top of the rock. These plants exhibit traits such as succulent leaves, seeds that germinate in winter and flowers that bloom in March and April to avoid the harsh summer months. The desiccating summer sun causes nearly all flatrock endemics to become dormant.

The fact that water is the controlling environmental feature in this habitat is evidenced by occasional observation of typical winter annuals in late summer or fall following particularly wet conditions. Other wildflowers appear throughout the summer along small streams, Flat Creek, the beaver pond, and other parts of the preserve. Yellow accents from Goldenrod and wild sunflowers lead into the autumnal color burst that precedes the waiting dormancy of winter. Before winter has ended completely, Bloodroots, Trout lilies, and other early plants emerge, and the cycle begins again.

The unrestrained section of the Catawba River between the Lake Wylie Dam and the Fishing Creek Reservoir provided a variety of habitats for numerous species of plants and animals. The diversity of habitats is due to both man-made and natural conditions and is well-documented in the *Catawba River Corridor Plan* (1994), from which the ensuing facts are derived. Duke Power Company's controlled releases of water at the Lake Wylie Dam greatly impact the flow of water moving through the river corridor. The controlled release of water combined with the river's natural topography creates deep pools of cool water and rocky shoals where warmer water flows.



According to the South Carolina Department of Natural Resources, the river and its floodplain support over 40 species of fish, 150 species of birds, mammals, amphibians and reptiles. Despite the immense wealth of different plants and animals in the corridor, two species stand out for their rarity and beauty. Both the Rocky Shoals Spider Lily and Bald Eagle inhabit this section of the Catawba River. The colony of Rocky Shoals Spider Lilies at Landsford Canal State Park is one of the largest in the United States. The colony provides a spectacular view every spring as it stretches from bank to bank across the rocky shoals near the state park. A

nesting site of Bald Eagles has recently been documented in the corridor and there have been numerous sightings of this raptor. The return of this majestic bird of prey to the area, and the continued presence of the Spider Lily, only help to underscore the need to preserve the natural environment of the corridor for these rare species, as well as the others it supports.

The continued presence of so many species in the river corridor is predicated upon many environmental factors. Perhaps the most important is the quality of the water in the river itself. The Catawba River is classified by the South Carolina Department of Health and Environmental Control (SCDHEC) as freshwater. This means it is suitable for industrial and agricultural uses; recreation; drinking water, after treatment; and for the survival and propagation of plants and animals. This classification sets strict standards for the amount of dissolved oxygen and coliform bacteria in the water, as well as water temperature and pH. Furthermore, the classification prohibits the dumping of garbage or sludge, toxic wastes, or untreated wastewater into the river. The condition of the river is monitored by SCDHEC using data from its water quality monitoring stations located along the river and its major tributaries. Past data from these stations show that water quality in the river has generally been good. However, waterborne pollution after heavy rains or the accidental discharge from improperly treated wastewater have temporarily lowered water quality below its classification standards in the past. With increasing growth and urbanization occurring along this corridor, additional effort will be needed to lower the amount of both point and non-point source pollution.

The Carolina Heelsplitter is a species of freshwater mussel found only in North Carolina and South Carolina. It is currently listed as an endangered species by the U.S. Fish and Wildlife Service. Studies attribute the decline in numbers of the Carolina Heelsplitter to changes in their environment caused, in part, by run-off (especially sediment) from nearby development. Six Mile Creek in the Indian Land area is identified as a natural habitat for the Heelsplitter. In 2008, Lancaster County implemented the Carolina Heelsplitter Overlay District (CHOD) for the Six Mile Creek Drainage Basin. The overlay ordinance imposes certain restrictions and limitations on new development in the drainage basin.

Both the Flat Creek Heritage Preserve and the Catawba River Corridor offer a truly precious variety of endangered plant and animal species. Although the reasons why such sensitive plants and animals exist in either place may be different, they are tied together by a common bond: their fate is in the hands of development and its by-products. Due to the principals of nature, a slight change in one area of an environment has a snowball effect on multiple areas down the line. As development encroaches upon these fragile ecosystems, the conditions that support various species are altered or totally destroyed; thereby, destroying the sensitive plants and animals that depend on these environments for survival.

Care must be taken to reach a compromise between the needs of these sensitive habitats and the need for communities to develop. Various methods may be chosen to reach this compromise. They include: zoning regulations, trust funds created to buy land, and educating people on the value of these natural treasures.

Scenic Views and Sites

Due to the rolling topography of the county, many sites have beautiful vistas. Special sites like the bluffs of the Catawba River and the Flat Creek Heritage Preserve provide wonderful views of the surrounding countryside. These areas are also susceptible to serious damage. The primary source of problems in these fragile areas is human disturbance. However, humans also have the power to make decisions and can try to minimize the harmful effects of their actions.

Water Quality

Monitoring of water quality is done by the SC Department of Health and Environmental Control (SC DHEC). Surface water quality in the county varies, but most streams have too much bacteria from manure in them for recreational purposes. The manure may be human, from failing septic tanks and illegal dumping, or may be animal, from wildlife and/or livestock. Laboratory tests cannot tell the difference between the two types of bacteria.

SCDHEC data shows that there is enough copper and lead in the upper reaches of the Lynches River that aquatic life is affected. Haile Gold Mine Creek in the southeastern part of the county has serious impairment from zinc, copper, pH, and chromium due to mining activities.

A fish consumption advisory is in effect for Lynches River advising people to limit the amount of some types of fish eaten due to mercury contamination. Pregnant women, infants, children and people with nerve-related diseases are most at risk of health problems related to mercury, and if they eat several different fish species from the river, they should further limit their intake.

It is important to remember that SCDHEC's water quality monitoring data is like taking a picture with a camera of the quality of water in a particular stream. It is true for the moment in time when the sample is taken, but it may show a one-time or unusual reading that is not true all of the time. It is hard to show trends or to know how runoff may have affected the sample. Therefore, SCDHEC data should be taken as indicating that there has been or may be a problem of a certain type in that water at a certain time.

Watersheds

There are several sub-basins or watersheds dividing the eastern half of Lancaster County, in the Pee Dee River Basin. Watersheds 03040202-010, -030, -040, all part of the Lynches River Watershed, include the Lynches River, Otter Creek, Polecat Creek, Wildcat Creek, North Branch, South Branch Creek, Turkey Creek, Big Double Branch, Hat Creek, Baker Creek, Childers Creek, Flat Creek, and Lick Creek. The land use in Watersheds 03040202-010, -030, and -040 includes mostly forested land, agricultural, and scrub/shrub land.

Watershed 03040202-070, part of the Little Lynches River Watershed, covers the towns of Heath Springs and Kershaw, and includes Little Lynches Creek, Beckham Branch, Lick Creek, Hanging Rock Creek, Horton Creek, Haile Gold Mine Creek, and Gates Ford Branch. The land use in Watershed 03040202-070 is mostly forested, agricultural and scrub/shrub land.

Watersheds directly affect the water quality of streams, ponds, lakes and rivers in the county because they are the areas "shedding" runoff water into these water bodies. The watershed's soils, lay of the land and use of the land can carry pollutants to water bodies or can filter pollutants. Planning for water quality, especially for nonpoint source pollution, should be done on a watershed basis.

The drainage system in the county is classified as dendritic (branching). The Catawba River is the primary river located in the western part of the county and the Catawba-Wateree River system dominates the southern part of the county.

The Lynches River flows down the eastern boundary of the county. Twelve Mile, Cane, Camp, Gill's, Hannah's, Bear, and Turkey Quarter Creeks drain into the Catawba River system while Little Lynches, Wildcat, and Flat Creeks drain into the Lynches River system.

Much of the drainage area of the Catawba River is located in North Carolina. In South Carolina, the Catawba River begins at Lake Wylie. This lake is a 12,455-acre water body, impounded in 1904 by Catawba Power Company (a predecessor to Duke Energy Company) to supply hydroelectric power to the surrounding population. It is one of the oldest major impoundments in the state. The lake was enlarged to its present capacity of 281,900 acre-feet of water in 1925, making it the ninth largest lake in South Carolina. Controlled releases from the hydroelectric power plant at Lake Wylie greatly affect stream flow on the Catawba. In the Piedmont region, lots of slope and heavy, tight soils result in rapid runoff and very little chance for surface water to move into the ground water, so streams have highly variable flows. The flows change so much because they depend primarily on rainfall and runoff.

The Cane Creek watershed is the largest of the Catawba basin drainage areas in Lancaster County. All of the streams in the Cane Creek watershed run through the City of Lancaster, which is at the downstream end of the drainage area and near the Catawba River. Flooding potential was and is considerable, even though historic flooding problems have been alleviated by the four federal flood-control dams on Bear, Camp and Gill's Creeks (see the watershed section). The benefits of these flood-control dams are being eroded as development takes place in their drainage areas. The City of Lancaster will receive more water faster as development continues upstream. Lancaster County does not have control of all of this drainage area, as Cane Creek's watershed continues north from Lancaster into North Carolina.

Watershed Conservation Districts

Watershed Conservation Districts were created by state law so local people could bring together local, state and federal help to control flooding, provide drinking water and improve water quality. Each is governed by an elected Board of Directors which consist of five citizens who must reside in the watershed area.

In Lancaster County, these objectives were achieved by constructing five large dams, four in the Cane Creek Watershed District and one in the Little Lynces Watershed District. The Cane Creek Watershed District covers the drainage area of Cane Creek, a large tributary of the Catawba River which drains most of the north-central part of the county. The Little Lynces Watershed District covers the Little Lynces Creek drainage, which is in the southeastern part of the county.

These five dams were built primarily for flood control, and the sponsors are: City of Lancaster, County of Lancaster, Lancaster Water and Sewer District, and Lancaster Soil and Water Conservation District. Funds to build the dams, engineering design and construction oversight were provided by the US Department of Agriculture-Natural Resources Conservation Service (formerly the Soil Conservation Service). All five dams remain in the private property owners' hands and are not open to the public.

RIVER AND STREAM CORRIDORS

Corridors are strips along the edges of water bodies with thick vegetation. When the vegetation is thick enough and includes trees and is wide enough, corridors provide many valuable benefits for:

- wildlife habitat
- filtering of runoff, especially for fertilizers and other nutrients
- stream bank stabilization
- some flood control
- visual buffers

Because of water's usefulness for drinking water, waste assimilation, agriculture, industry, recreation, and wildlife habitats, our rivers are under increasing pressures from a number of sources. The conservation of river resources and protection of their precious natural, cultural, and recreational features should be a major factor in local and state initiatives for river management. The Catawba River Corridor Plan (1994) outlines one such initiative to conserve the rich natural and cultural heritage of the Catawba River in South Carolina. The following information and statistics originated from this publication.

The Catawba River originates in the mountains of North Carolina and flows through a series of lakes and free-flowing stretches for over 200 miles until it meets Big Wateree Creek to form the Wateree River at Wateree Lake. It enters South Carolina flowing through the Charlotte-Gastonia-Rock Hill Metropolitan Area which includes over 1.76 million people, according to the 2010 census. The three counties adjacent to this river segment (York, Lancaster, and Chester) have a combined population of over 335,865 people. Population projections estimate that this region will grow by almost 25 percent over the next ten years. Thus, the Catawba River Corridor is well situated to offer its unique diversity of natural, cultural, and recreational resources to a large and growing population.

The Catawba River was rated highly among 1,400 river segments studied in the South Carolina Rivers Assessment, prepared by the South Carolina Water Resources Commission in 1988. The Assessment provided an analysis of the importance of each river in the state as it relates to river uses.

With increasing growth and urbanization occurring along this corridor, additional efforts will be needed to lower the amount of both non-point and point source pollution. Nonpoint source pollution comes from a wide area and cannot be pinned down to one source. An example is gas and oil from cars - cars are everywhere and runoff with gas and oil in it comes from everywhere there are cars. Point source pollution can be shown to come from one place - like the end of a pipe coming out of an industrial site. In summary, corridors can protect not only the very valuable Catawba River, but all water bodies in Lancaster County for relatively low cost and high benefit.

CULTURAL RESOURCES

There are many sites of cultural significance in Lancaster County. Bluffs along streams and rivers are sites of special archaeological significance. The bluff along the Catawba River is no exception.

Catawba Indian Nation

Lancaster County and the Catawba River are uniquely identified with the Catawba Indian Nation. It is

believed the tribe's name means "People of the River" in their ancient language. When the first white contact was made with the Catawbans, they were a large tribe living along the river and its tributaries, in what is now the central Carolinas. Their villages were along its banks. They fished in the clean and productive waters, planted crops in the fertile bottomlands, and crossed at fords such as Nation Ford and Land's Ford. As a result of centuries of the Catawbans living here, there is a rich record of their culture buried in the soil. Sites of villages, hunting camps and other locations are scattered throughout the river corridor. Arrowheads and remnants of tools are everywhere. Much can be learned about the lifestyle and culture of the "People of the River" through the study of their archaeological record. It is a priceless resource that shall be protected and conserved in a professional manner. The University of South Carolina at Lancaster houses an extensive collection of Catawba artifacts in association with their Native American Studies Program.



Nation Ford

Nation Ford has seen countless generations of travelers and their goods crossing the river, from Indian traders and warriors to Revolutionary-era troops and Confederate President Jefferson Davis on his flight from Richmond. Land's Ford has also seen its share of travelers, along with evidences of a bold attempt at canal building. Sites of grist mills dot the tributaries of the river. Textile mills were located in the nearby towns a century ago, and used the water power the river provided.

The first Europeans to enter the Catawba valley were the Spanish explorers who left little evidence of their presence. They were soon followed by traders and then by waves of settlers who began subsistence farming.

Two hundred and fifty years of settlement have resulted in a hoard of cultural treasures combined with evidence of prehistoric peoples. Churches and cemeteries, fords and ferries, dams and canals, houses and barns - these are above-ground evidences that together with the buried bones, pottery, and projectile points of pre-history provide a treasure of evidence of Lancaster County's rich history.

The cultural resources that exist in our county are valuable to our understanding of our past and shall be preserved to help us build a better future.

ECONOMIC RESOURCES

The Catawba is a river that works for people. Its flow has been diverted to carry cotton to market. Its power was used to help usher in the industrial revolution that began to urbanize the South a century ago. The river continues today to be the primary source of water-powered electricity in the Piedmont. Its water is used for drinking and for domestic and industrial waste disposal. It has been dammed and bridged again and again. And yet, it remains a wild river in some areas. It is a river where dense forests crowd the banks, lilies bloom in the shoals, and Bald Eagles soar overhead. This contrast is important to understanding the Catawba, because people want to use the river, yet expect it to always be there no matter how it is used. The Catawba today flows through one of the leading growth centers in the United States. The river corridor is rapidly becoming part of the Charlotte urban area. The river will increasingly be relied on as a resource for economic development. Its beauty and attraction is an advantage to the region for new residents and may help create new opportunities for tourism and visitor recreation.

The water quantity and quality of the Catawba can serve ever-growing urban areas and be used by major employers, such as Resolute Forest Products, if it is used carefully. The Catawba is an economic development resource, similar to airports, interstate highways, and sewer lines. There is potential for increasing the number of recreational activities along the Catawba River as well as expanding its ability to support a tourist industry.

FLOODING AND FLOODPLAINS

The USDA defines flooding as the temporary covering of soil with water from overflowing streams and rivers and by run-off from adjacent slopes [from their publication, Floodplain Management: Why We Need It, (1993)]. Flooding is characterized by its frequency, duration and the time of year the flood occurs.

Floodplains are the flat areas next to rivers, streams and lakes. When too much rain causes a water course to swell and overflow its banks, the floodwater spills onto the floodplain and its velocity decreases. As the water spreads over the plain, it drops sediment the river carried down from upland areas. Upland sediments often are high in nutrients. As the cycle of flooding is repeated over the years, the deposits slowly form fertile soils that can support a rich diversity of plant and animal life.

Floodplains serve three primary functions: natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are frustrated when floodplains are misused through improper and unsuitable land use development. Widespread conversion to urban land uses and construction in and around the floodplain means more stormwater reaches the floodplain faster. Under these conditions a major storm can have catastrophic effects.

Floods are the most common natural disaster in the United States, and nearly everyone has some risk of flooding. Virtually every U.S. state and territory has experienced floods. The Federal Emergency Management Agency (FEMA) estimates that 10 million U.S. households are located in high risk flood areas.

Early American settlers were attracted to floodplains because of the fertile soils and the nearby waterways that provided transportation, power, food, and plentiful water for everyday use. Over the years, some small trading posts and farm settlements have grown into large cities. Since the U.S. Geological Survey (USGS) began collecting flood data at the beginning of the 20th century, some 32 major floods have been reported. They have occurred all over the country, though many have been in the mid-west along the Mississippi River Basin. The USGS estimates the U.S. Average annual cost of flood damage is more than \$2 billion and reports that each year about 100 people lose their lives to floods. But the risk of developing in floodplain areas has not slowed development; unfortunately, the cost of flood damage continues to grow (USDA, 1993). The tax dollars spent and the suffering of the people affected could have been prevented and can be prevented in the future.

If the floodplain's capacity to receive flood flows can be preserved, property damage and human suffering can be greatly reduced. Flooding is inevitable but the severe damage resulting from flooding can be avoided. It can be prevented if the potential land uses in floodplains are carefully considered rather than developed in a haphazard and/or dense manner. Before changing land use on a floodplain, a study of the potential flood risk should be undertaken.

The most effective method of reducing flood risk is to select areas for urban uses that are outside of the known floodplain. Considering flooding is an integral part of the planning process. The root of the problem in floodplains is unplanned, unwise or unrestricted development.

The solution lies in floodplain management: the combined efforts of government agencies, communities, developers, land use planners and landowners to treat the floodplain as an integral part of the entire river or shore system. The goal of floodplain management is to make wise choices among compatible land uses for both economic potential and the protection of natural resources. Land uses such as agriculture, recreation, and wildlife habitats are generally compatible with floodplain protection; more heavily populated and developed areas are not.

Communities need to find out about their local floodplains and evaluate them to be able to better prepare and evaluate alternative plans to avoid flood damage (USDA, 1993). In Lancaster County, floodplains are generally found running parallel to both sides of the county's creeks and rivers.

To reduce the dangers of flooding, we must admit a floodplain's natural function: to receive floodwater and disperse its energy. Development within floodplain areas shall be restricted to very low impact land uses such as natural recreational facilities, trails, open fields, picnic sites, etc. Even with these land uses, corridors shall be installed, enhanced and preserved and erosion controlled.

The passage of the 1988 Flood Hazard Ordinance in Lancaster County and the adoption of the City of Lancaster's Flood Management Program in 1990 control development in floodplains which minimizes the potential for flooding. Governmental action in the area of floodplains will be limited to the National Flood Insurance Program (NFIP) through the Federal Emergency Management Agency (FEMA).

WETLANDS

Although the exact locations of existing wetlands in Lancaster County have yet to be determined, wetlands are generally located in low-lying areas around creeks and rivers. Also, certain soils such as the Chewacla, Colfax, Rutlege, and Worsham Series are common to wetlands (USDA, 1973). Many activities associated with urban development are illegal in and around wetlands, and require a permit from the US Army Corps of Engineers. Wetlands cannot be filled, either directly or by sediment running off a nearby site. They cannot be drained or otherwise made drier. Agricultural activities are limited in wetlands. While the extent of wetlands is most likely limited in Lancaster County, care must still be taken where such lands exist to preserve the quality and function of these areas.

Wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas. Wetlands are considered by the state and federal government to be important to the public interest because under natural conditions, they help to maintain and enhance water quality by filtering out pollutants from adjacent land uses. They also store water, provide an important habitat for a variety of animal species and are an essential part of a balanced ecosystem (Lancaster County, 1989).

The principal criteria for determining wetlands are hydrology, soils, and vegetation. The hydrology factor is met when a soil area is either inundated permanently or periodically at mean water depths of two meters or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation. The soils must be classified as hydric or possess characteristics that are associated with anaerobic soil conditions.

Vegetation includes species that can be identified without magnification and that is typically adapted to habitats having the hydrologic and soil conditions described above. Evidence of a minimum of one wetland indicator of each of the three parameters must be found for a site to be classified as a wetlands (USDA, 1973). The United States Army Corps of Engineers along with the United States Fish and Wildlife Service continue to map wetlands throughout the State of South Carolina with coverage areas mirroring standard USGS 7.5 minute topo quads. The program is under the title of the National Wetlands Inventory (NWI). The NWI delineates wetlands based on the three aforementioned criteria but does not identify wetlands for jurisdictional purposes. The program only indicates potential wetlands which may need additional on-site study (SCDNR, 1994). The NWI program has produced maps for the entire state of South Carolina. The data is from the 1980s and 1990s and is in need of a statewide update.



**IMPLEMENTATION STRATEGY
NATURAL RESOURCES ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
To increase the awareness of the people of Lancaster County and its municipalities, regarding the importance of conservation and its benefits and the services provided by the Lancaster Conservation District (continued on next page).	-Hold contest annually in schools to teach conservation.	Lancaster Conservation District	Ongoing 2012 - 2032
	-Sponsor conservation workshops for teachers and high school students.	Lancaster Conservation District	2012 - 2032
	-Provide conservation education materials to area schools.	Lancaster School District, Lancaster Conservation District	2012 - 2032
	-Support youth conservation activities such as Earth Day, Arbor Day.	Lancaster Conservation District	2012 - 2023
	-Publish and distribute a newsletter and the annual report of the Lancaster Conservation District's activities and programs.	Lancaster Conservation District, County Council	2012 - 2032
	-Encourage participation in environmental stewardship.	Lancaster Conservation District, Lancaster County School District	2012 - 2032
	-Reward farmers who use model conservation practices.	Lancaster Conservation District	2012 - 2032
	-Meet with County Council quarterly to discuss conservation concerns.	Lancaster Conservation District	2012 - 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To increase the awareness of the people of Lancaster County and its municipalities, regarding the importance of conservation and its benefits and the services provided by the Lancaster Conservation District (continued from previous page).</p>	<p>-Maintain strong co-operation with partners from state, federal and local agencies and groups.</p>	<p>Lancaster Conservation District County Council, other Conservation Groups</p>	<p>2012 - 2032</p>
	<p>-Promote no-till drill with news articles and field demonstrations (no-till is a planting method that does not disturb the soil).</p>	<p>Lancaster Conservation District</p>	<p>2012 - 2032</p>
<p>To improve water quality planning and implementation.</p>	<p>-Provide Lancaster Conservation District no-till drill for rental purposes.</p>	<p>Lancaster Conservation District</p>	<p>Ongoing 2012 - 2032</p>
	<p>-Sponsor applications for and assist the Natural Resources Conservation Services (NRCS) with completion of non-point source pollution grants from SCDHEC.</p>	<p>Lancaster Conservation District</p>	<p>2012 - 2032</p>
	<p>-Provide assistance to individuals and groups on sediment erosion control and stormwater management to alleviate urban and rural non-point source pollution.</p>	<p>Lancaster Conservation District</p>	<p>2012 - 2032</p>
	<p>-Monitor NRCS in planning and approve contracts for federal Farm Bill programs that benefit water quality.</p>	<p>Lancaster Conservation District</p>	<p>2012 - 2032</p>
	<p>-Promote constructed wetlands for failing septic tanks.</p>	<p>Lancaster Conservation District</p>	<p>2012 - 2032</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Conserve and improve our soil quality	-Approve conservation plans developed by the NRCS.	Lancaster Conservation District	Ongoing 2012 - 2032
	-Use locally led conservation to develop grant proposals, address natural resources concerns with grass roots effect, and administer conservation projects according to the 1996 Farm Bill.	Lancaster Conservation District	2012 - 2032
	-Monitor NRCS in: a) increasing service to socially disadvantaged and minority customers, b) promoting stream side management zones with the installation of buffers, c) installing conservation practices, erosion control systems conservation management systems on crop land, pasture land, wildlife land and forest land, d) providing technical assistance to citizens, government agencies and other agencies involved with conservation.	Lancaster Conservation District.	2012 - 2032
Improve conservation on forest lands and promote forest land productivity.	-Approve federal contracts that improve forest lands	Lancaster Conservation District	2012 - 2032
	-Increase forest planning by supporting NRCS and SC Forestry Commission in implementing Forest Stewardship program.	Lancaster Conservation District	2012 - 2032
	-Monitor NRCS and SC Forestry Commission in implementing Forestry Incentives Program.	Lancaster Conservation District	2012 - 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>Improve wildlife habitat and management in the county.</p>	<p>-Oversee Natural Resources Conservation Service (NRCS) in implementing federal wildlife habitat programs.</p>	Lancaster Conservation District	2012 - 2032
	<p>-Increase wildlife planning by supporting NRCS and SC Forestry Commission in implementing Forest Stewardship programs.</p>	Lancaster Conservation District	2012 - 2032
	<p>-Hold at least one meeting a year with SCDNR Fisheries, wildlife management and Wildlife Diversity Biologists.</p>	Lancaster Conservation District	2012 – 2032
<p>To provide for operation and maintenance of watershed structures and utilize rural development assistance for Lancaster Conservation District projects.</p>	<p>-Sponsor Resource Conservation and Development projects such as Dry Fine Hydrant initiatives.</p>	Lancaster Conservation District	2012 - 2032
	<p>-Participate in yearly watershed dam safety inspections and oversee watershed Board's maintenance of watershed dams.</p>	Lancaster Conservation District	2012 - 2032
	<p>-Approve watershed budget and seek funding for maintenance and tort liability.</p>	Lancaster Conservation District	2012 – 2032

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Retain farm lands and rural open spaces and improve urban planning.	-Meet annually with county Planning Director to revise and update Unified Development Ordinance to promote value of farm land and rural open spaces.	Lancaster Conservation District	2012 - 2032
	-Provide assistance to utilities, special purpose districts, Public Works Department, urban developers and land users on stormwater management, and sediment control.	Lancaster Conservation District	2012 - 2032
	-Encourage county and its municipalities through the Lancaster Planning Commission and Lancaster City Planning Commission to improve sediment control and stormwater management.	Lancaster Conservation District	2012 - 2032
	-Develop policies and regulations which will preserve farmland and make land available for urban development.	Lancaster Conservation District	2012 - 2032
To preserve the natural beauty of the rivers, streams and creeks in the area and to maintain the water quality of these water bodies.	-Establish defined buffer areas along the Catawba and Lynches River as well as along some streams and creeks within the county and/or its municipalities.	Lancaster County Planning Commission, Lancaster City Planning Commission, County and Town Councils	2012 - 2032
	-Adopt a Buffer & Corridor Ordinance similar to the one approved in York County.	Lancaster County Planning Commission, Lancaster County Council	2012 - 2015
	-Create a Technical Review Committee to review all new development.	Lancaster County Council	2012 - 2014 In Progress

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>Use the rivers and streams located within the county and/or its municipalities for their economic, cultural and recreational benefits to the area population while at the same time preserving the natural beauty and environmental quality of these rivers and streams.</p>	<p>-Adopt regulations and policies which will implement the recommendations contained in the document <u>Catawba River Corridor Study</u>.</p>	<p>Lancaster County Planning Commission, Municipal and County Councils, Lancaster Conservation District</p>	<p>2012 - 2017</p>
	<p>-Establish public access points and provide funding for such areas along rivers and streams as a means to protect adjacent property owner's rights.</p>	<p>Lancaster County Planning Commission, Municipal and County Councils, Lancaster Conservation District, Recreation Commission, Conservation Groups</p>	<p>2012 - 2023</p>
<p>To direct development to those areas of the county and its municipalities which have the soils and infrastructure to accommodate this development while having limited impact on the environment (continued on next page).</p>	<p>-Develop guidelines which:</p> <p>(1) direct growth away from areas: (a) with severe soil conditions, (b) that are valuable agriculturally, (c) that are valuable environmentally, and (d) that contain prime farm land soils.</p> <p>(2) Prohibits large-scale or intense developments in areas without public water and sewer facilities.</p> <p>(3) Where it is possible, require tie-ons to public sewer systems.</p> <p>(4) Limit development in floodplains, floodways, wetlands, and on prime farmland soils, and areas of high agricultural and environmental value.</p> <p>(5) Require developers to overcome severe soil limitations.</p>	<p>Lancaster Conservation District, Development Interest, Municipal, County Councils, Lancaster County Planning Commission and Lancaster City Planning Commission</p>	<p>2012 - 2023</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To direct development to those areas of the county and its municipalities which have the soils and infrastructure to accommodate this development while having limited impact on the environment (continued from previous page).</p>	<p>-Create an ordinance to prevent development within the floodplain and to restrict filling and development that directly impacts floodplain areas.</p>	<p>Lancaster County Planning Commission, Lancaster City Planning Commission, Building and Zoning Department</p>	<p>2012 - 2017</p>
	<p>-Enforce the 1988 Flood Hazard Ordinance.</p>	<p>Building and Zoning Department</p>	<p>2012 - 2026</p>
	<p>-Enforce city flood management program.</p>	<p>Building Inspections Department</p>	<p>2012 - 2026</p>
	<p>-Corps of Engineer's flood maps for the county and city need to be updated.</p>	<p>Building and Zoning Department Building Inspections Department</p>	<p>-In Progress</p>

HISTORIC RESOURCES ELEMENT

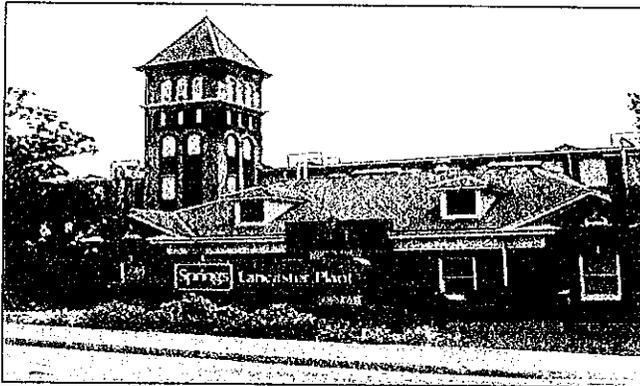
INTRODUCTION

Although many of the historical features of ante-bellum Lancaster County have been lost through the action of war, time and neglect, some historical features of importance still enrich the county. The Revolutionary War battle sites of Hanging Rock and Buford's Crossroads are reminders of the county's pivotal role in the struggle for independence. The County Courthouse and the Old Jail, both designed by Robert Mills, still stand as evidence of an early determination both to build for the future and to bring law and order to what was still the "backcountry". The old Waxhaw and Lancaster Presbyterian Church cemeteries contain the remains of many persons of early historical importance. Still, it is hard not to feel a sense of loss when contemplating how few structures survive from the years of early settlement and organization. Most of the historical structures of note in the county date from after the Civil War when prosperity returned with the arrival of the railroads and the beginnings of the textile industry.



HISTORIC FEATURES

Examples of these late 19th and early 20th century structures are associated with many communities, incorporated and unincorporated, throughout the county. Commercial architecture of the period is particularly abundant in and around the City of Lancaster. Much is associated with the success of the Springs Cotton Mills

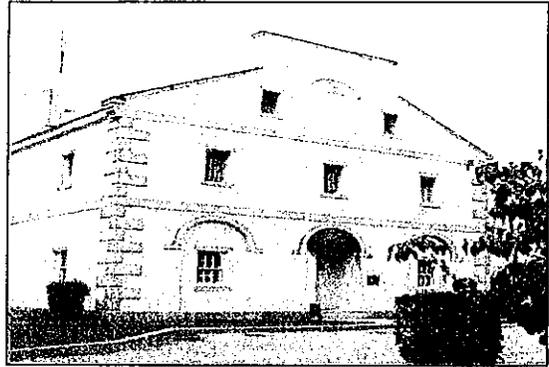


Co. Most prominent was the Springs Lancaster Mill, which was reputed to be the largest textile mill in the world when built. On September 8, 2003, the prominent success of the Springs Cotton Mills Company, which established the foundation of Lancaster County, closed their doors after a century of business. Currently, the mill has been demolished and the City of

Lancaster annexed the property into the City, in order to provide government uses and create a city park. There are preliminary plans to use approximately 7,000 bricks from the Springs Mill to construct a small version of the springs Mill clock tower near the gateway entrance to the City of Lancaster. Also important is the Springs Block on Main Street, which dates from 1905 and is representative of the rich brickwork and proud facades of the period and is part of the Lancaster Downtown Historic District. On the south side of town is the L&C

Railroad Station. The city is also blessed with some exuberant residential architecture of generous dimensions and the more modest, but equally interesting, homes of the nearby old mill village which once had 174 neat white and yellow frame houses with 1,500 inhabitants.

The City of Lancaster's downtown reflects the heart of Lancaster County and is currently experiencing a renaissance of preservation, rehabilitation, and development. The downtown possesses many individually listed National Register buildings and a portion of this area is a National Register District. Architecture reflected in the district includes many late nineteenth and early twentieth century commercial buildings. Individually listed National Register buildings include the Lancaster County Courthouse, the Old Lancaster County Jail, the Old Springs House, and the Old Presbyterian Church.



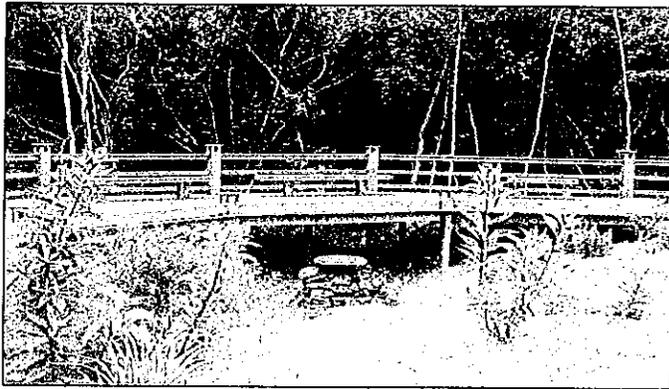
The National Register District stretches from the Old United States Post Office at the corner of Arch and Main Streets, includes the entire 200 block of South Main, and ends at the Northeast corner of Main and Gay streets. In the time since this area was nominated in 1984, four historic buildings contributing to the district have been demolished. The National Register District should be reexamined and expanded to include the 100 block of South Main as many buildings in this block are historic in nature and are currently being rehabilitated. Also, design guidelines for future restorations and construction would insure quality design in the area. A clearer and stricter sign ordinance would be effective as well.

The Town of Kershaw and its environs is the location of another concentration of interesting structural artifacts of the period. The town began when in 1887 a railroad line was extended north from Camden through



Lancaster County into North Carolina. A station was established halfway between Camden and Lancaster and the town grew around it, named for General J.B. Kershaw of Camden, a hero of the War Between the States. Next came industry and as in Lancaster, an impressive mill (Springs's Kershaw Plant) and a mill village. The village had a population of 1,500 by 1900 and many of the fine churches and residences whose survival help to make it a pleasant town were constructed in the next few decades.

Heath Springs, the county's third incorporated municipality, had quite different origins from the others. A well-known mineral spring, first known as Hanging Rock Mineral Spring, seems to have been the key to its history.



The spring was described by Robert Mills in 1826. Thirty years later an inn was opened and the spring became a popular resort before the Civil War. The old inn no longer exists; it may have been burned by Sherman's raiders. The property was sold to B.D. Heath in 1888 and became known as Heath's Springs and gradually the settlement came to be known as

Heath Springs. Very different in origin from Lancaster and Kershaw, most of the surviving structures of historical interest in Heath Springs are therefore churches and residences rather than commercial or industrial properties.

Although there are today only three incorporated municipalities in Lancaster County, there have been many communities in the past which could be considered villages and made their mark. Some of them existed only as a general area centered on a church, store or post office; others simply grew up alongside the railroad. As early as 1850 there were ten communities with post offices in the county. Some of these communities remain and some have faded away, but whatever their fate, most produced structures, quite often churches which endure as reminders of an interesting past.

The county's many historic sites and structures attest to a rich history. The county has lived through the challenges of settlement and slavery, war and reconstruction, more war and the Great Depression, and has emerged prosperous and confident. One of today's challenges is to preserve the evidence and secure the memory of that heritage.

PRESERVATION EFFORTS

During the last quarter-century, governments at every level, along with numerous private organizations, have greatly expanded their historic preservation activities. The National Register list of structures and districts has been enlarged and updated, historic resource surveys conducted and many state and local historic registers created. Such efforts have been accompanied by a movement to make both governments and citizens aware of the value of those historic features included in the updated inventories and to develop effective ways for ensuring their preservation. The following organizations have been especially important in supporting the preservation of Lancaster's historical treasures:

The National Register of Historic Places

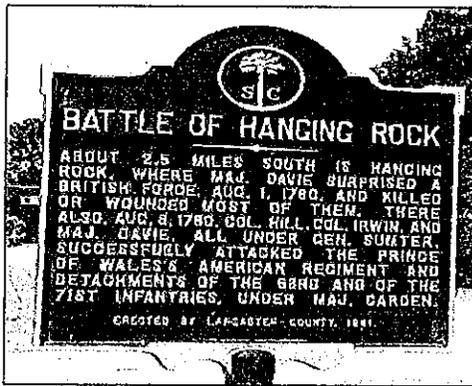
The National Register of Historic Places is the official federal list of districts, sites, buildings, and objects significant in American history, architecture, archeology, engineering, and culture. The Register was authorized in 1935 under the Historic Sites Act and expanded in 1966 under the National Historic Preservation Act. It is administered by the National Park Service of the U.S. Department of the Interior and is maintained in South Carolina by the S.C. Department of Archives and History. The National Register is important for many reasons. It is an authoritative guide to be used by federal, state, and local governments, as well as private groups and individuals, in identifying the nation's historic resources. It is a key element in federal environmental regulations which require that all federal agencies consider the impact of any proposed action on historic resources, especially those on the National Register. This requires all federal agencies, along with local and state agencies which receive federal funds, to consider historic concerns when they contemplate action or plan for the future. The Register is also significant in helping to determine the eligibility of historic properties for the State Historic Grants program as well as similar federal programs. But most of all, the National Register preserves for future generations a permanent documentation of the historic sites and structures of their past.

The South Carolina Department of Archives and History

The South Carolina Department of Archives and History is responsible for an ongoing statewide effort to identify and document all significant structures in the state. In 1985, Lancaster County obtained a grant from the Department to undertake a Historical and Architectural Inventory of the county. The primary objectives were to identify significant historic resources, to document these resources through historical research and field work and to organize the information for future use. The survey results for Lancaster County can be found in the publication, *Historic Properties of Lancaster County (1988)* by Paul Gettys.

Lancaster County Organizations

The Lancaster County Society for Historical Preservation has been active in seeking to raise public awareness of the county's historic places and in protecting specific properties. The Society has been especially concerned



to protect and restore the Old Lancaster Presbyterian Church and other historic buildings. Another important organization is the Lancaster County Historic Commission which has general responsibility for helping to preserve the historic resources of the county and especially overseeing the placement and maintenance of historic markers. These markers contain text that provide information on sites which may no longer have structures and are therefore no longer represented in the inventory of historical

structures. The Commission currently maintains a listing of county historical features which, although important, are not on the National Register. The intention is to develop this into a Local Register of Historic Lancaster Places with established criteria for eligibility and convenient procedures for allowing citizens to nominate additional places which they believe deserve inclusion on the Local Register.

In addition to these organizations and others which are important in preservation efforts, numerous individual citizens make important contributions. Especially important is the substantial number of private homes which have been restored by their owners.

One area of concern is the relative lack of success in preserving historic burial grounds. There is a pressing need to identify, record, and protect old cemeteries and prehistoric burial grounds throughout Lancaster County. The locations of many of these sites, especially family cemeteries, have been lost over time. Unfortunately, they are most often accidentally discovered when construction occurs over the site and gravestones are unearthed.

The preservation of Lancaster County's heritage as found in its historic sites and structures should be a vital element in any effort to plan for the county's future. Preservation need not be in conflict with development. Properly done, controlling land use so as to protect features of historic interest can and should add to the distinctiveness and value of the county's development. The need is to so integrate concern for preservation into the development process that it becomes a routine planning consideration, worthy of much attention by developers and local authorities alike. Not every feature from the past can or should be preserved but, it is crucial that preservation decisions not be made casually or in ignorance but as part of a deliberate process.

LOCAL SITES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES INCLUDE:

- **The Robert Barnwell Allison House**, a late 19th century residence featuring Queen Anne architecture.
- **Buford's Massacre Site**, the site of Col. Buford's 1780 defeat by the British after the fall of Charles Town, with memorials to those who died in the Revolutionary War.
- **Dr. William Columbus Cauthen House/Oakview Farm**, a mid-19th century farmhouse.
- **Clinton A.M.E Zion Church**, the first separate black church in the Kershaw area. Build in 1909, it features Gothic revival architecture.
- **Craig House**, an 1860 farmhouse which remains in the Craig family today.



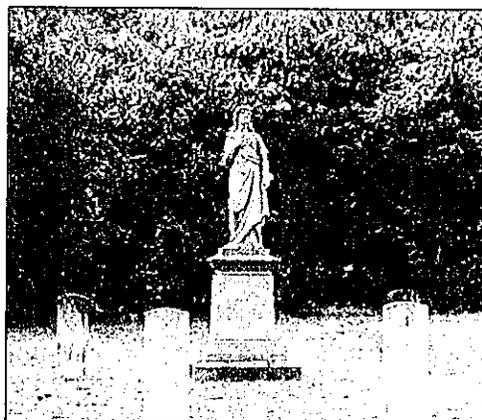
- **Heath Springs Depot**, which was built by Southern Railway in 1903.
- **Thomas Walker Huey House**, home of a former member of the State Senate, which was built in 1848 and features Greek revival architecture.
- **Kilburnie**, the oldest standing Lancaster residence, was built in the 1820's. The structure has been moved from its original site.
- **Lancaster Cotton Oil Company**, which produced cottonseed and cotton oil from the beginning of the century until the 1960's.

- **Massey-Doby-Nisbet House**, a farmhouse built in the late 18th century.



- **The Mt. Carmel A.M.E. Zion Campground**, which was established by the freedmen and has been a meeting site since the 1870s.
- **Old Presbyterian Church and Cemetery**, the first brick church in the region. Built in 1862, it features Gothic revival architecture and is currently the home of the Lancaster County Society for Historical Preservation.
- **Russell-Heath House**, an early 19th century Federal style farmhouse.
- **William Harrison Sapp House**, an 1897 structure showing rural Colonial revival architecture. Nearby is Sap's Crossroads, named in honor of Dr. Sapp, and his office and drugstore.
- **Wade-Beckham House**, was built in the mid-1800s and shows Greek revival architecture.

- **Waxhaw Presbyterian Church, Cemetery**, the first church in the area. Graves dating back to 1758 include those of Andrew Jackson Sr., the Rev. William Richardson and Revolutionary War casualties.
- **Unity Baptist**, an example of Gothic revival church architecture, was built in 1910.
- **North Carolina-South Carolina cornerstone**, placed in 1813 after a long-standing boundary dispute between the two states.



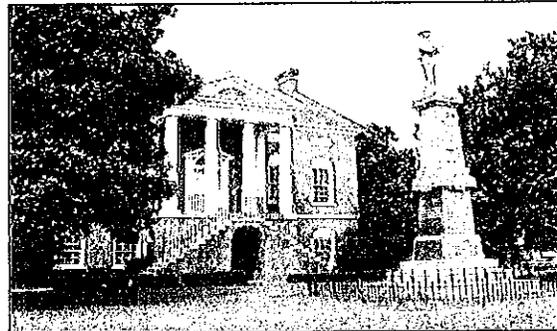
- **Downtown Historic District**, 12 buildings in the downtown area which were built between 1880 and 1935, including the old Post Office, Springs Block, Farmer's Bank and Trust Co. Building, and Bank of Lancaster/Opera House.
- **Matson Street Historical District**, composed of residences and religious buildings in Kershaw which were built from 1890-1940.
- **East Richland Street-East Church Street Historic District**, 28 structures ranging in architectural styles from 1890-1940.

- **The Springs House**, the house in which Col. Elliott White Springs was born. Built in 1825, the home was owned by several families before it became City Hall in 1957. The home served as City Hall until 2000 and presently contains the offices of the Lancaster County Arts Council.



Lancaster features two national landmarks:

- **Lancaster County Courthouse and The Old Lancaster County Jail.** The courthouse, designed by Robert Mills, is rumored to be the site of the last America witchcraft trial in 1813. In front of the courthouse is a monument of Lancastrian Confederate soldier Capt. Amos McManus, which was dedicated by The United Daughters of the Confederacy of Lancaster. The county jail, which was used from 1823-1979, also was designed by Robert Mills. It is now used for county offices. The courthouse sustained extensive fire damage in 2008 and has been completely renovated.



In addition to these landmarks, the area abounds in events and sites of historical significance, many of which are noted with markers. To name just a few: the birthplaces of President Andrew Jackson and Dr. James Marion Sims; the site where King Haigler, Chief of the Catawba Nation in the mid-18th century, was slain; Barr's Tavern site, where President George Washington paid for his breakfast with half of a Spanish dollar which he had cut with his sword; and the site of Lancaster Academy, the oldest continuous public school in the county, which was established in 1799.

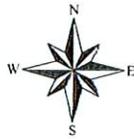
Maps included in this element of the comprehensive plan show the sites listed above as well as other historic sites. The sites shown on the maps represent only a portion of the historic sites and buildings located within the county. For a complete list, see the book entitled Historic Properties of Lancaster County. Following is a list of facilities depicted on Maps 8, 8a, and 8b.

- **Map 8 – Lancaster County Historic Resources:**
 1. Belair United Methodist Church

2. Six Mile Presbyterian Church
3. Osceola United Methodist Church
4. Adam Ivy House
5. Massey-Doby House
6. Oakdale
7. Van Wyck Presbyterian Church
8. Van Wyck United Methodist Church
9. South Carolina-North Carolina Cornerstone
10. Colonel Thomas Walker Huey Plantation
11. Cureton-Beckham House
12. Waxhaw Presbyterian Church Cemetery
13. Craig House
14. Typical Farm House
15. Typical Farm House
16. L&C Bridge
17. Cane Creek Bridge
18. Lancaster County Home
19. Wade Beckham House
20. Fairview Farm
21. Bell Town School
22. Fishing Creek Hydro Station
23. Cedar Creek Hydro Station
24. Mt. Carmel A.M.E. Zion Campground
25. Heath House
26. Old Stoneboro School (White)
27. Oil Mill
28. Pleasant Hill Associate Reformed Presbyterian School
29. Site of Battle of Hanging Rock
30. Bridges-Richards House
31. William Columbus Cauthen House
32. Miller House
33. Beaver Creek Presbyterian Church
34. Hanging Rock United Methodist Church and Cemetery

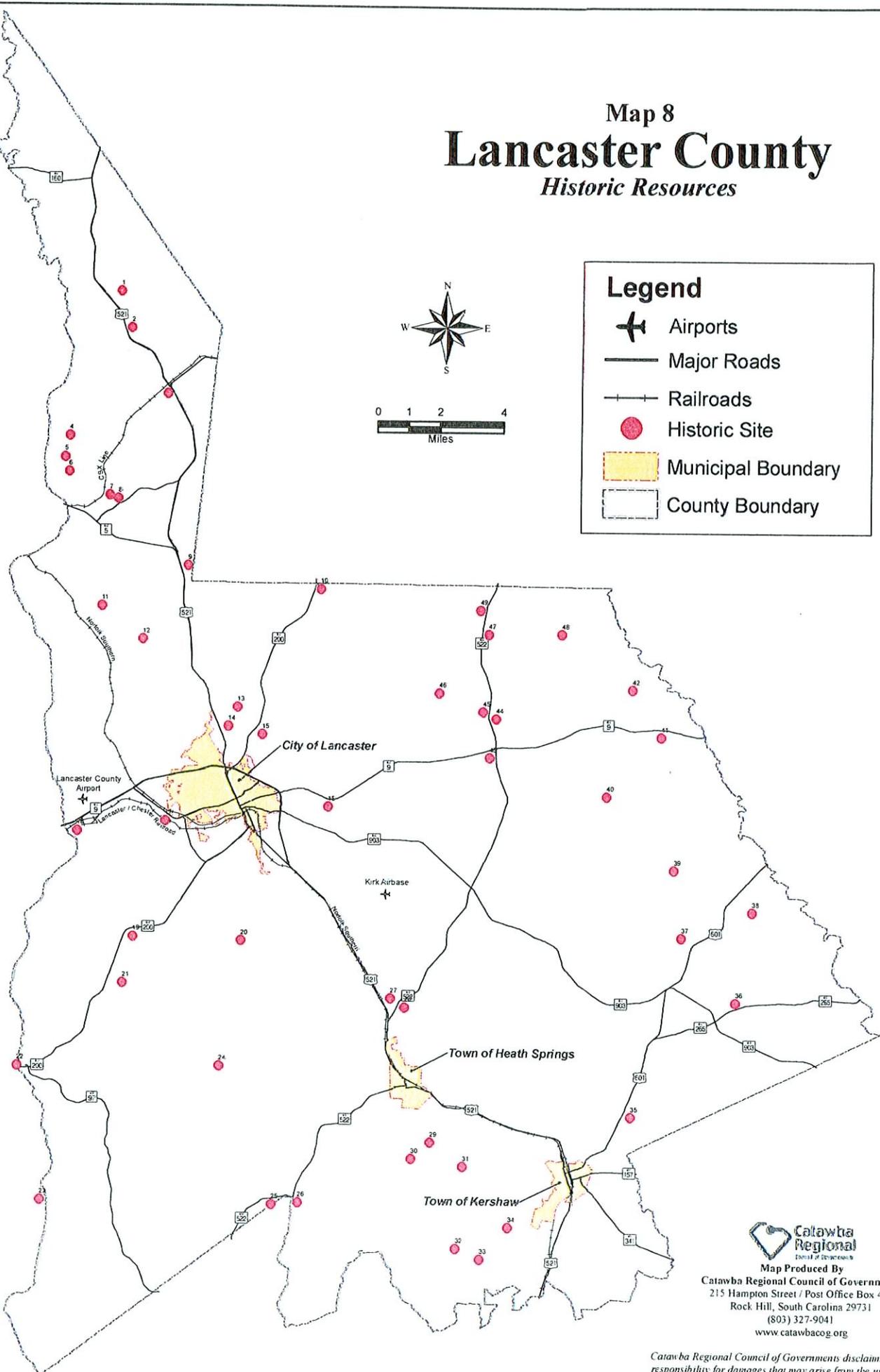
35. Haile Gold Mine
36. Macedonia House
37. Flat Creek Natural Area
38. Charlesboro School
39. Greek Revival House in Taxahaw
40. St. Paul A.M.E. Zion Church
41. Bunyan-McManus House
42. Tradesville Community Center
43. Buford Battleground
44. Buford School
45. Buford boy Scout Hall
46. Typical Sharecropper's House
47. Dr. Sapp House
48. Plyler House
49. Bethel United Methodist Church

Map 8 Lancaster County *Historic Resources*



Legend

- Airports
- Major Roads
- Railroads
- Historic Site
- Municipal Boundary
- County Boundary



Map Produced By
Catawba Regional Council of Governments
215 Hampton Street / Post Office Box 450
Rock Hill, South Carolina 29731
(803) 327-9041
www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

- **Map 8a -- City of Lancaster Historic Resources:**

1. Kilburnie
2. Payseur House
3. Exxon Station
4. Lancaster County Courthouse
5. Old Health Center
6. Old Presbyterian Church
7. Old Library
8. Lancaster County Jail
9. Lancaster City Hall
10. First National Bank Building
11. Clevenger College
12. Farmers Bank and Trust Company Building
13. Springs Block
14. Old Post Office
15. Edwards House
16. Thompson-Ellison House
17. Allison House
18. Washington McConnico Connors House
19. Osbourne-Fitzpatrick-Heath House
20. Grace United Methodist Church
21. Springs Mill and Village
22. L&C Railroad
23. Lancaster Cotton Oil Company

- **Map 8b -- Town of Kershaw Historic Resources:**

1. Second Baptist Church
2. Kershaw Grammar School
3. Springs Mill Village
4. Paul West House
5. First United Methodist Church
6. McDowell House
7. First Presbyterian Church
8. Stevens-Blackwell House

9. Old Kershaw Depot
10. Culvern House
11. First United Methodist Church Parsonage
12. Clinton A.M.E. Zion Church
13. Palmetto State Savings and Loan Building
14. Unity Baptist Church
15. Old Kershaw Library
16. Hegler House
17. Scott House
18. Cauthen Funeral Home

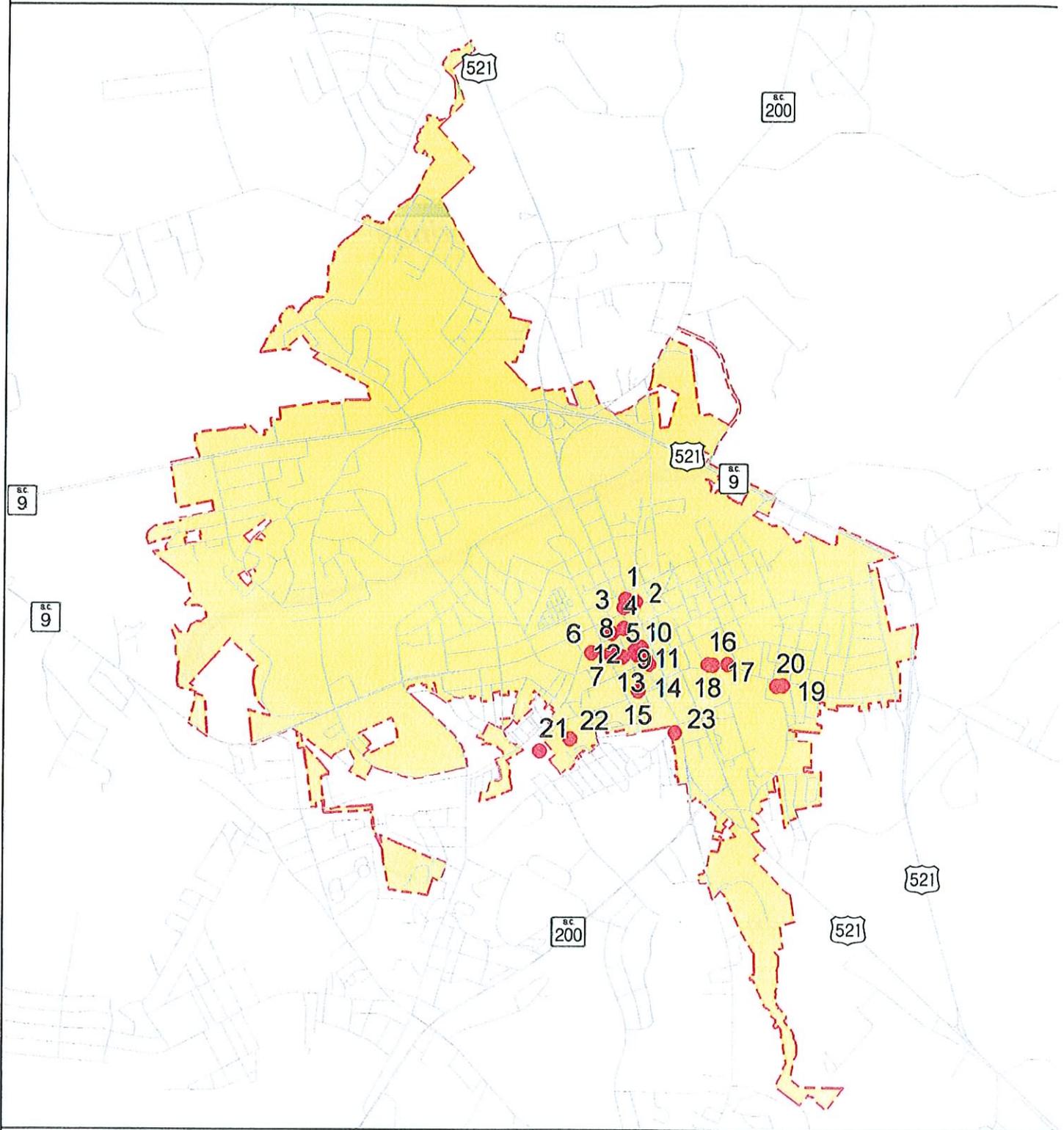
- **Map 8b – Town of Heath Springs Historic Resources**

1. Duncan House
2. Heath Springs Baptist Church

Map 8a

City of Lancaster

Historic Resources



-  Airports
-  Major Roads
-  Railroads
-  Historic Site
-  City of Lancaster

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org

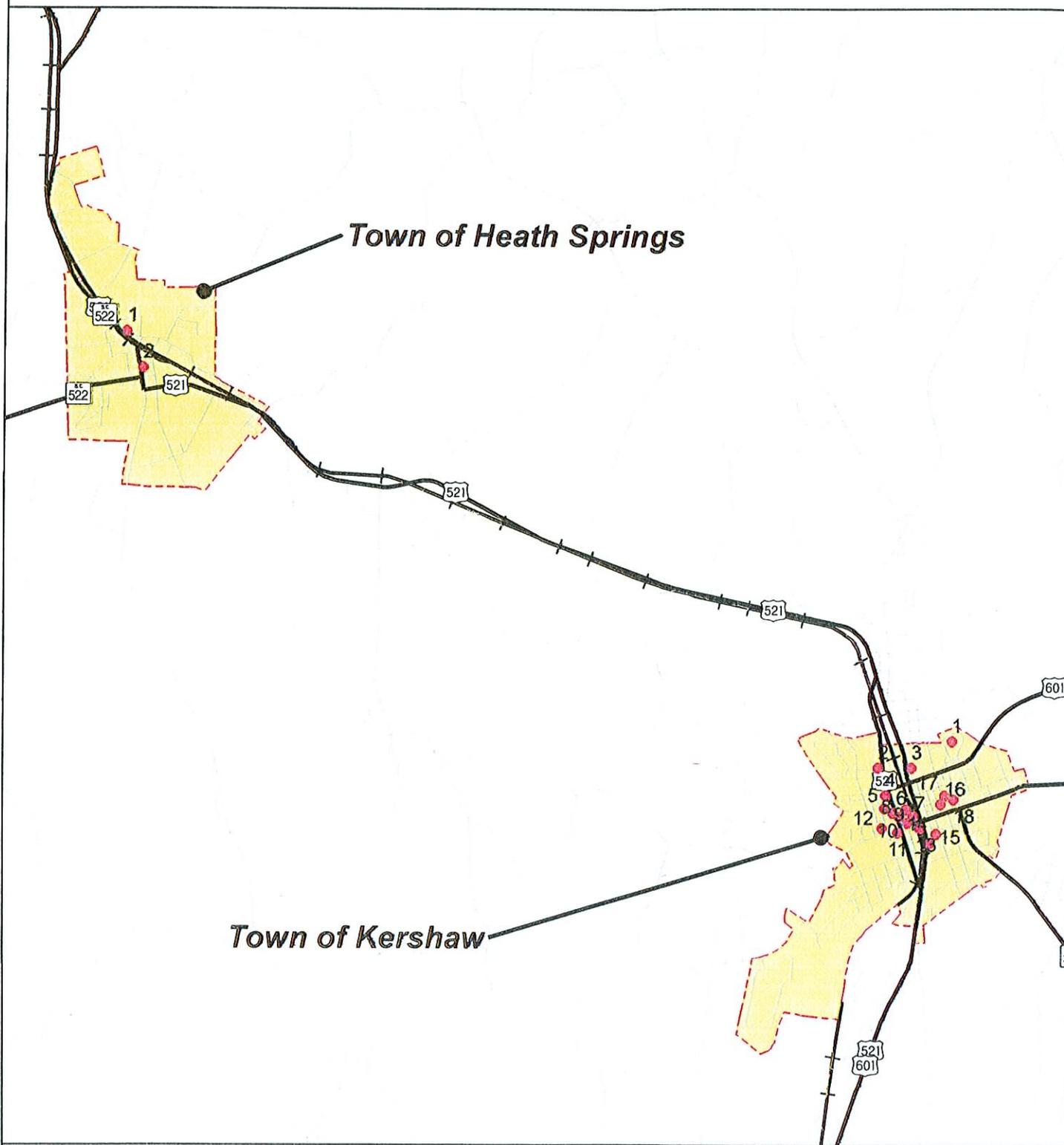


Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 8b

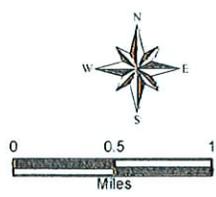
Towns of Heath Springs and Kershaw

Historic Resources



Town of Heath Springs

Town of Kershaw



-  Airports
-  Major Roads
-  Railroads
-  Historic Site
-  Municipal Boundary

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

HISTORICAL BOOKS

The Waxhaws By Louise Pettus assisted by Nancy Crockett, 1993. A 152 page hardcover history of the Waxhaws community of Lancaster County, SC. Scotch-Irish began arriving at this upcountry settlement of South Carolina about 1751, later establishing Waxhaw Presbyterian Church. Land of Andrew Jackson, W. R. Davie, and many more.

Stoneboro Andrea Deborah VanLandingham Steen, author, 1993. A 200 page hardcover, historical sketch of a Lancaster and Kershaw County community formerly known as Russell Place, now Stoneboro. This sketch by Andee Steen, a descendant of William Russell, records the almost forgotten history of this 1768 community settled by William Russell. An area known for its unusual rock formations and granite quarries. General William Tecumseh Sherman also left his mark on Stoneboro.

Lancaster County SC Tours By Viola Floyd. A 163 page hardcover, 1968, second printing edition. Take an armchair tour of Lancaster County, or by car, to visit the many historical sites outlined in the publication. The author made visits to every nook and corner of Lancaster County assembling and compiling the material for the tours of Lancaster County book.

The Springs Story A 256 page, 1987, hardcover edition of the first 100 years of the textile company known today as Springs Industries. A pictorial and written history by Louise Pettus assisted by Martha Bishop. This book tells the story of the leaders who have guided Springs through its first hundred years and the South Carolina communities that gave the company its roots.

Historic Properties of Lancaster County This 78 page softcover edition of historic properties in Lancaster County was prepared by Paul M. Gettys and Associates, 1988. This book with many pictures consists of an introduction, the historic and architectural development of Lancaster County, and an inventory of historic properties, along with a "then" list of historical markers in Lancaster County.

Inscription from Old Cemeteries This 112 page softcover book was published in 1974. This book of the names and inscriptions of forty-nine Lancaster County cemeteries consists mostly of old, abandoned, or seldom visited graveyards. The inscriptions of Lancaster's Old Presbyterian Church cemetery, located on West Gay Street, are included.

A Guide to the Perry Belle Bennett Hough collection of Papers in the Lancaster County, SC, Public Library This 1981, 96 page softcover book is dedicated to the life of Perry Belle Hough. This book is an inventory of the many boxes and files of Lancaster County history that Mrs. Hough had accumulated in her lifetime, including family histories, genealogical material, newspaper clippings, research notes, club and organizational files.

War Bird A 267 page, 1987, hardcover edition biography of the legendary life of Elliott White Springs, World War I ace, best selling fiction author, and master of a textile manufacturing empire known today as Springs Industries, based in Fort Mill, SC. Written by Burke Davis, author of some fifty books.

Palmetto Story A 337 page hardcover book of stories from the making of South Carolina, 1991. Authored by Louise Pettus and Ron Chepesiuk. The book is a wide-ranging collection of seventy-nine stories about the history of South Carolina. A series of short stories from the sixteenth century to 1967 when South Carolina women gained the right to serve on juries. A reader will gain historical knowledge of the making of South Carolina.

Lancaster County Black History By the Lancaster County Black Heritage Committee. The 124 page softcover book is a story of the black influence on Lancaster County's religious, economic, social, and political growth from 1785 to 1991. Also featured are many individuals of prominence in Lancaster County during these years.

Genealogy – James Barr and His Descendants, compiled by Doris Belk Barr, 1985. Softcover, 53 pages of the Barr family of Lancaster County, SC, and some related families - Ormond, Rodgers, White, Usher, Steele.

Henry Bascom Belk and Family of South Carolina, compiled by Doris Belk Barr. Softcover, 64 pages of the Henry Bascom Belk family of Lancaster County, SC, and related families of Bigham, Coan, Couick, Craig, Dunlap, Mosier, Manus, Starnes, and Wiles.

Toodle-oo-Taxahaw 101 Tales or a Small History of the World By J. Donald McManus, 1991. Illustrated by S. Jane Hinson. Wonderful tales of Taxahaw community in Lancaster County plus many other stories. Some good bed-time stories.

Boyhood on a Farm By James D. Nisbet. The story of a young boy growing up on a Catawba River plantation, Van Wyck, Lancaster County, SC. This book gives a special flavor of the 1920s and 1930s.

Richard Kirkland C. S. A. Reprint 1994 by Image Printing Company. A 32 page softcover, memorial booklet commemorating the life of Richard Kirkland, C. S. A. Confederate war hero of Camden, SC, through prose and poetry. Kirkland risked his life to carry water to the wounded at Fredericksburg, VA, and laid down his life for his country. "If thine enemy thirsts, give him drink."

A Celebration of Jackson Lodge Free Masonry, Lancaster, SC By William Jefferson Bryson, Jr., 1985. Numbered copies. Softcover, 251 pages. A history of Free Masonry in Lancaster County and Jackson Lodge #53, A.F.M. Lancaster, SC.



**IMPLEMENTATION STRATEGY
HISTORIC RESOURCES ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To preserve important elements of the county's (including the municipalities) history and culture (continued on next page).</p>	<p>-Have local historic site and districts placed on the National Register of Historic Places.</p>	<p>Lancaster County Historic Commission, Catawba Regional Council of Governments</p>	<p>2012 - 2026</p>
	<p>-Establish local historic districts which encompass areas identified in the book, <u>Historic Properties of Lancaster County</u>, as containing structures worthy of designation. Such areas are located in each of the three (3) municipalities and in various parts of the county.</p>	<p>Lancaster County Historic Commission, Lancaster County Planning Commission, Lancaster City Planning Commission, County and Municipal Councils, Downtown Lancaster, Community and Civic Groups</p>	<p>2012 - 2017</p>
	<p>-Develop guidelines for renovations and infill development which takes place within designated historic districts.</p>	<p>Lancaster County Planning Commission, Lancaster City Planning Commission, Lancaster County Historic Commission</p>	<p>2012 - 2017</p>
	<p>-Continue efforts to identify, record and protect old cemeteries within the county and its municipalities.</p>	<p>Lancaster County Historic Commission, Community and Civic Groups</p>	<p>2012 - 2026</p>
	<p>-Install historic markers at sites and buildings which have been identified, evaluated and meet established criteria for such a designation.</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2026</p>
	<p>-To identify and evaluate historical sites and buildings of significance in Lancaster County.</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2026</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To preserve important elements of the county's (including the municipalities) history and culture (continued from previous page).</p>	<p>-Increase awareness and understanding of the history and culture of the county. Special attention needs to be placed on the history of the Afro-American community within the county because it has been neglected in the past.</p>	<p>Lancaster County Historical Commission, Civic and Community Groups</p>	<p>2012 - 2026</p>
	<p>-Develop programs dealing with the rich history of the county and its municipalities which can be incorporated into the curriculum of local public schools.</p>	<p>Lancaster County Historical Commission, Lancaster County Board of Education</p>	<p>2012 - 2017</p>
	<p>-Provide books, and audio/visual tapes on the area's history for future generations.</p>	<p>Lancaster County Historical Commission, Civic and Community Groups</p>	<p>2012 - 2026</p>
	<p>-Information on archeological sites need to be incorporated into all aspects of preserving the history of the area.</p>	<p>Lancaster County Historical Commission, State Agencies</p>	<p>2012 - 2026</p>
	<p>-Design a volunteer or docent program.</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2026</p>
	<p>-Broaden the base of support for historic preservation efforts by increasing the Historic Commission's interaction with Civic and Community Groups as well as by developing alliances with the same groups.</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2026</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
Establish designation standards of local historic sites.	-Conduct a survey of other historic commissions in the state to determine standards.	Lancaster County Historic Commission, Lancaster County Planning Commission, Lancaster City Planning Commission	2012 - 2017
	-Establish a formal process to have local sites designated.	Lancaster County Historic Commission, Lancaster County Planning Commission, Lancaster City Planning Commission	2012 - 2017
	-Promote stewardship of all designated sites.	Lancaster County Historic Commission, Lancaster County Planning Commission, Lancaster City Planning Commission	2012 - 2026
	-The standards adopted must be workable within the context of the community, staff's knowledge and number of staff persons.	Lancaster County Historic Commission, Lancaster County Planning Commission, Lancaster City Planning Commission	2012 - 2017
Develop sources of funding which can be used on a continuous basis for the research, implementation and educational activities needed to identify and preserve the important historic sites and structures in the area.	-Apply for grants which can be used to preserve the history of the area.	Catawba Regional Council of Governments, County and Municipal Councils	2012 - 2026
	-Request funds from all levels of government.	County and Municipal Councils, County Legislative Delegation, Lancaster County Historical Commission	2012 - 2026
	-Solicit funds from private organizations, trusts and individuals	Lancaster County Historical Commission	2012 - 2026

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>Increase the dissemination of historical data throughout the community.</p>	<p>-Create maps that show the historic site and buildings throughout the county and its municipalities</p>	<p>Lancaster County Historical Commission, Lancaster County Planning Staff, "See" Lancaster</p>	<p>2012 - 2017</p>
	<p>-Create plaques for sites of local historical significance</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2015</p>
	<p>-Develop a directory of groups involved in historic preservation, local historic sites, and where books, tapes, etc. can be purchased which relate to the history of the area.</p>	<p>Lancaster County Historical Commission</p>	<p>2012 - 2015</p>
<p>Establish a permanent museum to house documents and other items which would preserve the history of the county and its municipalities.</p>	<p>-Create a committee with representatives from the county and each municipality which will develop a report to be presented to the county and municipal councils regarding the location of the museum, how it will be funded, what types of items will be included in the museum and who will oversee the construction of the museum.</p>	<p>County and Municipal Councils, Lancaster County Historical Commission, "See" Lancaster, Lancaster County Planning Commission, Lancaster City Planning Commission, Community and Civic Groups</p>	<p>2012 – 2015</p>

LAND USE ELEMENT

INTRODUCTION

The Land Use Element of the Comprehensive Plan serves as an inventory of how individual parcels of land have developed, identifies conditions which have influenced and which may influence the growth of the county and its municipalities and locates in general terms where future growth may occur in the county and specifically where it may occur in the municipalities. As with the other elements of the Comprehensive Plan, this chapter has separate sections for Lancaster County, the City of Lancaster and the Towns of Heath Springs and Kershaw. Each section contains an analysis of the existing land use pattern for the respective jurisdictions, existing and future land use maps and a discussion of the conditions which have and may influence the development of these areas.

The first step in developing this element of the Plan was to create an existing land use map for the entire county. This map shows how individual parcels and/or general areas of the county have developed. The existing land use map for the County was divided into two maps: one map for the panhandle portion of the county from the City of Lancaster's northern city limit line northward to the South Carolina/North Carolina state line and a second map, for the remainder of the county.

There were two reasons why the existing land use map for the county was divided into two maps. First, it produced a more detailed final map for the panhandle portion of the county, which could be used to determine the proposed zoning in this area. Secondly, in recent years, the panhandle portion of the county has experienced the greatest amount of growth in the county because of its proximity to the Charlotte-Gastonia-Salisbury NC/SC Metropolitan Statistical Area (MSA). It follows that this portion of the county's land use would have had the greatest amount of change since the last update of this document in 2001. Therefore, it was believed a detailed parcel by parcel survey of the panhandle portion of the county was needed if an accurate indication of the changes in the land use pattern in this part of the county was to be obtained.

LAND USE CATEGORIES

The existing land use map for the panhandle portion of the county, the existing land use map for the remainder of the county and the future land use map for the entire county contain similar land use categories. The exceptions are as follows: 1) the residential category on the existing land use map for the panhandle portion of the county is divided into the following sub-categories: residential, either single-family, multi-family, and single and double wide manufactured housing units; and 2) a mixed use category was added to the future land use map which represents mixed use development which should have a significant impact on the future development of the county and to a lesser extent the City of Lancaster.

The land use categories used for these maps are general. For example, all commercial uses are listed as commercial. There is no distinction between a barber shop and an automobile repair shop as would be the case if the map showed zoning classifications.

The land use classifications used for these maps are as follows:

- 1) Residential: All housing units were classified as either single-family detached, multiple-family, single-wide manufactured home or double-wide manufactured home. The map of the panhandle shows each of these categories separately. On the other two maps all of these housing types are grouped together under one designation: "residential".
- 2) Commercial: This classification included all retail and wholesale businesses, offices, professional, personal and business services, and transportation and warehousing operations.
- 3) Industrial: All manufacturing, fabricating and mining facilities fall into this category.
- 4) Public: All public buildings, schools, religious institutions, cemeteries, parks, utilities, fraternal and charitable facilities, recreational facilities and public service facilities fall into this category.

The inventory does not indicate agricultural uses or open spaces.

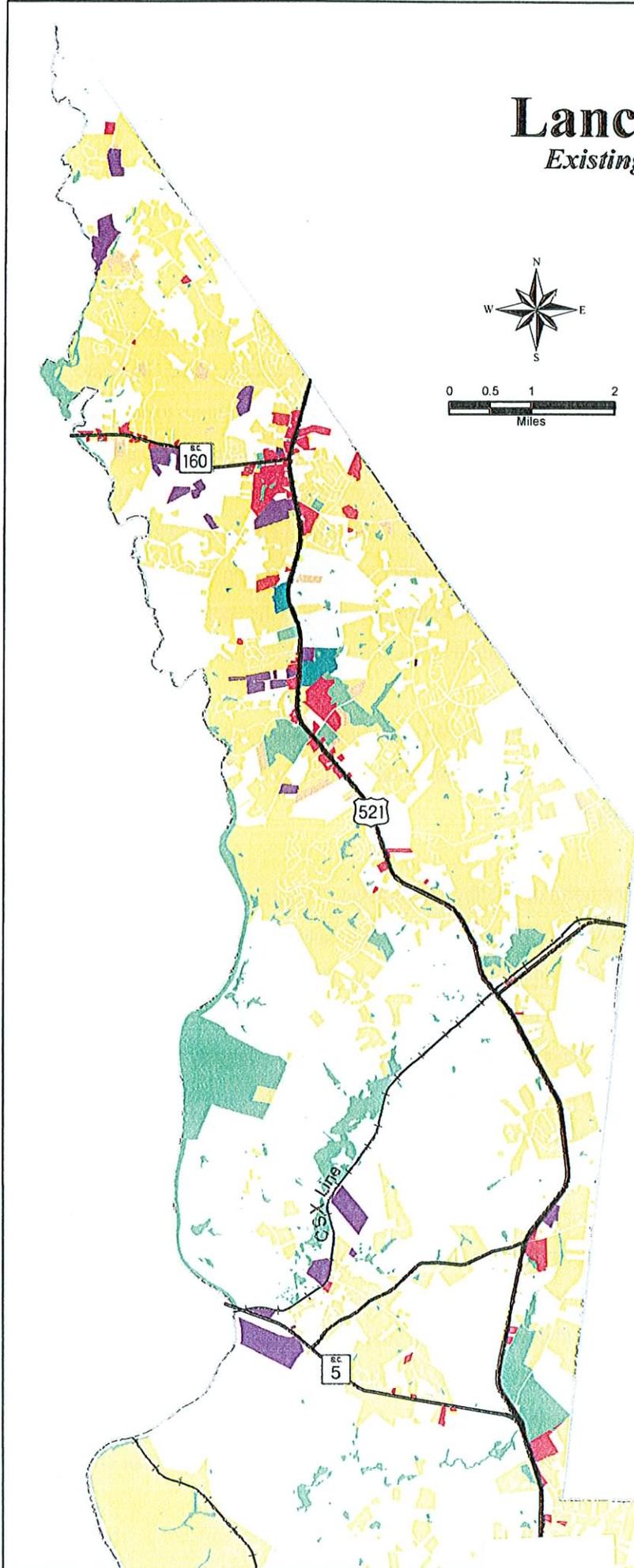
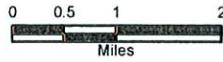
EXISTING LAND USE MAP: PANHANDLE PORTION OF COUNTY: MAP 9

The development of the panhandle portion of the county has been influenced by several factors which will continue into the future. These factors include the area's close proximity of the area to Charlotte, N.C. and Rock Hill, S.C.; the increased accessibility the area has due to the connection of Highway 521 (four lanes) to

Map 9 Lancaster County *Existing Land Use - Panhandle*

Legend

-  Airports
-  Major Roads
-  Railroads
- Land Use**
-  Residential
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Mixed Use
-  Public / Institutional
-  Undeveloped
-  County Boundary



Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

the Charlotte Southern Outer Beltway (Highway 485); relatively affordable land prices as compared to York County, South Carolina and Mecklenburg and Union counties in North Carolina and the lack of sewer lines. It is this last factor which has slowed development throughout the unincorporated portions of the county.

The most concentrated development in this portion of the county has taken place from Shelley Mullis Road northward to the SC/NC state line. Commercial development has been concentrated along portions of Highway 521 from Indian Land High School northward to the state line and more sporadically along Highway 160 leading to Fort Mill. The area around the intersection of Marvin Road and Hwy. 521 continues to develop with both commercial and industrial businesses. This pattern will most likely continue because of the area's increased accessibility due to the location of Highways 521 and 160 and the growth in the area's population. Additionally, the creation of the McMillan Industrial Park on Highway 160 between Highway 521 and the York County line, the Edgewater Office Park, to the south of the SW corner of the intersection of S.C. 160 and U.S. 521, the 521 Corporate Center near the state line, and the area's close proximity to the Ballantyne Mixed Use Community in North Carolina should further attract individuals and companies to this part of the county.

Other commercial/industrial development has occurred in the Van Wyck community and from Shiloh Unity Road southward to the Lancaster city limits. However, this development has not been at the level of intensity of that which has occurred north of Shelley Mullis Road.

Residential development is also more concentrated north of Shelley Mullis Road. There are concentrations of residential communities on both the east and west sides of Highway 521. The area to the east of the highway has developed with mostly site-built homes and some manufactured homes. The area to the west of the highway has a larger number of manufactured homes. In this portion of the county, manufactured homes are concentrated in the following areas: 1) around the intersection of Barberville Road and Highway 160 and 2) west and south of Indian Land High School. In this area, from 1999 to 2008, the County has approved 13,273 single-family homes and 3,532 multi-family housing units. Almost all the multi-family units have been townhouses.

The County has approved over 25 Planned Development Districts in the last five to seven years. A Planned Development District (PDD) is designed to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design, could not be located in other districts established in this ordinance without compromising the proposed concept of integrated and flexible development. Every PDD must incorporate at least 20 percent of the gross acreage of the site as usable open space and no more than 60

percent of the entire site can be covered with impervious materials. Additionally, a minimum of 20 percent of the gross acreage of the PDD shall be used for single-family development and at least 20 percent of the development shall be used for non-residential development, such as commercial, institutional, industrial, or office.

Residential development from Shelley Mullis Road south to the Lancaster city limits is primarily low density development on individual lots. However, there are two areas where manufactured homes are concentrated: 1) at the intersection of Highway 521 North Corner Road, 2) the area to the west of this intersection and 3) along a portion of Highway 5.

The ground breaking of Planned Development District 18, Sun City Carolina Lakes by Del Webb located on the western line of U.S. 521 at the intersection with Jim Wilson Road was held on June 29, 2005. This development is a retirement community, which is age restricted. Only people who are over 55 years old can live in this development. The site contains 1,215 acres and will be developed with 400 townhomes, 200 condominiums, and 3,046 single-family homes. A public golf course has been developed on 160 acres and an additional 314 acres will remain as open space/recreational uses. The property has ten pristine lakes and the appeal of the beautiful Catawba River, which will allow the residents to enjoy the natural landscape of the area. This development has twenty-five acres of commercial development, which serves not only Sun City residents but also all of Lancaster County. This is one of the many PDD's that have been approved in the Panhandle and this development has truly changed the physical and economical geography of the area.

As stated above, the land use survey for the panhandle portion of the county was conducted on a parcel by parcel basis. This method gives the map more detail than a more generalized land use survey would produce. When reviewing this map it should be kept in mind that an entire parcel of land, regardless of size, is coded for a particular land use no matter how much of the site is developed. For example, a parcel of land that contains 100 acres and a house will be coded yellow which indicates a residential use. Although this method may lead to a slight exaggeration of the residential development pattern in the area, the map does give a good overall indication of the existing development pattern in this portion of the county.

Over the past several years, both the population of the county and the amount of funds invested in new and existing businesses have increased considerably. Based on 2000 Census figures, the county's population between 2000 and 2010 increased from 61,351 to 76,652. This represents a 24.9% increase and makes the county the 17th most populous county in the state. During the time period from 1995 to 2000, approximately 40 companies have made 185 million dollars in investments in the county and this investment will ultimately

create over 2800 new jobs.

Much of the economic development activities and growth in population has taken place in the panhandle portion of the county. The 2010 Census figures show the Panhandle's population grew from 7059 in 2000 to 19,729 in 2010. This is a staggering 179% increase and represents 26 % of the county's total population.

As the above information indicates, most of the economic development activities which have taken place in this part of the county have occurred along either U.S. Highway 521 or S.C. Highway 160. It is anticipated this development pattern will continue based on the following facts: 1) these are the only two roadways in this part of the county which can handle the anticipated increase in traffic volume; 2) U.S. Highway 521 and S.C. Highway 160 serve as gateways into Lancaster County from Mecklenburg, NC and York County, respectively; 3) both water and sewer service is available along both highways and areas of the county which are served by both water and sewer are limited, and 4) U.S. Highway 521 is the only four-lane highway in the county and it extends from the northwest to the southeast corners of the county.

Even though, the most recent residential developments which have occurred in the Panhandle have not taken place along either U.S. Highway 521 or S.C. Highway 160, such development has occurred in close proximity to these highways. For example, Legacy Park is a 355-acre subdivision which will contain 798 single-family homes. This subdivision is located about two miles to the east of U.S. Highway 521 on Shelley Mullis Road. U.S Highway 521 is the most direct way to access this development. This type of development pattern is also anticipated to continue with the only change being that some subdivisions, attached single-family home, apartments or mixed used developments may locate along either of these two highways.

As all types of development which will occur in the Panhandle, will tend to locate either adjacent to or in close proximity to U.S. Highway 521 or S.C. Highway 160, a more detailed development plan for both highways needs to be developed. This type of plan is needed to manage future growth; to direct growth to those areas which are best able to provide the infrastructure and services needed to accommodate these types of developments; to protect the character of the area and the lifestyle residents have enjoyed; to promote a sound development pattern which will encourage and not discourage future development and to protect the environment, which is an important factor in the location decisions of both individuals and businesses. Furthermore, a more detailed plan will provide persons looking to locate in the county a better idea of where the county wants development to occur, which will save them time and money when making location decisions.

In June 2009, the County began the process to develop a more detailed development plan for not only these

two highways but for the entire Panhandle area. The 521/9 Corridor Plan was completed in January 2010. This more detailed development plan will help the county meet several of the goals and objectives of this Comprehensive Plan. The goals and objectives which will be met are as follows:

Land Use Element:

Goal: To provide a safe, pleasant and environmentally sound living and working environment for the citizens of Lancaster County.

Objective: To create a development pattern which promote the physical safety and well being of those living and working in the county and which will blend with the natural beauty of the county.

Housing Element:

Goal: To provide suitable land for residential development convenient to needed services.

Objective: Extended needed infrastructure to growth areas to allow for all types of residential development.

Goal: To promote and maintain existing neighborhoods within the municipalities and unincorporated portions of the county as prime residential areas.

Objectives: 1) Encourage the provision and maintenance of amenities that contribute to the character of the neighborhood.
2) Avoid encroachment upon residential neighborhoods by more intense land uses.
3) Develop neighborhood or area plans which will help determine how these areas should develop as a means to maintain the area's character.

Community Facilities Element:

Goal: Extension of utility lines to areas of growth.

Objective: Identify prime areas of industrial, commercial, and residential growth.

Economic Development Element:

Goal: To support the extension of services to new areas and maintain existing services and facilitates in order to attract new businesses as well as maintain existing businesses within the borders of the county and its municipalities.

Natural Resources Element:

Goal: To retain farm lands and rural open spaces and improve urban planning.

Goal: To direct development to those areas of the county and its municipalities which have the soils

and infrastructure to accommodate this development while having limited impact on the environment.

Objective: Develop guidelines which: 1) direct growth away from areas: a) with severe soil conditions, b) that are valuable agriculturally, c) that are valuable environmentally and d) that contain prime farm land soils; 2) prohibit large-scale or intense development in areas without public water and sewer;

Land Use Element:

Goal: To encourage the orderly development of the incorporated and unincorporated portions of Lancaster County by directing development to those areas within the county and municipalities where the infrastructure is available to support such development, where development will have the least impact on the environment and where it will avoid placing incompatible uses adjacent to one another. The county also needs to discourage development from occurring in areas which contain prime agricultural land.

- Objectives:*
- 1) To promote a development pattern which will maintain the rural character of the county while at the same time allowing the recruitment of companies to locate in the county as a means to increase the economic opportunities available for the residents of the county and its municipalities.
 - 2) To require residential developments with densities of more than 1.5 units per acre to occur only in areas of the county where water and sewer are available.
 - 3) To promote commercial and industrial developments in areas designated as commercial corridors and established industrial parks. These areas should have the infrastructure needed to support these types of developments. Most commercial developments and all industrial developments should take place in areas where water and sewer are available.
 - 4) To work with the Water and Sewer District to limit the extension of service lines into areas containing prime agricultural land and areas which are highly susceptible to flooding. Service lines should be extended in a logical manner.
 - 5) The county, its municipalities and all utility providers should study the possibility of establishing an urban service district. This type of district would define where all types of utilities could be extended over a set period of time.
 - 6) To direct development away from areas where environmental limitations such as soils which are not suited for development or floodplains exist.
 - 7) To ensure, as the area develops, that the transportation network of the county and its municipalities does not become overburdened.

EXISTING CONDITIONS ON U.S. HIGHWAY 521 AND S.C. HIGHWAY 160:

Prior to determining how each of these roads should develop, it is important to review the existing development pattern along each highway.

EXISTING LAND USE MAP: REMAINDER OF THE COUNTY: MAP 10

Map 10 shows the land use pattern of a primarily rural county. The development pattern in the unincorporated portions of the county is similar to the pattern shown in the panhandle portion of the county except there are fewer areas of concentrated development. The only areas of concentrated development in this part of the county are in those areas immediately surrounding the three municipalities and the area around the intersection of Highways 9 and 522 (the Buford area).

The main area of concentration is surrounding the City of Lancaster. The area immediately to the south of the city contains the largest concentration of residential and commercial development in the unincorporated portion of the county. The reasons for this concentration of development include the area's close proximity to the City of Lancaster and the availability of both public water and sewer lines. These factors will continue to bring development to this portion of the county.

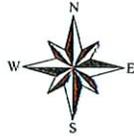
The other area of concentrated development surrounding the City of Lancaster is along the Highway 9 By-Pass, to the north and west of the city. This area contains a number of commercial and industrial developments. The same factors cited for the concentration of development to the south of the city apply to this area and should continue to attract development.

The area between Highway 9, to the south, and the South Carolina state line, to the north, has developed because of its accessibility from Highways 200, 522 and 9. In particular, Highway 9 serves as the only east/west highway which connects the City of Lancaster to Chester and Chesterfield counties. Additionally, the Buford community which is located in this area has attracted development; based on its close proximity to Union County, North Carolina, especially Monroe and the area schools.

The areas surrounding the Towns of Heath Springs and Kershaw have developed to a limited degree. Development has occurred in these areas because each town is an area of concentrated population within the county and public water and sewer is available not only within each of the town's limits but also in some of the areas adjacent to the towns.

Map 10 Lancaster County Existing Land Use

See Map 9

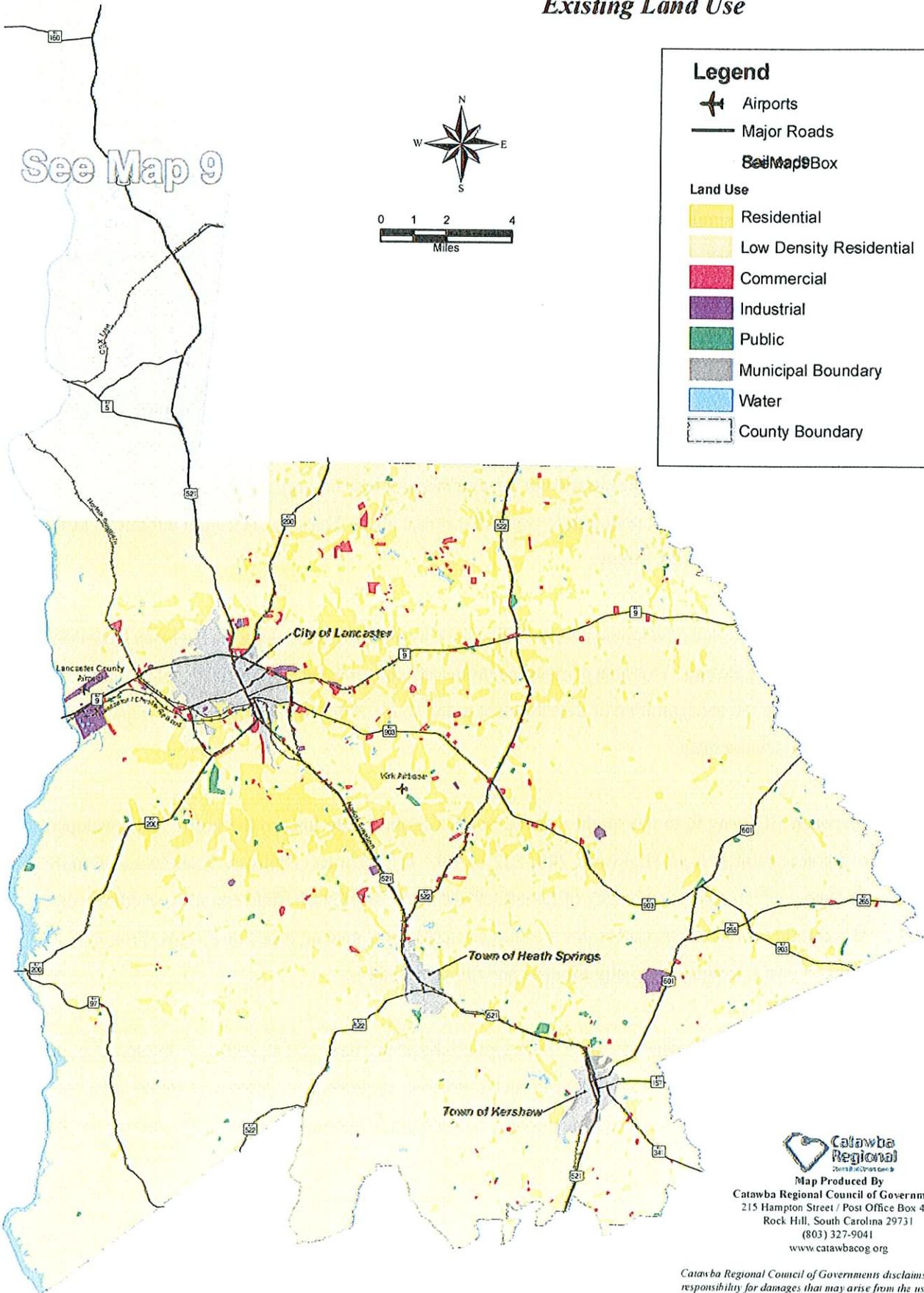


Legend

- Airports
- Major Roads
- See Map 9 Box

Land Use

- Residential
- Low Density Residential
- Commercial
- Industrial
- Public
- Municipal Boundary
- Water
- County Boundary



Map Produced By
Catawba Regional Council of Governments
215 Hampton Street / Post Office Box 450
Rock Hill, South Carolina 29731
(803) 327-9041
www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

The remainder of the unincorporated portions of the county contain relatively low amounts of any type of development. Much of the land is used for agricultural purposes, is owned by timber companies or is vacant. The only areas of any population concentration in the remainder of the county are along Highways 903, 521 and a small portion of Highway 285. The soils in the eastern part of the county are sandy and are not well suited for development. This factor coupled with the lack of available sewer and the distance these areas are located from the County's population centers have all contributed to this sparse development pattern which should continue in this part of the county for the foreseeable future.

CREATING THE FUTURE LAND USE MAP

The future land use map differs considerably from the existing land use map as it primarily shows general areas of development and not how individual parcels could develop. The map is a tool which should be used as a guide for the future development of the unincorporated portion of the county. It should be used as such because the map indicates the anticipated land use pattern for twenty years and covers a large area of land where many factors can influence where development may occur.

The future land use map is based on several factors which should influence where development will occur. These factors are:

- 1) development activity in the panhandle portion of the county will significantly increase over the twenty year life of the plan as the growth of the Charlotte-Gastonia-Rock Hill NC/SC MSA continues to spill over into Lancaster County as it has to almost all of the other counties immediately surrounding Mecklenburg County;
- 2) development will continue to occur surrounding the three municipalities at relatively the same or slightly higher rates than it is currently occurring because of the availability of water and sewer;
- 3) the development of the 6,000 acre, Catawba Ridge mixed use planned development district along the Catawba River should accommodate a large portion of the county's development in the southern portion of the county;
- 4) development of any type should only occur where the needed infrastructure is available to support it;
- 5) because the county has ample vacant land, development should not occur where environmental factors will not support such development or where such development would have a negative impact on the environment and
- 6) development should be guided away from areas containing prime farmland, farmland of statewide importance and/or historic sites.

Other factors used to develop the future land use map were concerns over the ability of the land to adequately handle development. Flood plains are areas of the county where the placement of permanent structures should

be avoided and the use of fill dirt should not be allowed because both activities increase the potential for flooding. Additionally, the county has a number of areas where the type of soil will place limitations on more intense development. These soils account for 23 percent of land area in the county and are scattered throughout the county. However, such soils are concentrated in the following areas:

- 1) between the City of Lancaster and the Town of Heath Springs;
- 2) the southwest portion of the county;
- 3) the northeast corner of the county;
- 4) scattered areas throughout the eastern one-third of the county;
- 5) south of Doby Bridge Road to Highway 5 and along the Catawba River and
- 6) an area north of the City of Lancaster bounded on the east by Highway 521, on the south by Shiloh Unity Road, on the west by Riverside Road and on the north by Highway 5.

Most of these areas should not experience strong growth pressures in the foreseeable future except possibly the area between the City of Lancaster and the Town of Heath Springs and the area north of the City of Lancaster because each is located away from the main areas of anticipated growth.

Until 1999, Lancaster County was one of only a few counties immediately surrounding Mecklenburg County, NC which had not been significantly affected by the continued growth of the Charlotte MSA. In recent years, some of the factors which have steered development in the Charlotte area away from Lancaster County have changed. Until the State of North Carolina allocated funds to build the Charlotte Southern Outer Beltway (Highway 485) and to four lane its portion of Highway 521 from the state line to the outer beltway, access to Lancaster County was not as easy as it is today. Development in the far southern portion of Mecklenburg County, which is adjacent to northern Lancaster County, did not occur at significant levels until Ballantyne (a 3,600 acre mixed use planned unit development) began to be constructed. Ballantyne is only three miles from the South Carolina state line and, as it has developed, it has increased the interest of developers in building in Lancaster County. All of these factors should direct some of the growth from the Charlotte area to Lancaster County.

The areas surrounding the three municipalities in the county will continue to grow due to the availability of water and sewer or the ability to extend water and sewer lines into these areas. Additionally, these are the areas of the highest concentration of population which is a factor in the locational decisions of individuals as well as businesses.

In 1996, the county announced plans for a 6,000 acre retirement development along the Catawba River, southwest of the City of Lancaster. The county is committed to the success of this project. The county secured \$4.5 million from the South Carolina Department of Commerce to help sell industrial revenue bonds which

were used to finance the project's infrastructure. Additionally, the county is considering the public service needs of the community and how these needs will be addressed. However, this project has not developed due to the overwhelming interest toward development in the Panhandle.

Comments made at public hearings held in the county on the Unified Development Ordinance with the Lancaster County Joint Planning Commission and the Lancaster County Council at their monthly meetings indicates the protection of agricultural land is a concern of individuals across the county. While the agricultural sector of the economy is not as great as it once was, there is still a need to protect agricultural land because it helps to preserve the rural character of the county, provides open space, maintains a way of life which is important to the residents of the county and protects a valuable natural resource.

Based on information from the Lancaster Soil Conservation District, of the county's approximately 360,000 acres of land, approximately 62,000 acres are considered prime farmland and approximately 79,000 acres are considered farmland of statewide importance. Prime farmland is land which can be farmed almost continuously without eroding the environment and which produces the highest yields. Farmlands of statewide importance are those farms which will produce high yields of crops when treated and managed appropriately. One way to preserve these types of farms is to try to maintain them in concentrated areas. This would help reduce encroachment from incompatible uses. Such agricultural lands are located throughout the county. However, one of the largest areas of concentration is to the east and south of the City of Lancaster from south of Highway 9 to west of Highway 521 and eastward to Highway 522. Particularly in this area, as well as, in other areas of the county which contain prime farmland or farmlands of statewide importance the conversion of these lands to non-agricultural uses should be avoided.

FUTURE LAND USE PLANS FOR U.S. HIGHWAY 521 AND S.C. HIGHWAY 160

In developing the future land use plans for both highways, the county took into consideration several factors. The manner in which development has taken place on different parts of these highways will influence the future development of these highways. Other factors considered were those which were discussed at the beginning of the sections which deal with the current development pattern on each highway. These factors are as follows: 1) the proximity of an area to the development pressures from Charlotte, Rock Hill, Mecklenburg County NC and York County, SC; 2) managing the future growth which will occur; 3) in particular, preserving the rural character of parts of these highways and, in general, the county as a whole; 4) trying to make sure traffic flows smoothly; 5) minimizing incompatible uses being located adjacent to another; 6) making sure development takes place in those areas which are best suited for development and 7) upgrading the appearance of each of these gateways into the county.

This future land use plan for U.S. Highway 521 identifies specific areas which are the most suited for development. The plan will identify areas as “suitable for intense development”; “where intense development should be questioned” and “not suitable for intense development”. The factors identified in the paragraph above were used to classify areas as “suitable for intense development”; “where intense development should be questioned” and “not suitable for intense development”.

“Areas suitable for intense development” are those areas where the county should direct growth for the foreseeable future. These areas are near centers of growth such as Charlotte/ Mecklenburg, York County and the City of Lancaster; have water and sewer lines available; are where water and sewer lines and other services could easily be made available and where development is occurring.

“Areas where intense development should be questioned” are areas which are adjacent to the areas “suitable for intense development” and because either the area does not have both water and sewer available and/or because the area has primarily developed as a residential area, it may not be suited at this time for more intense development. This does not mean these areas could not be considered for more intense development in the future when the infrastructure is in place to adequately handle more intense development, the “areas suitable for intense development” are nearly built-out and it is believed the character of the area is changing. At the present time, requests to rezone property in these areas should be reviewed very carefully prior to any changes being made to the zoning map. Careful consideration should be given to the effect the zoning change could have on the surrounding area and if it is a logical expansion of nonresidential development into primarily residential areas.

“Areas not suited for intense development” are those areas where the county should not encourage development which change the character of the area by introducing more intense land uses, will unnecessarily burden county services or would need water and sewer. These areas are rural in character, do not have sewer lines and the county should try to keep development which is out of character with the surrounding area from occurring in these locations. By not allowing more intense development in these areas, the county would be striving to meet some of its goals which are to concentrate development in areas which are suitable for such growth while preserving the rural character of the county and reducing the cost of providing services.

FUTURE LAND USE PLAN RECOMMENDATIONS

U.S. Highway 521

As was discussed in the section dealing with the existing conditions on both highways, U.S. Highway 521, for

discussion purposes, was divided into four segments. These four segments represent development patterns which are unique to each area. The four segments are as follows:

- Segment 1: The 5.2-mile portion which extends from the state line southward to Jenkins Drive.
- Segment 2: The 11.8-mile area from Jenkins Drive southward to the Taylor's Grove Community.
- Segment 3: The 2.3-mile area which encompasses the Taylor's Grove Community. The Taylor's Grove Community is defined as the area which lies between Cane Creek to the north and Camp Creek to the south.
- Segment 4: The 1.8-mile area from Camp Creek southward to the northern city limits of the City of Lancaster.

Segment 1:

Segment 1 is one of the areas along U.S. Highway 521, where development should be encouraged to locate. This is the area which is the closest to Charlotte and Rock Hill. Its location is a major factor in the decision making process for both developers and individuals deciding to locate in the county. People can live and/or work in this area and still be close to both Charlotte and Rock Hill and the amenities each has to offer. This area is also one of the few areas along the highway where both water and sewer is available. As more intense development occurs in the county, it should be directed to those areas where all the infrastructure necessary to support such development is in place or where the developers and/or county can help provide such serves. The county has built a new gymnasium and an EMS Station at the intersection of U.S. Highway 521 and Collins road (Old Indian Land School Site). This development by the county along with the existing development and new medical facility, adjacent to the high school, should make this a focal point for the entire community. Finally, this is the portion of the highway where most of the recent development has occurred which indicates this is where people and businesses are most interested in locating.

Within Segment 1, there are two areas which are designated as "areas suitable for intense development" . These areas are located generally from the area south of Marvin Road northward to the state line and the area from Jenkins Road northward to just above the Indian Land School Complex.

The remainder of this segment is designated as "areas where intense development should be questioned". These areas contain the same characteristics as those of the areas which are designated as "areas suitable for intense development", within this segment of the highway, with the exception that these "areas where intense development should be questioned" have developed with primarily residential uses. Commercial development could be considered incompatible with the surrounding development and the county should make protecting the quality of life that these long-time residents have enjoyed a priority.

This does not mean these areas may not be considered suited for nonresidential development. However, when requests are made to rezone property in “areas where intense development should be questioned”, careful consideration should be given to the effect the zoning change could have on the surrounding area and if it is a logical expansion of nonresidential development into a primarily residential area. More intense residential use could be considered appropriate in these areas.

Segment 2:

Segment 2 encompasses the largest amount of land in this study area. It is the most rural and undeveloped portion of this section of U.S. Highway 521. The county should try to guide development away from this section of the highway as development at higher intensities than those shown on the future land use map and indicated by the area’s zoning designation would constitute sprawl development.

Higher intensity development in this area would be considered sprawl development because it would be out of character for the area, which is primarily characterized by large vacant parcels of land, sporadic, very low density single-family development and farmland. This type of more intense development would be a considerable distance from any similar type of development thus it would not form a logical extension of a desired development pattern for the county and would not meet the county’s interest in clustering more intense development together in smaller areas so needed services could be provided more efficiently or in protecting the rural character of this area.

As part of protecting the character of the area, it is particularly important to protect how the land surrounding Andrew Jackson State Park develops. Citizens throughout the county, along with a local group called the Friends of Andrew Jackson State Park, the Park’s manager and the South Carolina State Park Service have all expressed concern that because of development pressures in this part of the county, ways need to be identified by which the character of the area will be protected. If the land surrounding the Park is over developed, it will compromise the integrity of the Park as part of the Park’s character and the historical significance is based on the rural character of the area. Additionally, it is believed, for the most part, development surrounding State Parks should remain very low density as many of these facilities are located in rural areas.

A factor which could influence development in this area is the location of the extension of Dave Lyle Boulevard. This extension of the “outer-outer” belt around Charlotte, through the middle of the panhandle, and connecting with S.C. Highway 75 has not been determined. Until a more concrete date of construction has been determined it will be difficult to decide what if any impact this project will have on the area in the near future. Once, the time schedule is confirmed, the county should take a closer look at how the area surrounding the final path of this highway should develop.

At the present time, a business park in the area surrounding the location of where this extension connects with S.C. Highway 75 could be an appropriate use of the area as it would allow for some development of the surrounding area in a manner which could help preserve the character of the area and not encourage sprawl development. This type of development should only occur at this intersection if the Dave Lyle Boulevard Extension Project is built. Until such time, this area should remain as an area of low intense residential development.

Another area where development could occur is at the intersection of U.S. Highway 521 and S.C. Highway 5. However, because Andrew Jackson State Park encompasses almost all of the land along the eastern right-of-way line of Highway 521 in this area, the property owner on the northwest corner of this intersection does not want their land developed and the future location of Dave Lyle Boulevard does not make this a good location for more intense development. Higher intensity development would be out of character with the wishes of the property owner mentioned above and the need to preserve the character of Andrew Jackson State Park. Additionally, the location of the Dave Lyle Boulevard Extension Project to the north of this intersection is where the county should encourage any future intense development to occur. Development surrounding this intersection should remain as it is today, very, low density residential. Based on all of these factors, this entire segment should be designated as an “area not suited for intense development”.

Segment 3:

Segment 3 is the 2.3-mile area which encompasses the Taylor’s Grove Community. The Taylor’s Grove Community is defined as the area which lies between Cane Creek to the north and Camp Creek to the south. This segment of the highway, just like Segment 2, should be designated as an “area not suited for intense development”. This designation is appropriate because the area has developed as a residential area with limited commercial development and only a small amount of vacant land remains along the highway. Encouraging more intense development in this area would be out of character for this community which is working to preserve its identity and would place typically incompatible uses adjacent to one another.

Segment 4:

Segment 4, is the 1.8-mile area from Camp Creek southward to the northern city limits of the City of Lancaster. This segment of the highway, just like Segment 1, should be designated as an area where the county should encourage both development and redevelopment activities. The southern portion of this segment from Craig Manor Road southward to the city limits is an area which should be designated as an “area suited for intense development”. It has, for the most part, developed commercially, has the infrastructure and services available to handle such development and should continue to develop in this manner.

The section of the highway from Craig Manor Road northward to Camp Creek contains primarily a mixture of single-family homes and vacant parcels. However, there are a few commercial uses which have also located along this portion of the highway. These commercial uses have tended to be large-scale commercial uses such as a funeral home, a car dealership and a heating/air conditioning company. In 2000, County Council did approve the location of a new car dealership near Camp Creek. As this area is located close to the City of Lancaster and as there is little vacant land remaining between Craig Manor Road and the city limits, it is logical that this section of the highway could experience some future non-residential development. For these reasons and because sewer is not available in this area and some type of development will take place along this portion of the highway, it is recommended that this area be considered as an “area where intense development should be questioned”.

S.C. Highway 160:

A more nonresidential development pattern has emerged along S.C. Highway 160 than U.S. Highway 521 due to its location being entirely in the panhandle portion of the county and the availability of the infrastructure needed to handle this type of development. Over the past several years, this type of development pattern has been reinforced by decisions made by County Council. For example, when the Lancaster County Unified Development Ordinance and the current zoning map for the county was adopted in 1998 and when County Council approved the rezoning of several parcels from residential to commercial designations.

When the current zoning map was adopted, the land where the McMillan Business Park is located and a portion of the adjacent Miller Farm Property was designated for industrial use. The reasoning behind this decision was to diversify the economic base of the county. It was believed a business/industrial park needed to be located in the “Panhandle”, where services could be made available to handle this type of development at a lower cost than in other parts of the area. By doing this, the county would attract investment from existing companies located in Mecklenburg and York Counties, which want to move to a less congested area and reduce operating cost, as well as from new companies, which want to locate in this region but did not need to be located in the center of either of the two major cities in the region. A business/industrial park in this area would be able to take advantage of its close proximity to both Charlotte and Rock Hill. As County Council did not believe the McMillan Business Park would be able to handle the anticipated growth, it added a significant portion of the adjacent Miller Farm Property to this industrial designation.

Besides establishing the McMillan Business Park along S. C. Highway 160 and designating a portion of the Miller Farm Property as industrial land, Council has approved several rezonings which have followed this nonresidential development pattern on S.C. Highway 160. County Council, at the request of the property

owners, rezoned almost all of the land along the northern right-of-way of S.C. Highway 160 from the Pleasant Hill United Methodist Church eastward to U.S. Highway 521 from residential to commercial. This followed Council approving a planned development district along the southern right-of-way line of the highway in this area. Since that time, this planned development district has been converted to a strictly commercial development. It was the approval of the original planned development district which spurred the property owners along the northern right-of-way line to have their properties rezoned. Therefore, the development pattern in these two areas along the highway have been established.

The western portion of the highway from Blackwelder Road and Fortson Drive westward to the county line has developed with primarily small-scale commercial and industrial uses. The Pleasant Valley Subdivision and a couple of single-family homes are the only exceptions to this development pattern. This development pattern should continue into the future.

Along the northern right-of-way line from Fortson Drive eastward to Possum Hollow Road, this area has primarily developed residentially. There are a few commercial uses near Fortson Drive. The remainder of this area contains the Southwind and Pleasant Hill Subdivisions, low density, single-family development and vacant land. Most of the vacant land in this area is part of the Miller Farm Property. As this is the only portion of the highway where there is a block of residential development, it is this section of the highway where the county should try to maintain this type of development pattern. Even though a large amount of this land is located across the highway from the McMillan Business Park, through good planning, adequate buffers and the combining of parcels to allow for larger pieces of land being developed at one time, residential development in this area would be appropriate. Additionally, it would serve to break up the nonresidential development on the highway and would be compatible with the residential development proposed for the northern portion of the Miller Farm Property.

THE FUTURE LAND USE MAP: MAP 11

Based on the factors discussed above, the future land use map was developed. Map 11 identifies areas of the county which should develop in a particular manner. As these areas are general in nature, all land designated for a particular land use category does not mean all of the land will develop in that manner. As explained earlier in this chapter, this map does not typically show how individual parcels of land will develop but only how particular areas of the county could develop.

For example, there is a broad area designated for residential development in the panhandle portion of the county. This is based on growth from York County, South Carolina and Mecklenburg and Union counties in North Carolina. Within this darker yellow area, the map indicates the primary type of development is

anticipated to be residential. As this area is broad in scope, there may be some commercial, institutional or even industrial development within this area. However, this area will probably not develop with concentrated areas of non-residential development. Additionally, portions of this same area may not develop and could remain vacant throughout the twenty year life of this plan.

The darker yellow color designates those areas where the higher intense residential development should be encouraged to occur. Higher intensity residential development indicates those residential developments which when developed will have a density of more than 1.5 dwelling units per acre (gross acreage). The areas designated for this type of development are based on the availability of sewer lines or where sewer lines are planned to be installed over the life of the plan. The installation of sewer lines is based on the Lancaster County Water and Sewer District's Master Plan. Developments with this type of density or higher are needed to justify the installation of the infrastructure which is required to sustain this type of development. For this reason, these areas will be the best suited to handle the county's more intense residential developments. Developments which will have densities higher than 1.5 dwelling units per acre should only be located in these areas as it will help the county have a better idea of where the future population of the county will be located so funds can be allocated to meet the needs of the individuals living in these communities. Otherwise, scattered higher density developments will occur throughout the county. Scattered, or sprawling development, tends to increase the cost the county has to pay to provide services to these individuals because the same amount of services will have to be provided to people over a larger land area thus increasing the cost to provide such services.

The creme-colored areas represent those portions of the county which are anticipated to:

- 1) develop primarily with low intensity residential developments (density: max. 1.5 dwelling units/acre) on individual lots at low rates of development,
- 2) remain as agricultural or vacant land or
- 3) possibly be developed with small-scale commercial businesses on individuals parcels of land.

These areas represent the portions of the county where development pressures should be the weakest because of one of the following factors: the lack of water and/or sewer lines, soils which are not suited for development, environmental or historical impacts, areas of prime farmland or farmland of statewide importance, or simply the area is too far removed from where the growth is anticipated to take place. These areas will continue to be rural in character and will provide the county with open space. Other than low density developments (less than 1.5 dwelling units/acre), all development proposals in these areas should be reviewed very carefully before any approvals are given.

The purple areas represent anticipated industrial development. The map shows more industrial land than the county will need to meet its industrial needs over the life of this plan. All of the land that is designated industrial meets one of the following criteria: 1) there is an industrial use on the site; 2) the site is being marketed for industrial purposes, 3) some or possibly all utilities needed for an industrial use are available or 4) the Catawba Regional Council of Governments recommended the site as part of a study of potential industrial locations conducted for the county in 1995. As there is more industrial land indicated on the map than is needed, industrial sites should only be developed when all necessary infrastructure is available.

Currently, Lancaster County has six industrial parks comprising 784 acres. All industrial development should be encouraged to locate in these parks because the needed infrastructure is in place or can be put in place at a reasonable cost. Only after these sites begin to reach capacity, should other parks be developed. The main reason for this is it will concentrate this type of development in particular areas of the county, which will make the provision of services easier and more economical than if it is scattered throughout the county.

There are three industrial parks located in the Panhandle, which are the McMillan Industrial Park, the 521 Business Park, and the 521 Perimeter Park. These parks range from 120 to 200 acres with 50,000 to 150,000 square feet for their average building size. The Lancaster County Business Park has 150 acres and the average size of building is 80,000 square feet. The Town of Kershaw and the Town of Heath Springs also have industrial parks. The Kershaw Industrial Park has 117 acres and the Heath Springs Industrial park has 67 acres. It is imperative for all industrial development to locate first in these industrial parks before rezoning properties to accommodate industrial uses in other parts of the county.

The light purple area shows the location of mixed use planned development district which were previously discussed. Even though these areas develop primarily as residential, each will have a significant amount of commercial and industrial land. Therefore, there is more commercial and industrial land shown on the map than it appears.

The commercial areas are shown in red. In the panhandle portion of the county, there are two primary areas of proposed commercial development along Hwy. 521. As with all the land use designations, these areas should only be developed when all needed infrastructure is available. Therefore, the areas closest to the state line and the City of Lancaster should be developed first as these are the areas, within the commercial designation which currently contain either existing commercial development or have water and sewer lines available. The only other area with some concentrated commercial development is surrounding the City of Lancaster. The remainder of the county contains dispersed commercial development. These parcels of land are shown on the map to indicate that there are commercially used parcels spread throughout the county.

Public areas are shown in green. These sites include governmental uses, religious institutions and cemeteries. There are only two new public areas shown on this map. One is surrounding Forty-Acre Rock which needs to be preserved. The second is along the entire length of the Catawba River where a buffer yard needs to be established to protect the natural beauty of the River as well as the River's water quality. This buffer yard area is one of the recommendations contained in the Catawba River Corridor Plan. Other new facilities are not shown as the appropriate agencies will make these decisions in the future.

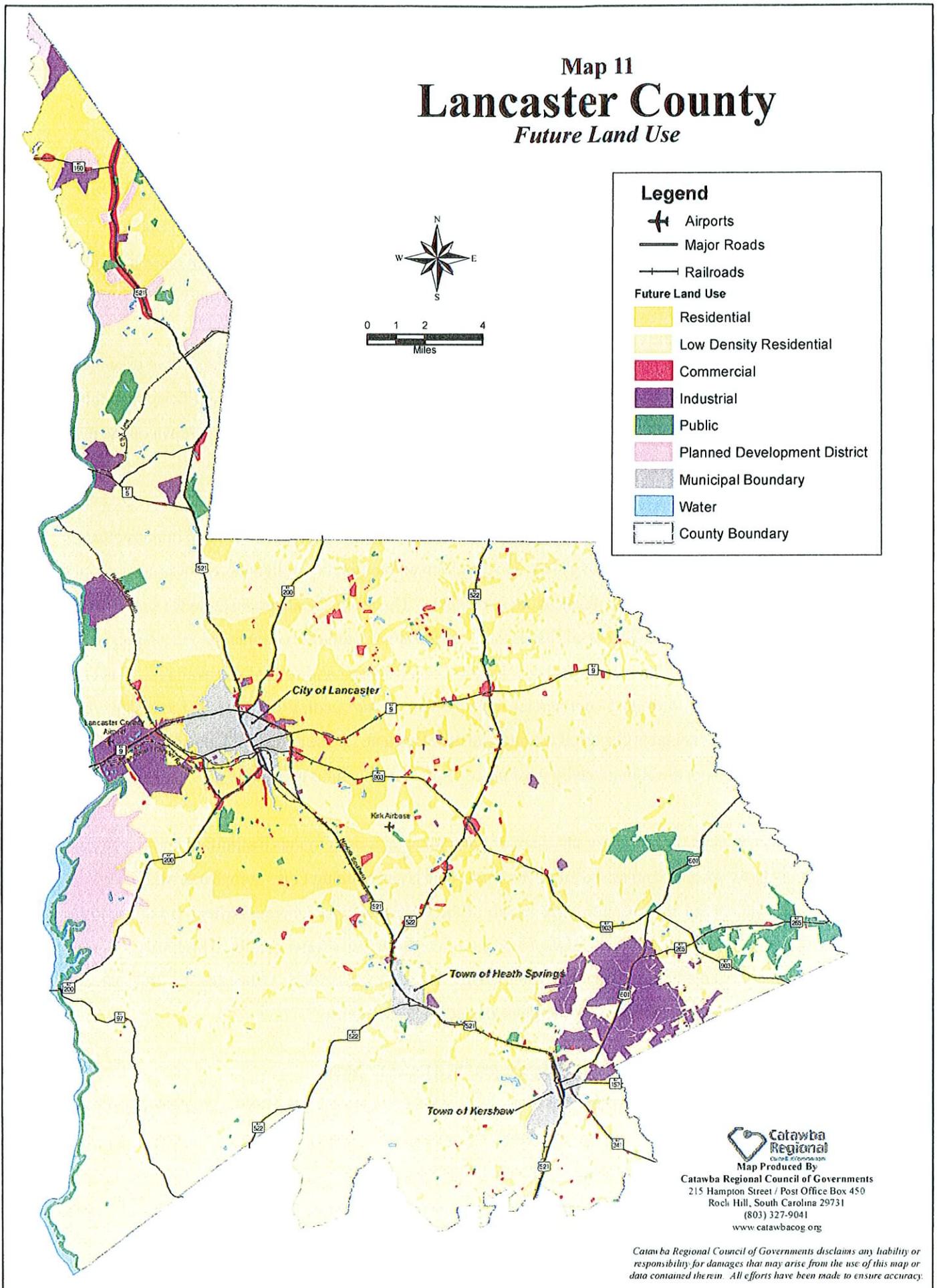
THE THREE MUNICIPALITIES

This portion of the Comprehensive Plan serves as the Land Use Element for the three municipalities within Lancaster County: City of Lancaster, Town of Heath Springs and the Town of Kershaw. This element of the Comprehensive Plan provides an inventory of how individual parcels within each municipality have developed, identifies conditions which have influenced and which may influence the growth of each municipality and

Map 11 Lancaster County Future Land Use

Legend

-  Airports
-  Major Roads
-  Railroads
- Future Land Use**
-  Residential
-  Low Density Residential
-  Commercial
-  Industrial
-  Public
-  Planned Development District
-  Municipal Boundary
-  Water
-  County Boundary



Map Produced By
Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org

Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

locates where future growth may occur.

The first step in developing this element of the Plan was to create the existing land use maps for each municipality. The existing land use maps for the City of Lancaster and the Town of Kershaw were developed with the help of staff from the respective municipalities. The planning staff conducted its own land use survey of the Town of Heath Springs. Once these maps were developed, the future land use maps were created based on general planning principles, planning staff's past experience in developing these type of maps, the existing surrounding land uses, proximity of the site to major roadways, a review of the circumstances which may influence growth within the three municipalities and input from the staff of the individual municipalities. Unlike the existing and future land use maps for the county, each of the existing and future land use maps for the municipalities were developed on a parcel by parcel basis.

FACTORS WHICH HAVE INFLUENCED AND WILL CONTINUE TO INFLUENCE THE GROWTH OF THE THREE MUNICIPALITIES WITHIN LANCASTER COUNTY:

Many of the same factors have influenced the growth of all three municipalities to varying degrees. The accessibility of each municipality not only to other parts of the county but also to the surrounding counties has in the past and will continue to contribute to the growth of all three areas. Areas which are easily accessible tend to attract people who want to live and/or work in these communities and serves to attract economic development.

It is important to note that all three municipalities are located along Highway 521, which extends from the northwestern most part of the county to the southeastern most part of the county. The City of Lancaster benefits the most from being located along Highway 521 because the highway from the city limit line northward to the state line is a four-lane divided highway which serves to connect the city with one of the largest metropolitan statistical areas (Charlotte-Gastonia-Salisbury NC/SC MSA) in the country.

Besides all three municipalities being located along Highway 521, each municipality is located along other highways which increases the accessibility of each municipality. The City of Lancaster is also located along Highway 9, which is the only east/west highway in the county. It serves to connect the city with the counties of Chester and Chesterfield to the west and east, respectively. The portion of the highway from the city limit line westward to the Chester County line is a four-lane divided highway. The residents of the city can use Highway 200 to travel to southern Chester County or to Union County (Monroe), North Carolina. Highway 903 provides another alternative to reach Chesterfield County.

The Town of Heath Springs has easy access to Highway 522, which extends from the northeast part of the county to the southwest part of the county. This highway serves to connect the town and the county with Union County, North Carolina and Kershaw County. Additionally, it serves to connect the Town of Heath Springs with many of the crossroads communities within the county.

Highways 521 and 601 provide the Town of Kershaw with access to Kershaw County. Highways 601 and 265 can be used to travel to Chesterfield County. Highways 157 and 341 provide access a different part of Kershaw County than does Highways 521 and 601. Therefore, the Town of Kershaw is accessible via many different routes from not only other parts of the county but from other counties.

The availability of both water and sewer lines within and around the corporate limits of the three municipalities has and will continue to contributed to their growth. The availability of water and sewer lines allow residential development to occur at higher densities than would otherwise be allowed, which helps concentrate more population into a small area. Furthermore, nonresidential development is better suited for areas which have both water and sewer lines. It is the availability of this type of infrastructure which reduces the problems which can occur for these types of higher density developments when each is forced to use a septic system and because many nonresidential developers will not build in areas which do not have both water and sewer lines.

The accessibility of the three municipalities and the availability of needed infrastructure for development such as water and sewer lines have made it possible for these three municipalities to have the highest concentrations of population in the county. This concentration of population has led these areas to become the centers for economic activity within the county.

The City of Lancaster is definitely the economic center of the county and it will continue to be so for the foreseeable future. Economic centers tend to occur where populations are more densely located as it makes it easier to sell items for less money than it would if the population is dispersed throughout a large area. The ability for a company to reach a large population attracts such companies to these areas and this makes these areas more suitable as employment centers.

For example, in the past, the economic life of the county revolved around the City of Lancaster. It was the place where people came to sell the goods they had made, to do most of their shopping, to purchase services they could not purchase at home and for entertainment purposes. Over the years, this role has decreased as economic opportunities in other parts of the county improved and as people became increasingly willing and able to travel to Columbia, Rock Hill, or Fort Mill in South Carolina or Charlotte or Monroe in North Carolina

to work, shop or for entertainment purposes. However, the City of Lancaster still plays a vital role in economic life of many of the residents of the county and as revitalization effects in the downtown area continue to grow some of the city's lost importance will be regained.

One factor which is unique to the development of the City of Lancaster is that it serves as the governmental center for the county. Not only does the city house all of the departments which provide services to the citizens of the City of Lancaster but also many county and state governmental agencies which serve the residents of the county are located within the city limits. Governmental agencies are a good source of employment opportunities which serve to attract people. Additionally, the concentration of governmental activities within the city limits has led to much of the nonresidential development which has occurred primarily in the downtown area.

As the county's population continues to grow and the rate of growth is anticipated to increase, governmental services will need to be expanded to meet the needs of an ever growing population. This means the City of Lancaster will continue to base part of it's growth on it's role as a governmental center. It should not be forgotten that the development of the Catawba Ridge Planned Development Community on the Catawba River will add to the demands for county/state services.

Even though the annexation policies of the state of South Carolina are more restrictive than in some other states, the ability of municipalities to annex adjacent properties will continue to be a means by which all three municipalities will be able to expand their boundaries and increase their populations. The laws of the State of South Carolina only allow municipalities to annex areas which are adjacent to the existing corporate boundaries and the annexation must be initiated by the property owner. This type of annexation law can lead to irregular corporate boundaries as some property owners may choose not to be annexed into a municipality. The incentives for property owners to be annexed are reductions in water and sewer rates, regular garbage collection and reduced insurance rates which may occur based on the level of police and fire protection provided an area. The City of Lancaster, between the years 1999 and 2005, annexed approximately 216.45 acres of land. This represents a significant increase in the city's land area, which will make more land available for future development. The Towns of Heath Springs and Kershaw have not annexed any property during this same time period.

Besides the type of development which occurs in areas which are annexed or in recently developed areas, the type of development which will primarily occur within the three municipalities in the future will be infill development. Infill development is the term used to describe development which occurs in an area which has

for the most part previously been developed. For example, development which takes place on a vacant lot in the downtown area or in a well established older neighborhood would be considered to be infill development. For the surrounding area to maintain its unique character, infill development proposals should take into consideration the scale and architectural characteristics of the existing development. Otherwise, the infill development will look out of place and will not serve to contribute to the established character of the area. This is of particular importance to any part of a community which wants to preserve its own unique appearance.

CITY OF LANCASTER

The existing and future land use maps for the City of Lancaster are based on the factors discussed above and both contain the same land use categories. By using the same land use categories, comparisons between the two maps are easier than if the land use categories varied. Land use categories by nature are general. In other words, the industrial category is used for both light and heavy industrial operations. These categories are not similar to zoning classifications, which group similar uses together under one designation.

The land use categories for both maps are as follows: a) residential: single and two-family units (yellow); b) multiple-family: dwellings with three or more units (orange); c) commercial: all types of retail establishments including banks (red); d) professional office: medical, dental, legal offices as well as real estate, surveying offices, etc. (pink); e) institutional: religious institutions, civic organizations, schools, etc. (blue); f) public: governmental offices and offices for businesses such as the Lancaster County Economic Development Corporation (gray); g) recreational: parks (green); h) industrial (purple) and i) planned development district: mixed use developments (light green).

Existing Land Use Map: Map 12

The existing land use map is a planning tool which shows how an area has developed. The land use map for the City of Lancaster clearly shows that the nonresidential development which has taken place within the city is concentrated along the major transportation routes both in and around the city. The commercial development within the city limits is primarily located along the entire length of Highway 9 (By-Pass) and Main Street (Highway 521) particularly where it intersects with the By-Pass, in the downtown area and south of downtown beyond the railroad tracks. Additionally, there is some commercial development along parts of Meeting Street.

The downtown area with its classic grid pattern of roads is indicated on the map by the amount of commercial (red), governmental (gray) and professional office (pink) development which has occurred between Barr Street and Chesterfield Avenue to the north and south and Market and French Streets to the east and west. The governmental center of the city as well as the county is identifiable by the gray areas along Catawba and

Dunlap Streets. The city has constructed a new city hall building on the northwest corner of the intersection of Catawba and Arch Streets.

Institutional development has occurred throughout the city due to the fact that this category includes schools and religious institutions which are typically built near or in residential areas. Even though this type of development has occurred throughout the city it still is concentrated to some degree along the major transportation routes and in those areas which are adjacent to the downtown area.

There is little industrial development within the city limits and that which has occurred is widely dispersed. The largest number of multiple-family sites are located in the eastern portion of the city. However, the largest concentration of apartment units is in the Colonial Avenue section of the city. Some units can be found adjacent to the downtown area. The open space/recreational areas are situated primarily to the south of Meeting Street. The remainder of the city which does encompass largest amount of the land within the city limits has developed with single family homes.

Future Land Use Map: Map 13

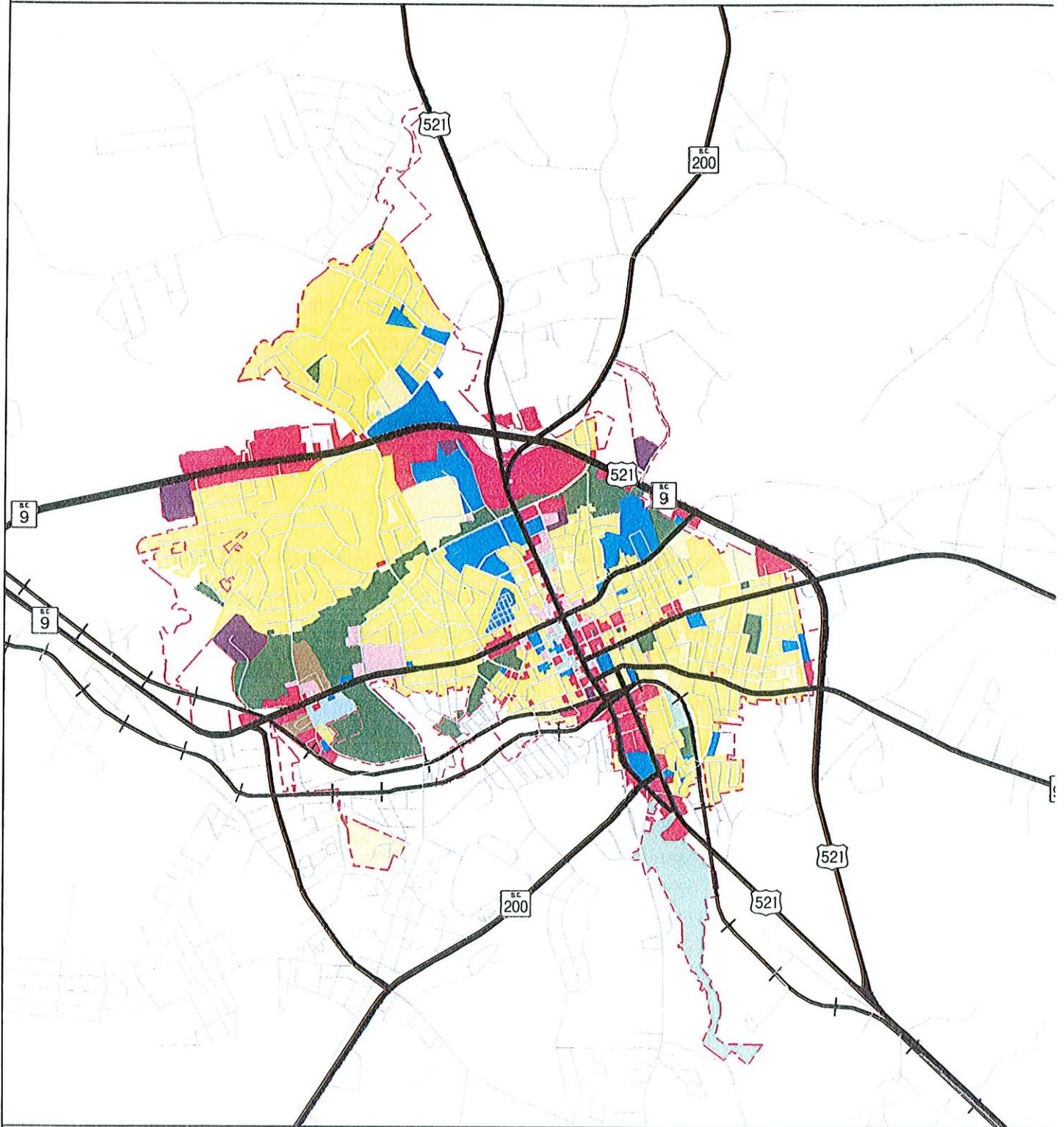
The future land use map was developed based on the factors discussed in the Section entitled Land Use for the Three Municipalities, above. This map is a tool which should be used as a general guide for the future development of the city. It should be used as such because the map indicates the anticipated land use pattern for more than a twenty year period and takes into consideration many factors which could influence where development may occur. Based on these factors, the map represents the planning staff's best estimate of how individual parcels could develop over the life of the plan. Therefore, just because a parcel is colored a particular color does not necessarily mean it will be developed in that particular manner. It does mean if the parcel is developed based on the map, the parcel would develop in a manner which is compatible with the surrounding area. Over the twenty year life of this plan, we anticipated most vacant parcels within the city will develop.

The largest difference between the existing and future land use maps for the city is the area designated as open space/recreational. This area extends along Gills Creek from the western to the eastern city limit line. The land shown in green is along the banks of the creek and those properties which are immediately adjacent to the creek and frequently flood. Flooding in this area has increased because of the development which has taken place not only in the immediately surrounding area but also in other parts of the county, which serves to increase the amount and velocity of runoff because of the increased amount of impervious surface created by the development, the fact the channel of the creek is narrower at the bridges along Main and Meeting Streets,

Map 13

City of Lancaster

Future Land Use



- | | |
|------------------------|------------------------------|
| — Major Roads | Multi-Family |
| — Minor Roads | Planned Development District |
| — Railroads | Professional |
| Land Use | Public |
| Commercial | Recreation |
| Industrial | Residential |
| Institutional | Undeveloped |
| Manufactured Home Park | City of Lancaster |

Map Produced By
Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org

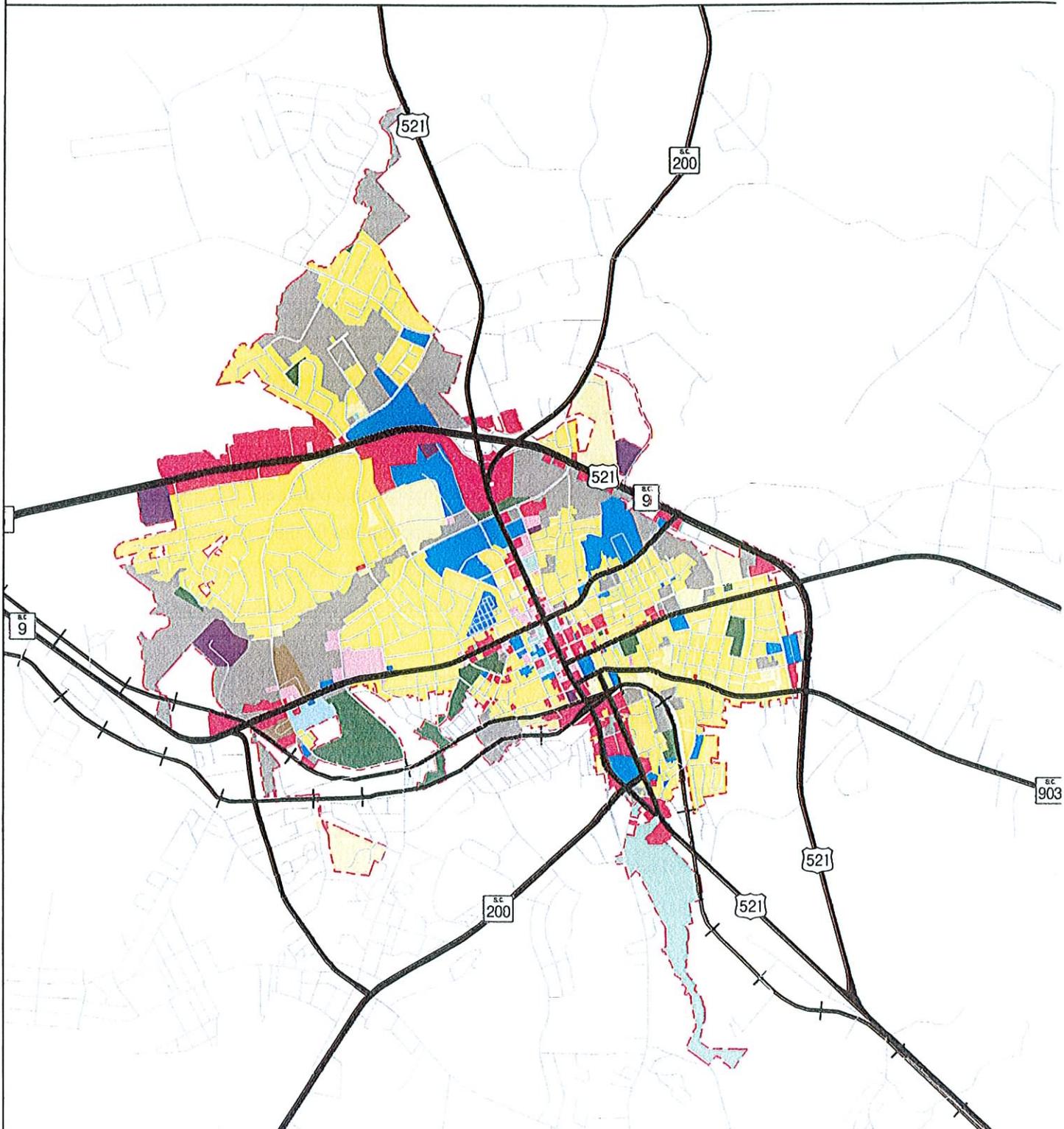


Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 12

City of Lancaster

Existing Land Use



- Major Roads
- Minor Roads
- Railroads
- Land Use**
- Commercial
- Industrial
- Institutional
- Manufactured Home Park
- Multi-Family
- Planned Development District
- Professional
- Public
- Recreation
- Residential
- Undeveloped
- City of Lancaster

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Roddey and Woodland Drives, and Gillsbrook Road which forces runoff to travel through narrower creek banks than would otherwise occur if the creek had remained natural and undisturbed and at higher speeds which contribute to erosion problems.

As a means to no longer contribute to the increase in the intensity and frequency of flooding events in this part of the city, it is recommended that those remaining vacant properties along the creek and the land adjacent to the banks of the creek be designated as open space/recreational. In this way, the amount of newly created impervious surface, which serves to increase the amount of runoff, the velocity of the runoff and the amount of pollutants carried to the creek, will not be substantially increased. If the area continues to develop, it will only serve to increase the intensity and frequency of flooding events which is something that should be avoided.

Designating these areas as open space/recreational provides the city with a unique opportunity to create, either when you first enter or just before you leave the city limits, a greenway which will extend through the middle of the city from the western to the eastern city limits. This area will serve to connect some of the existing parks within the city limits and can be used for both active and passive recreational purposes. It is a great way to provide much needed undisturbed open space and/or recreational opportunities for the residents of the City of Lancaster and to serve as a natural break in developed environment. By designating this area as open space/recreational the city will improve its physical appearance, increase the quality of life for its residents and make Lancaster a better place to live and work.

The other major change in the future land use map involves the area north of Hubbard Drive. This area contains the largest amount of vacant land within the existing city limits. Due to this areas location adjacent to the university, the fact that over 50 % of the area has developed residentially and the majority of the area is not located on a major roadway, it is anticipated the area will primarily develop with single-family homes. A few larger tracts of land which are located adjacent to the university could develop with multiple-family units because of the proximity of the property to the campus.

The other vacant parcels will primarily develop in the same manner as the adjacent parcels which for the most part will be residentially. Based on their location, proximity to other multiple-family developments or because a property owner has expressed an interest in developing a parcel in a certain manner some of the vacant parcels will develop with multiple-family developments. This type of housing is needed as currently there is not an adequate amount of multiple-family housing units within the city limits to serve the needs of the city. Additionally, as the city continues to grow, there will be an even greater need for this type of housing as the area will attract people who will work and want to live in the city but who are not from the immediate area.

There are not many areas of the city where new non-residential developments are anticipated to occur. The commercial development will take place along the Highway 9 By-Pass and along the southern portions of Main and Market Streets. Professional offices will expand in the immediate vicinity of the hospital and in some of the areas adjacent to downtown.

Requests for annexation into the City of Lancaster is one factor which will influence the future development of the city. However, as these requests are voluntary, there is no way to know where such requests will occur. Therefore, the influence this factor will have on the future development of the city cannot be shown on the future land use map.

TOWN OF HEATH SPRINGS

The existing and future land use maps for the Town of Heath Springs are based on the factors discussed in the Section entitled *Factors Which Have Influenced and Will Continue to Influence the Growth of the Three Municipalities Within Lancaster County*. In addition, the planning staff used the existing zoning map for the town to help make decisions as to how certain parcels of land should develop. Staff believes the existing zoning map is a good indication of how parcels could develop. This belief is based on the fact that zoning designations are based on the use of land being compatible with the uses in the surrounding area and each takes into consideration the adequacy of the infrastructure to meet the needs of the uses allowed in a particular zoning classification.

Both the existing and future land use maps contain the same land use categories. By using the same land use categories, comparisons between the two maps can easily be made. Land use categories by nature are general. For example, the commercial classification is used for a barber shop as well as an automobile repair shop. These land use designations are not the same as zoning classifications which group similar uses together under one classification.

The land use categories for both maps are as follows: a) residential; b) commercial; c) industrial and d) public. Each category includes all the land uses which would generally be considered to be included in that category. For example, the residential classification includes single, two or multiple-family units. Also, the public land use category was used for governmental uses as well as for religious institutions. Staff believed because of the amount of non-residential development as compared to residential development which has taken place within the town limits and the small range of uses currently located within the town that these more general land use classifications would be sufficient for developing both maps.

Existing Land Use Map: Map 14

The existing land use map is a planning tool which shows how an area has developed. The land use map for the Town of Heath Springs indicates most of the nonresidential development within the town is concentrated in two areas. The commercial and public land uses are concentrated in the town center, along Main Street from Cauthen Street to Drexel Place. There are a small number of other commercial uses which are scattered throughout the town limits. Industrial development is concentrated in the southern part of the town, along Roland Avenue between Flat Rock Road and College Street. There is some industrial development along the railroad tracks. The remainder of the town is residentially developed. However, there is a sizable amount of vacant land located within the town limits.

Future Land Use Map: Map 15

This map is a tool which should be used as a general guide for the future development of the town. It should be used as such because the map indicates the anticipated land use pattern for more than a twenty year period and takes into consideration the factors, discussed above, which could influence where development may occur. Based on these factors, the map represents the planning staff's best estimate of how individual parcels could develop over the life of the plan. Therefore, just because a parcel is colored a particular color does not mean it will be required to develop in that particular manner. It does mean if the parcel is developed based on the map, the parcel would develop in a manner which is compatible with the surrounding area.

Over the twenty year life of this land use plan, staff is anticipating most of the land within the town limits will probably develop residentially. Even though most of the vacant parcels are shown as developing residentially does not mean all of these parcels will develop. Some may remain vacant. The type of residential development which will most likely occur within the town limits will be single-family homes.

The commercial land use designation has been extended to those parcels which are currently commercially zoned. By zoning these parcels for commercial purposes the town has indicated that these parcels are suitable for commercial businesses because of the surrounding land use, the proximity of the site to a major transportation route or historical trends. Not all of the parcels which are commercially zoned are being used for commercial purposes. Some are used for residential purpose. By designating some of these existing residentially used parcels as commercial on the future land use map means it is anticipated over time that such parcels will be replaced with commercial uses.

The main area where this may occurred is in the town center, in the area which is bounded by Caston, Main

and Mobley Streets and Drexel Place. There is additional land designated for commercial purposes at the intersection of Drexel Place and College Street and when you first enter the town limits along the eastern right-of-way line of Highway 521. All of these areas have existing commercial uses in the general vicinity which makes them suitable for additional commercial activities. It is important for the town not to extend commercial uses into residential areas and to try to concentrate commercial activities in the town center as this will help maintain the town's unique character and serve to keep the town center vital.

There are no new large areas designated for industrial development primarily because of the difficulty in knowing where industrial companies will locate. The new industrial areas on the map are residential areas which are adjacent to the existing industrial companies and are expected to possibly change to an industrial use. This would most likely occur from the expansion of the existing industrial companies. Furthermore, by these parcels eventually converting to an industrial use it would reduce the incompatibility of uses which currently exist in these areas between residential uses located adjacent to industrial uses.

TOWN OF KERSHAW

The existing and future land use maps for the Town of Kershaw are based on the factors discussed in the Section of this Chapter entitled *Factors Which Have Influenced and Will Continue to Influence the Growth of the Three Municipalities Within Lancaster County*. When developing the future land use map for the town, the planning staff used the existing zoning map for the town to help make decisions as to how certain parcels of land should develop. Staff believes the existing zoning map is a good indication of how parcels could develop.

This belief is based on the fact that zoning designations are based on the use of land being compatible with the uses in the surrounding area and each takes into consideration the adequacy of the infrastructure to meet the needs of the uses allowed.

The same land use categories were used for both the existing and future land use maps. In this way, comparisons between the two maps can easily be made. Land use categories by nature are general. For example, the industrial classification is used for both light and heavy industrial users. Land use designations are not the same as zoning classifications which group similar uses together under one classification.

The land use categories for both maps are as follows: a) residential: single and two-family units (yellow); b) multiple-family: dwellings with three or more units (brown); c) commercial: all types of retail establishments including banks (red); d) professional office: medical, dental, legal offices as well as real estate, surveying offices, etc. (pink); e) institutional: religious institutions, civic organizations, schools, etc. (blue); f) public: governmental offices and offices for businesses such as the Lancaster County Economic Development

Corporation (gray); g) recreational: parks (green); and h) industrial (purple).

Existing Land Use Map: Map 14

This type of map is a planning tool which is used to show how an area has developed up to the present time. The existing land use show that most of the Town of Kershaw has developed residentially. However, there is a significant amount of non-residential development which has occurred in the center of town, along Hampton Street (Highway 521) and to the east for a few blocks. The large amount of commercial (red), professional office (pink) and governmental (gray) development which has taken place from Richland Street southward to Pine Street and from Ashe Street westward to Hampton Street defines the town center. Virtually all of the other non-residential development which has taken place within the town limits has occurred along Hampton Street from the northern to the southern town limits. This is a good land use pattern because nonresidential development is concentrated in the part of town which is most able to provide the infrastructure these type of uses need to survive. It also reduces incompatible land uses from locating adjacent to one another. Therefore, there are less conflicts between adjacent property owners.

Future Land Use Map: Map 15

This map is a tool which should be used to guide the direction of future development within the town. It should only be used as a guide because the map indicates the anticipated land use pattern for more than a twenty year period of time and it takes into consideration the factors, discussed above, which could influence where development may occur. Based on these factors, which make it hard to know exactly how a parcel will develop, the map represents the planning staff's best estimate of how individual parcels may develop over the life of the plan. Therefore, just because a parcel is colored a particular color does not mean it will be required to develop in that particular manner. It does mean if the parcel is developed based on the map, the parcel would develop in a manner which is compatible with the surrounding land use.

Over the twenty year life of this land use plan, staff is anticipating most of the vacant land within the town limits will probably develop residentially. Even though most of the vacant parcels are shown as developing residentially does not mean all of these parcels will develop. Some may remain vacant for the life of the plan. The type of residential development which will most likely occur within the town limits is single-family homes. However, staff has shown a few parcels developing with multiple-family units. These units could include retirement communities or conventional apartments.

The commercial land use designation has been extended to those parcels which are currently commercially designated on the town's zoning map. By labeling these parcels for commercial purposes the town has

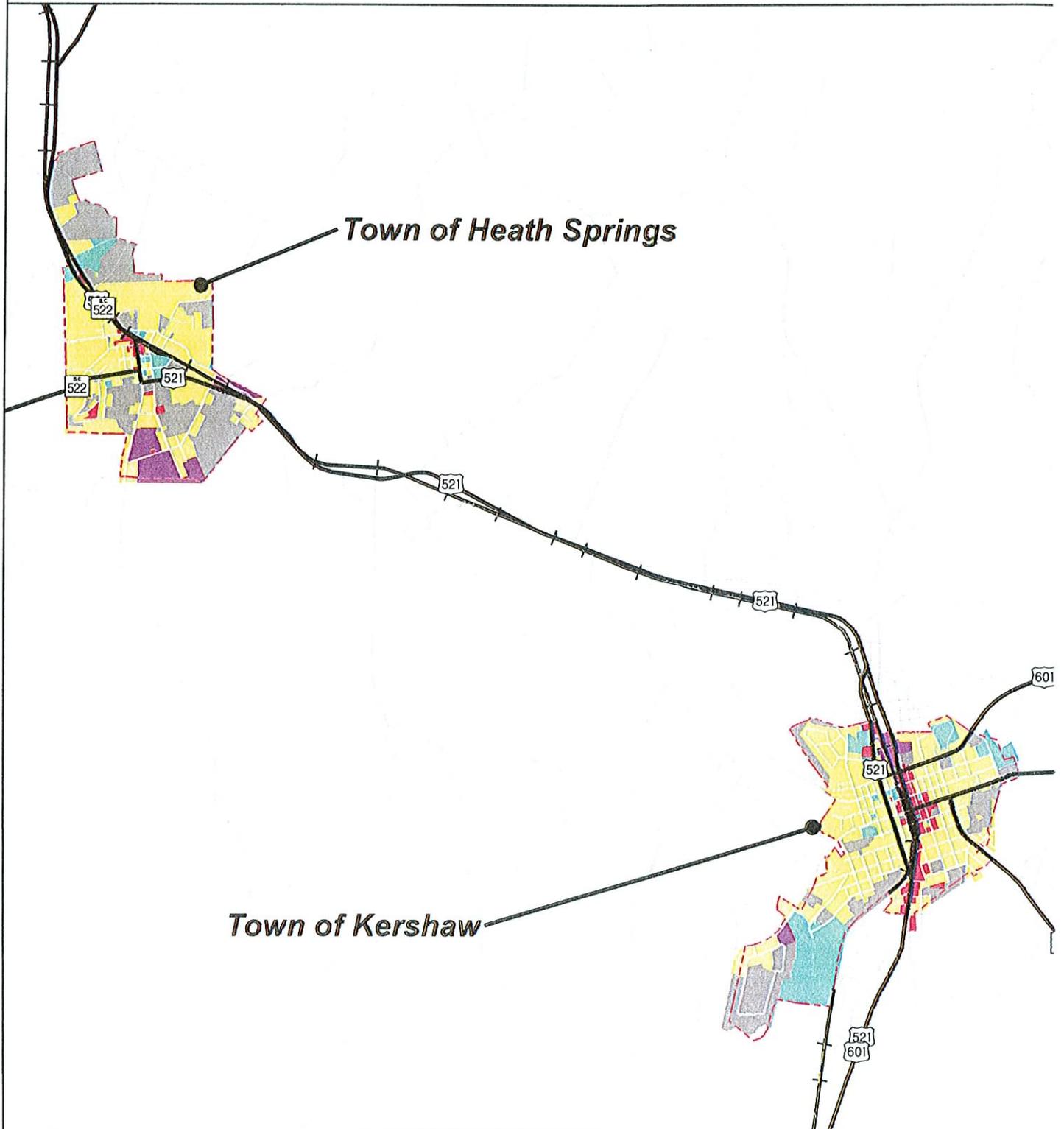
indicated that these parcels are suitable for commercial businesses because of the surrounding land use, the proximity of the site to a major transportation route or historical trends.

Not all of the parcels which are commercially designated are being used for commercial purposes. Some are used for residential purpose. By designating some of these existing residentially used parcels as commercial on the future land use map means it would be appropriate for these parcels to transition from a residential use to a commercial use. It is important for the town not to extend commercial uses into residential areas and to try to concentrate commercial activities in the town center as this will help maintain the town's unique character, serve to keep the town center vital and to protect neighborhoods from the encroachment of incompatible uses.

Staff has designated some parcels immediately surrounding the downtown area for professional office development. This type of development because it is less intense than a general commercial use and is suited for the reuse of existing residential structures makes it a good transitional land use category between commercial and residential development. The vacant lot on the northwest corner of Ashe and Sumter Streets is designated professional office because this entire block has developed with nonresidential uses and it will serve as a buffer between the more intense commercial uses along Hampton Avenue and the residential uses to the east and south of the site. Additionally, by designating the site as professional office, it will reduce the potential conflicts which could occur if the parcel was developed residentially. The other parcels designated for professional office development are in areas which have developed with nonresidential development and where the transition from a residential use to a professional office (commercial) use would be appropriate.

There are no new large areas designated for industrial development primarily because of the difficulty in knowing where industrial companies will locate. The additional industrial area shown on the map is a currently vacant parcel which is designated for industrial use on the town's zoning map. As the site is designated for this use and is adjacent to an existing industrial use this designation is appropriate.

Map 14
Towns of Heath Springs and Kershaw
Existing Land Use



- Land Use**
- Commercial
 - Industrial
 - Public
 - Residential
 - Undeveloped
- Municipal Boundary
 - Major Roads
 - Railroads

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org

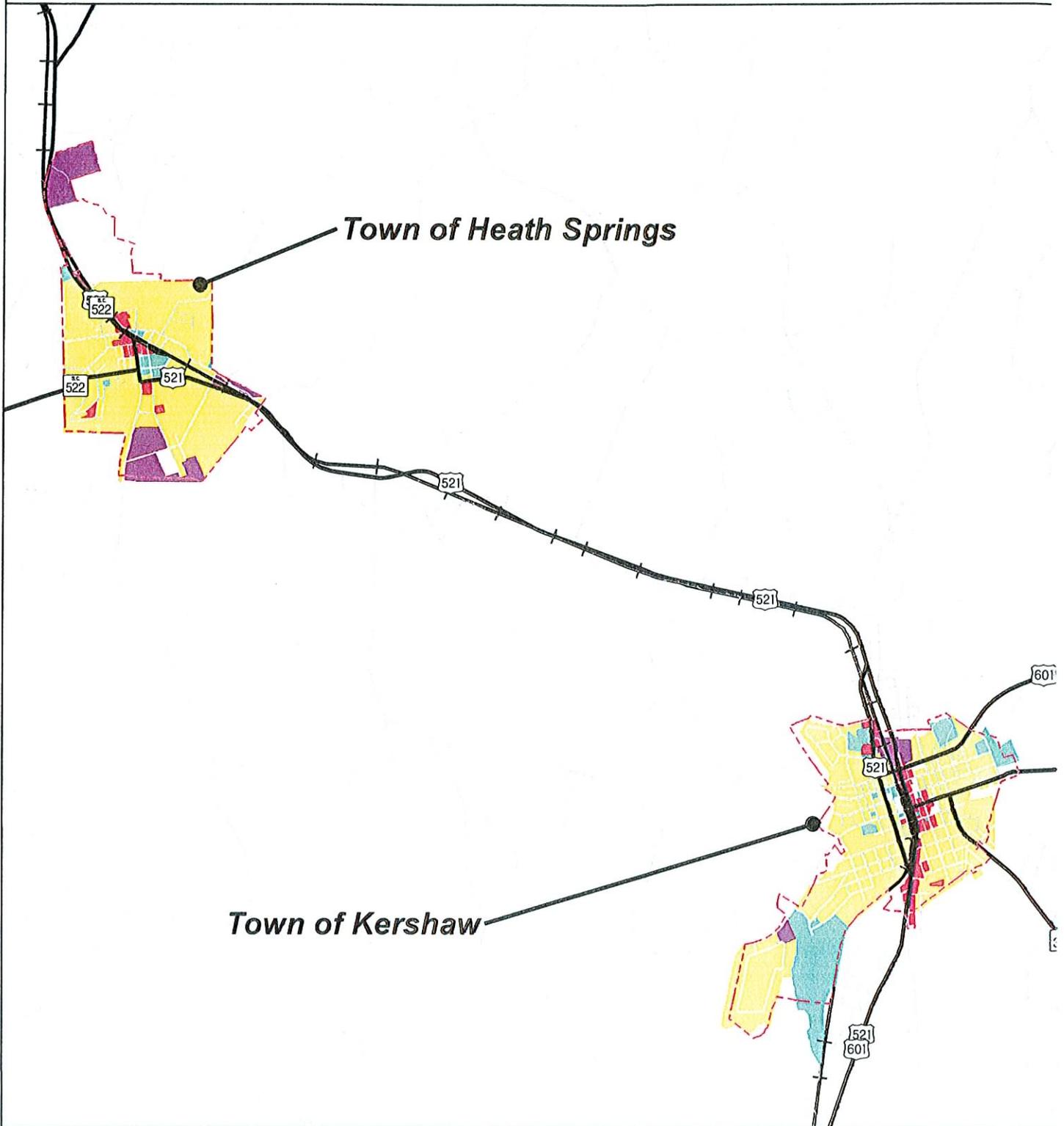


Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

Map 15

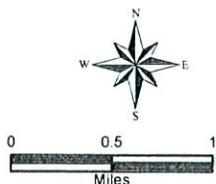
Towns of Heath Springs and Kershaw

Future Land Use



Town of Heath Springs

Town of Kershaw



- | | | | |
|---|-------------|---|-------------|
| — | Major Roads |  | Industrial |
| —+— | Railroads |  | Public |
| Land Use | |  | Residential |
|  | Commercial |  | Undeveloped |

Map Produced By
 Catawba Regional Council of Governments
 215 Hampton Street / Post Office Box 450
 Rock Hill, South Carolina 29731
 (803) 327-9041
 www.catawbacog.org



Catawba Regional Council of Governments disclaims any liability or responsibility for damages that may arise from the use of this map or data contained therein. All efforts have been made to ensure accuracy.

LAND USE ELEMENT



**IMPLEMENTATION STRATEGY
LAND USE ELEMENT**

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To encourage the orderly development of the incorporated and unincorporated portions of Lancaster County by directing development to those areas within the county and municipalities where the infrastructure is available to support such development, where development will have the least impact on the environment and where it will avoid placing incompatible uses adjacent to one another. The county also needs to discourage development from occurring in areas which contain prime agricultural land (continued on next page).</p>	<p>-To promote a development pattern which will maintain the rural character of the county while at the same time allowing the recruitment of companies to locate in the county as a means to increase the economic opportunities available for the residents of the county and its municipalities.</p>	<p>County and Municipal Councils, Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2026</p>
	<p>-To maintain the small town characteristics of the municipalities within the county by establishing policies which encourage development which is in keeping with the character of the towns</p>	<p>Municipal Councils, Lancaster County Planning Commission, Lancaster City Planning Commission, Planning Staff, Lancaster County Historic Commission</p>	<p>2012 - 2026</p>
	<p>-To promote the town centers of each municipality as economic centers. If the municipalities are to remain prosperous and play a role in the economic development of the county, these areas of the community need to maintain their viability</p>	<p>Municipal Councils, Chamber of Commerce, Lancaster County Economic Development Corporation</p>	<p>2012 - 2026</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To encourage the orderly development of the incorporated and unincorporated portions of Lancaster County by directing development to those areas within the county and municipalities where the infrastructure is available to support such development, where development will have the least impact on the environment and where it will avoid placing incompatible uses adjacent to one another. The county also needs to discourage development from occurring in areas which contain prime agricultural land (continued from previous page).</p>	<p>-To require residential developments with densities of more than 1.5 units per acre to occur only in areas of the county where water and sewer are available</p>	<p>County Council, Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2026</p>
	<p>-To promote commercial and industrial developments in areas designated as commercial corridors and established industrial parks. These areas should have the infrastructure needed to support these types of development. Most commercial developments and all industrial developments should take place in areas where water and sewer is available</p>	<p>Lancaster County Planning Commission, Lancaster City Planning Commission, Chamber of Commerce, Lancaster County Economic Development Corporation</p>	<p>2012 - 2026</p>
	<p>-To work with the Water and Sewer District to limit the extension of service lines into areas containing prime agricultural land and areas which are highly susceptible to flooding. Service lines should be extended in a logical manner</p>	<p>Lancaster County Council, Lancaster County Water and Sewer District</p>	<p>2012 - 2026</p>
	<p>-The county, its municipalities and all utility providers should study the possibility of establishing an urban service district. This type of district would define where all types of utilities could be extended over a set period of time</p>	<p>County and Municipal Councils, Lancaster County Planning Commission, Lancaster City Planning Commission. All utility providers, Planning Staff</p>	<p>2012 – 2018</p>

GOALS	OBJECTIVES	ENTITY RESPONSIBLE FOR IMPLEMENTATION	TIMEFRAME
<p>To encourage the orderly development of the incorporated and unincorporated portions of Lancaster County by directing development to those areas within the county and municipalities where the infrastructure is available to support such development, where development will have the least impact on the environment and where it will avoid placing incompatible uses adjacent to one another. The county also needs to discourage development from occurring in areas which contain prime agricultural land (continued from previous page).</p>	<p>-To direct development away from areas where environmental limitations such as soils which are not suited for development or floodplains exist</p>	<p>Lancaster County Planning Commission, Lancaster City Planning Commission</p>	<p>2012 - 2026</p>
	<p>-To support the development of all approved planned districts located within the County</p>	<p>Lancaster County Council, Lancaster County Legislative Delegation, Utility Providers</p>	<p>2012 - 2026</p>
	<p>-To ensure, as the area develops, that the transportation network of the county and its municipalities does not become overburdened</p>	<p>County and Municipal Councils, Lancaster County Planning Commission, Lancaster City Planning Commission, SCDOT</p>	<p>2012 - 2026</p>

TRANSPORTATION ELEMENT

INTRODUCTION

South Carolina State Law regarding comprehensive plans was amended in 2007 and now requires that transportation be addressed as a stand-alone element in the Comprehensive Plan, separate from the Community Facilities Element. Transportation is an important element of the Comprehensive Plan because it provides the strategies which tie together the movement of people and goods with the strategies for economic development and land use. Because roads are capital facilities maintained in part by counties and municipalities, they are linked to the strategies for capital improvements and the provision of adequate public facilities. The impact of new development on the roadways is often felt on a countywide level. As development in areas of the County intensifies, one of the first things long-time residents and new residents notice is an increase in traffic and increased commute times.

Transportation planning is intricately tied to land use and the pattern of development that evolves as an area grows. The provision of transportation in the County should reflect the unique characteristics of the landscape and adhere to the character outlined in the Comprehensive Plan. A transportation system includes various travel modes, such as pedestrian, bicycle, bus, automobile, freight truck, rail, and air. A multi-modal transportation network includes and connects all of these different travel modes in an effective and efficient manner, including connections within and between modes.

The economy of Lancaster County is dependent upon the viability and success of the transportation network. Therefore, a key strategy in this Element is to support these systems and ensure that they are balanced with land use recommendations.

PURPOSE AND INTENT

The intent of the Transportation Element is to guide the development of the County's transportation system in support of the County's vision for the future. The transportation policies are designed to guide the actions of both public agencies, such as Lancaster County, as well as private decisions related to individual developments. The Transportation Element also provides the foundation for development regulations contained in Lancaster County ordinances that implement the County's vision. The purpose of the Transportation Element of the Comprehensive Plan is to present information and strategies that:

- Respect the scenic beauty, community character, natural resources, and cultural heritage of Lancaster County in the provision and use of any transportation system.
- Consider the impacts of proposed new development on the existing transportation systems during review of proposed developments.
- Improve efficiency of the existing and planned transportation system by managing its supply and demand.

- Encourage the provision of safe, convenient, pedestrian and bicycle systems.
- Encourage public transit options in the County.
- Promote intermodal transportation systems such as park and ride options, pedestrian ways, and bike ways.
- Support and improve existing and proposed transportation planning policies.

INVENTORY OF EXISTING TRANSPORTATION SYSTEM

The County's primary function in relationship to transportation is through transportation improvements including roadway improvements and maintenance. The safe and efficient movement of people and goods in Lancaster County depends on the interplay of the primary modes of transportation: highway, air, and rail. The existing transportation system is adequate for the county's current needs, but as the county continues to grow, improvements will be necessary to maintain the current level of service. The following is an overview of the existing transportation system in Lancaster County and an assessment of future needs.

Roads

Lancaster County experienced record growth in the past decade, especially in the northern portions of the County (also referred to as "Indian Land", or "the panhandle,"). This growth is largely generated by proximity to large metropolitan centers like Charlotte, as well as Rock Hill, Fort Mill and other surrounding residential communities in Union and York Counties. Population growth in the panhandle increased 179% between 2000 and 2010, which accounted for nearly 82% of the county's total growth during the same time period. The panhandle has also experienced, and is experiencing, significant employment growth through the addition of the new Lowe's, Edgewater Corporate Center, and the new Wal-Mart.

Growth has had many unintended consequences, including increased congestion on roadways, especially along the county's major north-south highway - US 521. Traffic along this corridor has increased from 24,100 vehicles per day on US 521 between the N.C. State Line and SC 160 (2005) to 39,800 vehicles per day (2011), jeopardizing one of the county's greatest assets— short travel times to Charlotte. In addition to internal pressures, the study area's major thoroughfares, US 521 and SC 9, carry a substantial amount of the region's Traffic. As surrounding counties like York County, SC and Union County, NC continue to experience growth at or above levels experienced in Lancaster County, they will look to divert their traffic onto these thoroughfares, in an effort to capitalize on their connectivity to the interstate system and City of Charlotte.

Unlike many other major thoroughfares in the Charlotte Region, the US 521 and SC 9 corridors are largely undeveloped. However, growth in Lancaster County is anticipated to reach or exceed recent levels when the recession ends. To date, the County has had no strategy for handling growth. Without a strategy in place, decisions are made haphazardly, and often by people who are not invested in the community. The lack of a comprehensive strategy limits the County's ability to successfully compete against neighboring jurisdictions for economic development opportunities.

Lancaster County is served by a varied system of highways. There are two major U.S. highways in the county—U.S. 521 and U.S. 601. The major north-south route in the county is U.S. 521 which connects the county to Charlotte, N.C. to the north and the Columbia area to the south. It passes through the cities of Lancaster, Heath Springs, and Kershaw. There is a business route through the center of Lancaster and a four-lane bypass around the east side of the city. North of the City of Lancaster, U.S. 521 is a four-lane facility which provides direct access to Interstate 485 in Charlotte, North Carolina. South of the City of Lancaster the highway is a two-lane facility, which passes through the Towns of Heath Springs and Kershaw forming integral parts of the local street networks.

U.S. 521 is one of the most heavily traveled routes in the county. The most recent traffic volume data available from the S.C. Department of Transportation (SCDOT) is for the year 2011. During the year, average daily traffic volume on U.S. 521 ranged from 19,000 vehicles per day in the City of Lancaster on the U.S. 521 Bypass near the intersection with S.C. 9/9 Business to 39,800 vehicle trips per day in the panhandle area of the county. Traffic volumes on U.S. 521 decrease south of the City of Lancaster ranging from 7,700 vehicles per day through the Town of Heath Springs to 7,400 vehicles per day through the Town of Kershaw.

Another north-south route is U.S. 601 which passes through the eastern edge of the county. This two-lane facility provides an important service as it connects the Town of Kershaw with S.C. 903 to the north and the Columbia area via U.S. 521 to the South. Traffic volumes on U.S. 601 range from 1,400 vehicles per day near the Chesterfield County line to 3,900 in the Town of Kershaw.

Several South Carolina primary routes are located in the county. The most important is S.C. 9. This highway provides the major east-west route across the county. It is largely a two-lane road east of the City of Lancaster. West of the City of Lancaster, S.C. 9 is a four-lane facility which provides good access to Interstate 77 in Chester County. The SCDOT completed the widening of S.C. 9 to four lanes in the year 2005. While this work is located in Chester County, it is a very important project for Lancaster County in that completion provided the county with four-lane access from the City of Lancaster to I-77. To the east, S.C. 9 connects the Upstate area of the State to the Myrtle Beach-Grand Strand area. The importance of S.C. 9 also has been enhanced by the development of a major interchange at I-77 in Chester County and by plans for improvements to the route from the Spartanburg area all the way to the coast. Traffic volumes range from a low of 4,500 vehicles per day in the eastern part of the county to a high of 20,500 in the City of Lancaster.

A second east-west route through the county is S.C. 903. It crosses the county from the City of Lancaster east to the southeast corner of the county. It connects with the Darlington area to the east and ultimately provides

access to the Myrtle Beach-Grand Strand area. Traffic volumes range from 11,300 vehicles per day just east of the City of Lancaster to 2,400 per day near the Kershaw County line.

S.C. 5 is a major state highway passing diagonally across the panhandle of the County west of U.S. 521. It connects Lancaster County with York County to the northwest. Traffic counts reach a peak of 10,700 vehicles per day near the county line. Another route providing an important connection to York County and I-77 is S.C. 160 in the northern portion of the panhandle. This route transports 15,800 vehicles per day into York County and ultimately links up with I-77.

Lancaster County and the municipalities of Lancaster, Heath Springs and Kershaw are also served by an extensive system of local roads, most of which are maintained by the SCDOT. The county Public Works Department maintains some gravel roads in the unincorporated area. As funding becomes available, the county paves these gravel roads when warranted by development.

The current network of roads in Lancaster County provides adequate service to vehicular traffic, but proposed upgrades such as the completion of widening of S.C. 160 / Fort Mill Highway from U.S. 521 west to York County will provide a more varied network of roads for better access to Interstate 77 in York County and to North Carolina. The proposed extension of S.C. 122 / Dave Lyle Boulevard from the City of Rock Hill to U.S. 521 in Lancaster County would provide additional connectivity and also would serve as a link in the proposed "Rings Cities Connector" also referred to as the "outer-outer loop". Currently, the Dave Lyle Boulevard Extension has been under review and Lancaster County is working with York County officials to identify funding.

Transportation Enhancement Projects

Since 1992, the SC Department of Transportation (SCDOT) has elected to allocate a portion of available funds for competitive transportation enhancement projects. Transportation enhancement projects provide an opportunity for local governments to pursue a broad range of non-traditional transportation related activities such as bicycle and pedestrian facilities, streetscapes, landscaping and historic preservation. Transportation enhancement funds are awarded to local governments by SCDOT, but provided through federal authority. SCDOT may reimburse up to 80% of the allowable expenditures for an approved enhancement project. The local government must provide the remaining 20% of costs through direct funds, donated materials or in-kind services that meet federal and program guidelines. Only governmental bodies that have legislative authority (city, county or state agency) are eligible to apply for enhancement funded projects.

SCDOT transportation enhancement program guidelines require projects to have a direct relationship to the state’s overall transportation system—that is, sites or structures that are used in moving people and goods from one place to another. This system might include anything from bike lanes and sidewalks to rail corridors and highways. Previous transportation enhancement projects in Lancaster County include Heath Springs and Kershaw Railway Depot Restorations, Wayne Road Sidewalk Improvements, Heath Springs North and South Main Sidewalk Construction, Kershaw Hampton Street Improvements Phase I, II and III, City of Lancaster Woodland Drive Sidewalks and Roddey Road Pedestrian Bridge and Heath Springs North Main Street Extended Sidewalk Project.

Rail Service

Rail service is provided to the county on three systems. The development of the rail system in the last century was an important element in the industrialization and urbanization of some areas of the county. All the rail service in the county is currently for freight traffic. The CSX Transportation system has a major line which traverses the panhandle section of the county from S.C. 5 northeast to Union County, North Carolina. This line connects the county with eastern North Carolina and western South Carolina. The Norfolk Southern system



has a main line which enters the county from the northwest and passes through Lancaster, Heath Springs, and terminates in Kershaw. This line, completed in the 1880s led to the development of the City of Lancaster as a major market town for the agricultural products of the county as well as the development of the towns of Heath Springs and Kershaw. A third system is the Lancaster and Chester

Railroad, a short line developed originally to provide service to the Springs Industries mills. It now also serves a variety of other industries. This line passes through Fort Lawn and Richburg in Chester County to the west and terminates in Lancaster.

Passenger rail service is not available in Lancaster County, but is easily accessible to all parts of the county. Inter-city rail passenger service in South Carolina is provided by the National Railroad Passenger Corporation—better known as Amtrak. Amtrak operates over existing Norfolk Southern and CSX Transportation lines within the state. The Amtrak Silver Star line is a north-south line connecting New York and Miami. This line passes through South Carolina and has a scheduled daily stop in the Town of Camden which is approximately twenty miles south of the Town of Kershaw. Bus service is provided from the Amtrak station in Camden to the Florence Amtrak facility where two other north-south trains have scheduled daily

stops. Passenger rail service is also easily accessible to the northern portion of the county in Charlotte, North Carolina. Daily Amtrak service from Charlotte is provided to Washington, Boston, New York and other stations connecting these locations.

The majority of Amtrak’s South Carolina riders are tourists or persons traveling for personal business. While daily service is provided for north-south travel, the scheduled departure times are not suitable for commuters. As Lancaster County and its municipalities continues to grow, passenger rail service to Charlotte and Columbia may be a means of coping with growing highway congestion and the need to provide alternate modes of transportation.

Air Transportation

General aviation service is provided to the area at the Lancaster County Airport, located a few miles west of the City of Lancaster on S.C. 9. Prior to the construction of the existing facility, the airport was a grass strip located southwest of Lancaster near SC 200 and Old Airport Road. A group of individuals headed by F. S. McWhirter, Ed Slaughter, and Levoy Bauknight secured land from the Gibson Estate and Duke Power Company for the present airport (301 acres). Construction was started in 1968 for a 60 x 3500 paved strip. In August 1988, a dedication was held to re-name the airport “Lancaster County Airport - McWhirter Field”, in recognition of F. S. (Tee) McWhirter’s efforts. Many improvements have been made to the facility over the years creating the largest non-military, non-commercial used runway east of the Mississippi at



just over 6,000 feet. These improvements include the construction of a terminal building with a conference room and classroom, a parallel taxiway, hangers, and lighting improvements to the runways. The Lancaster County Airport provides excellent facilities for small aircraft and corporate jets. Other nearby general aviation facilities includes the Charlotte/Douglas International Airport located approximately 38 miles north of the City of Lancaster. Charlotte/Douglas International Airport is one of the nation’s most active major airports. It provides excellent access for passengers and freight from Lancaster County to all parts of the nation and a number of direct international flights. The Columbia Metropolitan Airport is also a major facility providing extensive passenger and freight service. This facility is within easy driving distance from Lancaster County.

The airport has, at 6,000 feet, one of the longest non-military, non-commercial use paved runways east of the Mississippi River. A parallel turf runway 3,000 feet long is also available for pilots who prefer to land on

grass.

Fuel services include Jet A and 100LL AV gas, with a self service fuel pump system already under construction. Also on the drawing board are plans for an Automated Weather Observation System (AWOS) and a Wide Area Augmentation System (WAAS) supporting a precision GPS approach to accommodate traffic during marginal weather conditions. Following completion of these systems, an aviation charter service is being considered which will take advantage of the airport's proximity to Columbia, S.C., the state capitol, to the south of Lancaster and the Charlotte-Douglas International Airport 38 miles to the north.

Discussions are taking place to construct a large enclosed hangar capable of accommodating the mid-size jet aircraft that frequent the airport as the county deals with its substantial increase of residential, commercial, and industrial development.

Within the terminal building, members of the flying public have available to them a comfortable lounge for relaxing, computers for weather checks and email communications, as well as aviation supplies such as maps, charts, and navigation aids. Snacks and drinks are also available.

In addition, airplanes are available for rent and flight instruction is available. A courtesy car is provided as a convenience to customers.

Public Transportation

The Catawba Regional Transportation Management Association (RTMA) is the responsibility of Catawba Regional Council of Governments which works to develop organizational structure and public transit options in Chester, Lancaster, Union and York Counties. The primary objective of the RTMA is to act as the formal organization within the Catawba Region that provides a multi-jurisdictional, coordinated approach to the provision of transit options and services. The Catawba Regional RTMA focuses on planning, funding and facilitation of efforts aimed at encouraging coordination between agencies, improving the efficiency of transportation services and expanding service options.

As required by Federal law, Catawba Regional Council of Governments and the SCDOT have developed the *CATAWBA REGIONAL HUMAN SERVICES TRANSPORTATION COORDINATION PLAN*. The purpose of this plan is to ensure that federal funding requirements regarding coordination are satisfied as well as to assist human service agencies within the Catawba region in continuing efforts to develop an efficient and effective transit service network. Lancaster County human service agencies are involved in the coordination plan. The

plan assesses and documents the transportation needs of the region for individuals with disabilities, older adults and persons with limited income; inventories available services and identifies areas of redundancy and gaps in service; and documents and prioritizes implementation strategies to increase coordination of services. Updates and program specific initiatives are periodically made to the plan

Public Transit Efforts, Existing and Planned

There are several human service organizations in Lancaster County that provide transportation, primarily for the agency's own clients. The largest of these agencies are Lancaster Council on Aging, Chester-Lancaster Disabilities and Special Needs, and Lancaster Adult Day Care.

To help meet the needs of the transportation disadvantaged who do not have access to transportation, the Lancaster County Transportation Work Group was formed by Catawba Regional Council of Governments to assist with identifying gaps in the transportation services provided within Lancaster County. Primarily, the Work Group analysis determined that there is a significant portion of Lancaster County's population that does not have the resources for regular and dependable transportation, especially to access medical services. The Work Group received grant funding from the J. Marion Sims Foundation to engage the services of URS Corp. to assist in planning for the provision of transportation services in Lancaster County. In February, 2008, URS published the *LANCASTER COUNTY TRANSIT FEASIBILITY STUDY* which included the framework for the development of a new countywide service called LARS (Lancaster Area Ride Service).



Lancaster County received additional funding of \$455,000 from J. Marion Sims to implement the LARS system. In October, 2009, Lancaster Area Ride Service (LARS) was unveiled to Lancaster County residents. The initial service transported non-Medicaid recipients for scheduled appointments to licensed medical providers. SCDHHS estimated this targeted audience accounted for over 13,000 Lancaster County residents.

The Lancaster Area Ride Service (LARS) service expanded operations in October 2012 to become a public system providing transportation options for all Lancaster County residents. The LARS service operates as a Dial-A-Ride system. A major advantage of this type of service is that it provides the greatest geographic coverage. Dial-A-Ride service is well suited to serve dispersed origins and destination patterns that are prevalent in Lancaster County. Riders are required to call in advance to reserve their ride. A vehicle is dispatched to pick up the riders and transport them to their destinations. The vehicles do not travel over a fixed route or on a fixed schedule and may pick up several riders at different points before taking them to their

appointments. Fares are tiered and are charged for each one-way trip. Most health care is concentrated in the City of Lancaster so most of the trips have the city as a destination.

Trails

Starting in December, 2009, residents of Lancaster County will participate in a locally-driven process to create a Lancaster County Greenway Master Plan. This plan is meant to serve as a guiding document for greenway and trail development within Lancaster County, as well as the City of Lancaster and the Towns of Heath Springs and Kershaw. The plan will be created by residents working together with their neighboring counties to identify connection points and to build trails that will grow together over time. A portion of the Master Plan will provide routes for Lancaster County segments of the Carolina Thread Trail.

The Carolina Thread Trail initiative is an effort to encourage 15 counties in the south-central piedmont of North Carolina and the north-central portion of South Carolina, including Lancaster County, to create a large, interconnected greenway and trail system that will preserve and increase the quality of life within local communities. Over time, the Carolina Thread Trail will link approximately 2.3 million people, places, cities, towns and attractions. This plan presents a conceptual route for trails throughout Lancaster County, some of which will receive the Carolina Thread Trail designation. Lands to be incorporated into trails and greenways can include farmland, wildlife habitat, open fields and forests. The Thread Trail will help preserve the county's natural areas and will be a place for the exploration of nature, culture, science and history. Building a county-wide trail system is no small undertaking. Segments will likely be built one-by-one, and adjustments will be made to the proposed routes as circumstances change. Trail development will follow through various arrangements with multiple funding partners.

As Lancaster County grows, there is a risk of losing public open space and recreational opportunities. A trail and greenway system will provide recreational, educational and economic development opportunities, and promote healthy lifestyles for the citizens of Lancaster County.

PRIORITY INVESTMENT ELEMENT

INTRODUCTION & FRAMEWORK

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act that include establishing a new *Priority Investment Element* to the list of required elements for local comprehensive plans. The Priority Investment Element serves to connect the major capital improvement needs identified in the other elements of the comprehensive plan. State Law notes that:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects.¹

The legal definition of 'public infrastructure and facilities' is somewhat flexible; therefore, this element will include a ten-year inventory of public facilities and infrastructure improvements that have an estimated cost of at least \$100,000 and are identified in one or more of the following:

1. Lancaster County Comprehensive Plan Update
2. Lancaster County Capital Improvements Program 2007-2011
3. Strategic or Capital Plans for any unit of local government in Lancaster County
4. Strategic or Capital Plans for any utility provider in Lancaster County
5. Strategic or Capital Plans for any state or federal agency in Lancaster County

The following information is organized in a tabular format and includes the project name, location, estimated cost, funding source and target date.

¹ www.scstatehouse.gov/code/t06c029.htm

Table 9-1
Lancaster County & SCDOT
Proposed Public Projects 2012-2022

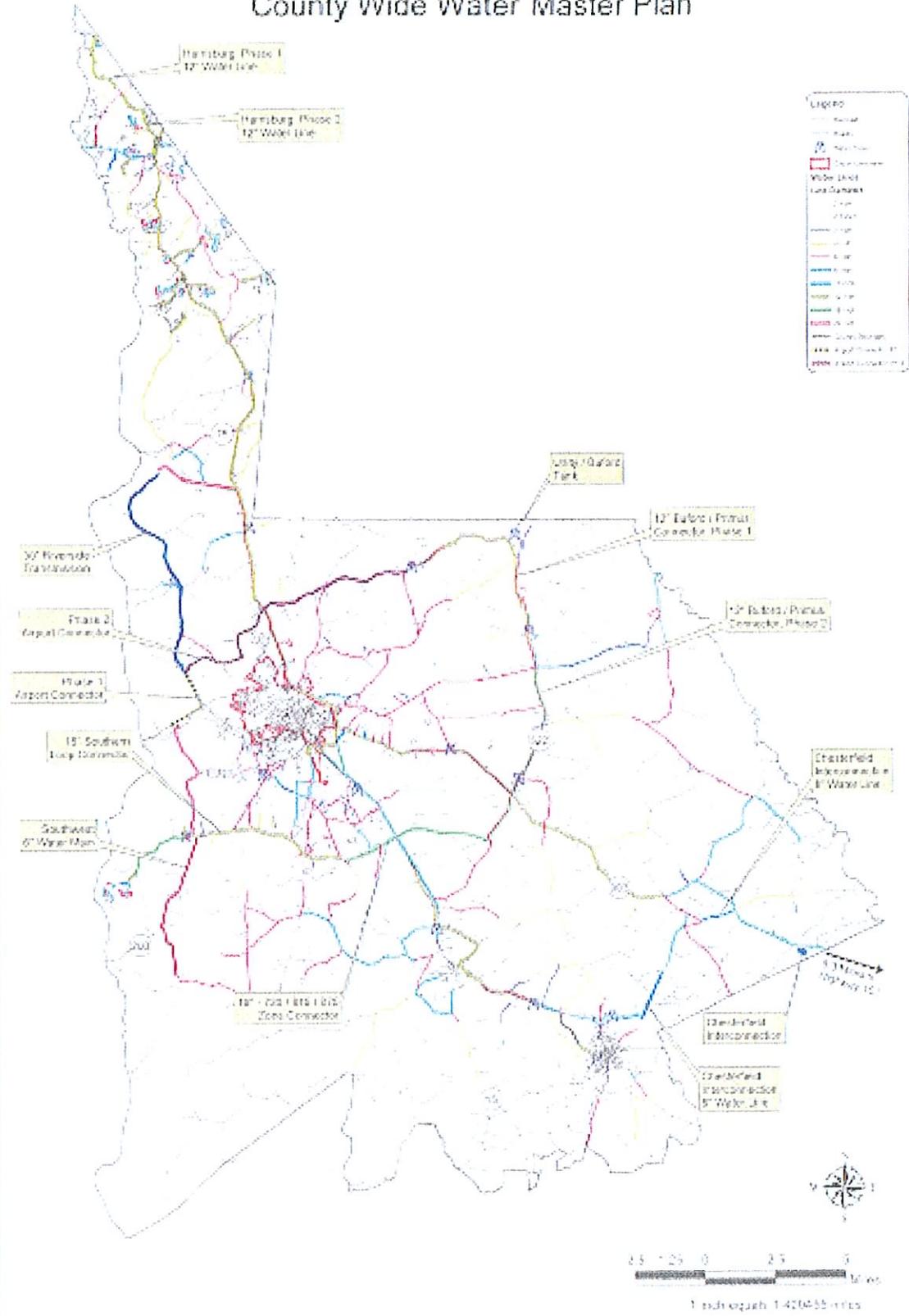
LANCASTER COUNTY	LOCATION	TYPE	TARGET YEAR	ESTIMATED COST
Land Acquisition for AWOS	McWhirter Field	Land	2013	\$ 165,000
Land Acquisition	McWhirter Field	Land	2017	\$ 750,000
Taxiway "A" Upgrades	McWhirter Field	Facility	2016	\$ 1,260,000
Fire Station Bays	Countywide	Facility	2017-2022	\$ 4,720,500
Burn Training Facility Building	Pageland Hwy	Facility	2015	\$ 700,000
Eastside Radio Tower	Buford	Facility	2017-2022	\$ 1,500,000
Westside Radio Tower	Bell Town	Facility	2017-2022	\$ 1,500,000
EMS Stations Construction / Relocation	Countywide	Land + Facility	2017-2022	\$ 3,066,000
Main Library (Addition and Renovation)	Lancaster	Facility	2017	\$ 5,189,769
Kershaw Branch Library Expansion	Kershaw	Facility	2017	\$ 751,518
Future Buford Branch Library	Buford	Land + Facility	2013 + 2017	\$ 1,520,000
Lancaster County Sports Complex	Lancaster	Facility	2017-2022	\$ 6,044,500
Indian Land - Gym / Playground / Picnic / Practice	Indian Land	Facility	2015	\$ 5,498,500
Springs Boat Ramp	Liberty Hill	Facility	2017-2022	\$ 420,000
Buford - Parking Lot / Walking Track	Buford	Facility	2017-2022	\$ 200,000
Kershaw - Land Purchase	Kershaw	Land	2014	\$ 20,000
Springdale - Land / Parking Lot (Replacement) / Walking Track	Lancaster	Land + Facility	2014	\$ 831,950
Public Works Complex Development	Pageland Hwy	Facility	2017-2022	\$ 4,949,000
Bridge Structures - Countywide	Countywide	Facility	2017	\$ 3,600,000
Improvements at Convenience Centers - Countywide	Countywide	Facility	2015-17	\$ 750,000
Detention Center	TBD	Facility	2017-2022	\$ 43,436,737
				\$ 86,873,474

SCDOT	LOCATION	TYPE	TARGET YEAR	ESTIMATED COST
SC 160 (Phase II) Widen to 3/5 lanes	US 521 to S-157	Infrastructure	2013-2014	\$ 9,900,000

Above, Table 9-1 details 22 projects totaling over \$96 million. The Lancaster County School District's five-year CIP covers FY2012-2016. All of the school capital projects are related to maintenance at existing facilities and were not included in this summary. The Lancaster County Water & Sewer District (LCWSD) has planned to construct \$64 million in improvements over the next decade, as shown on the following page. Additionally, LCWSD has produced a series of maps detailing the location of its projects, these are included as exhibits.

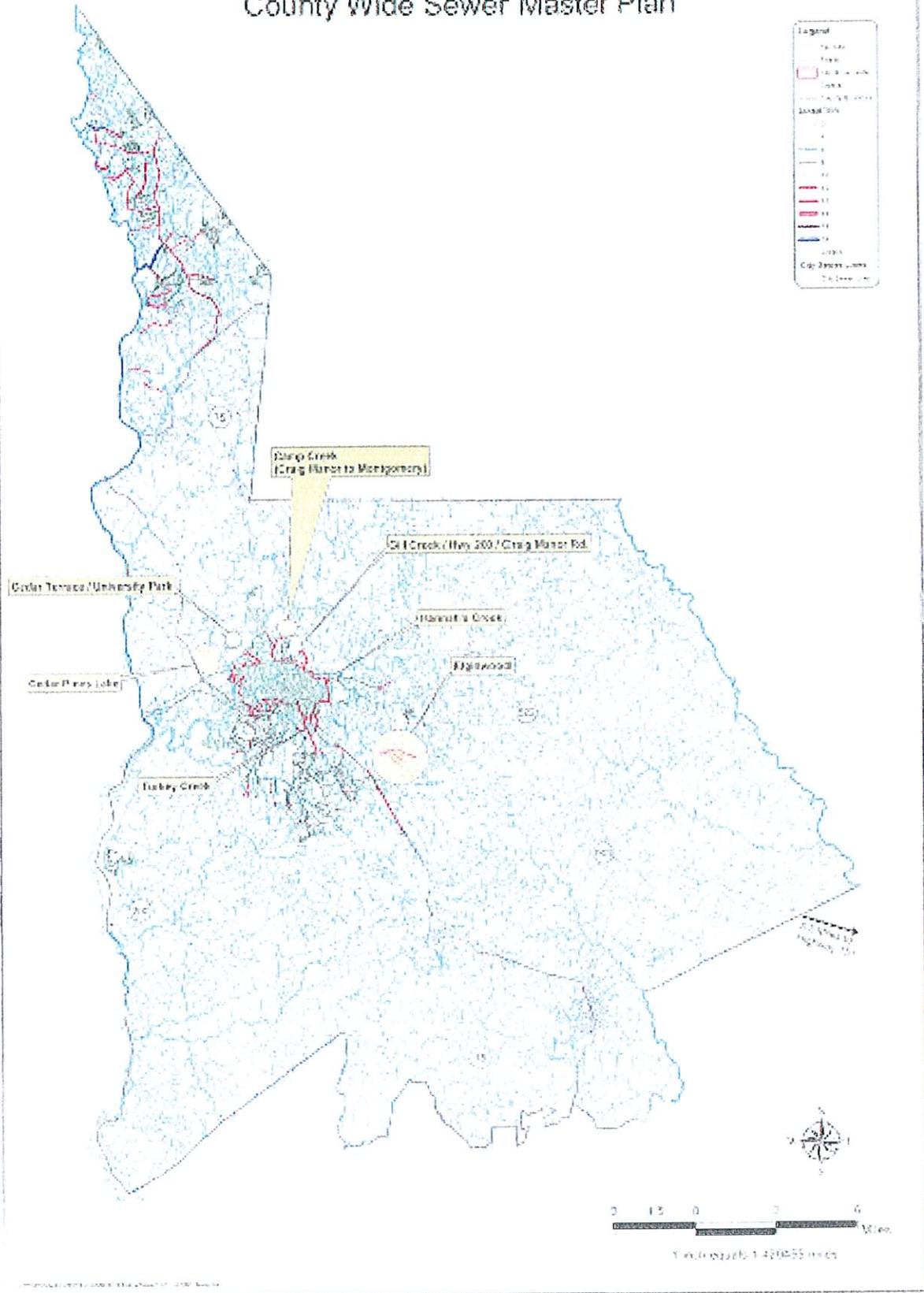
Lancaster County Water and Sewer District

County Wide Water Master Plan



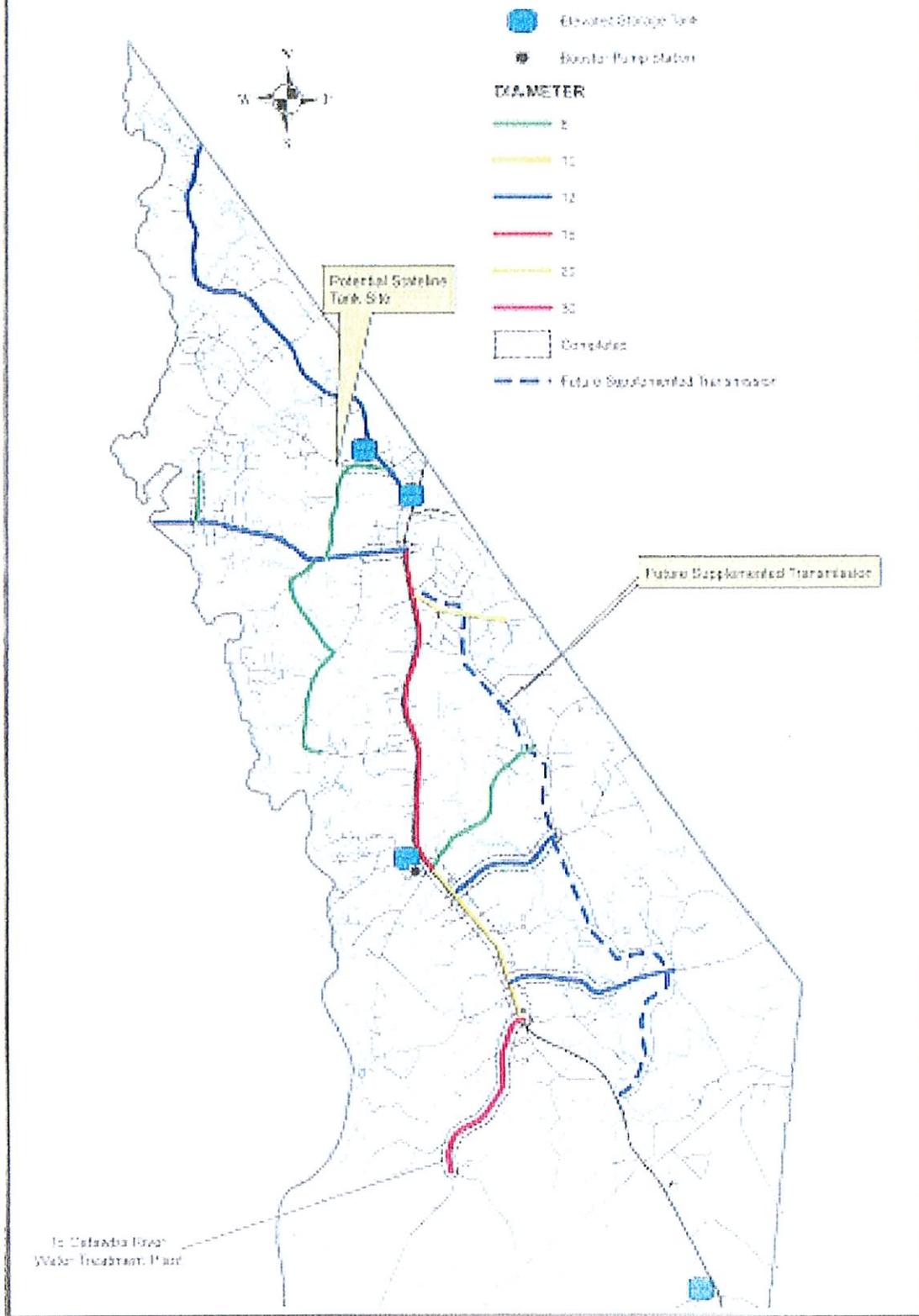
Lancaster County Water and Sewer District

County Wide Sewer Master Plan



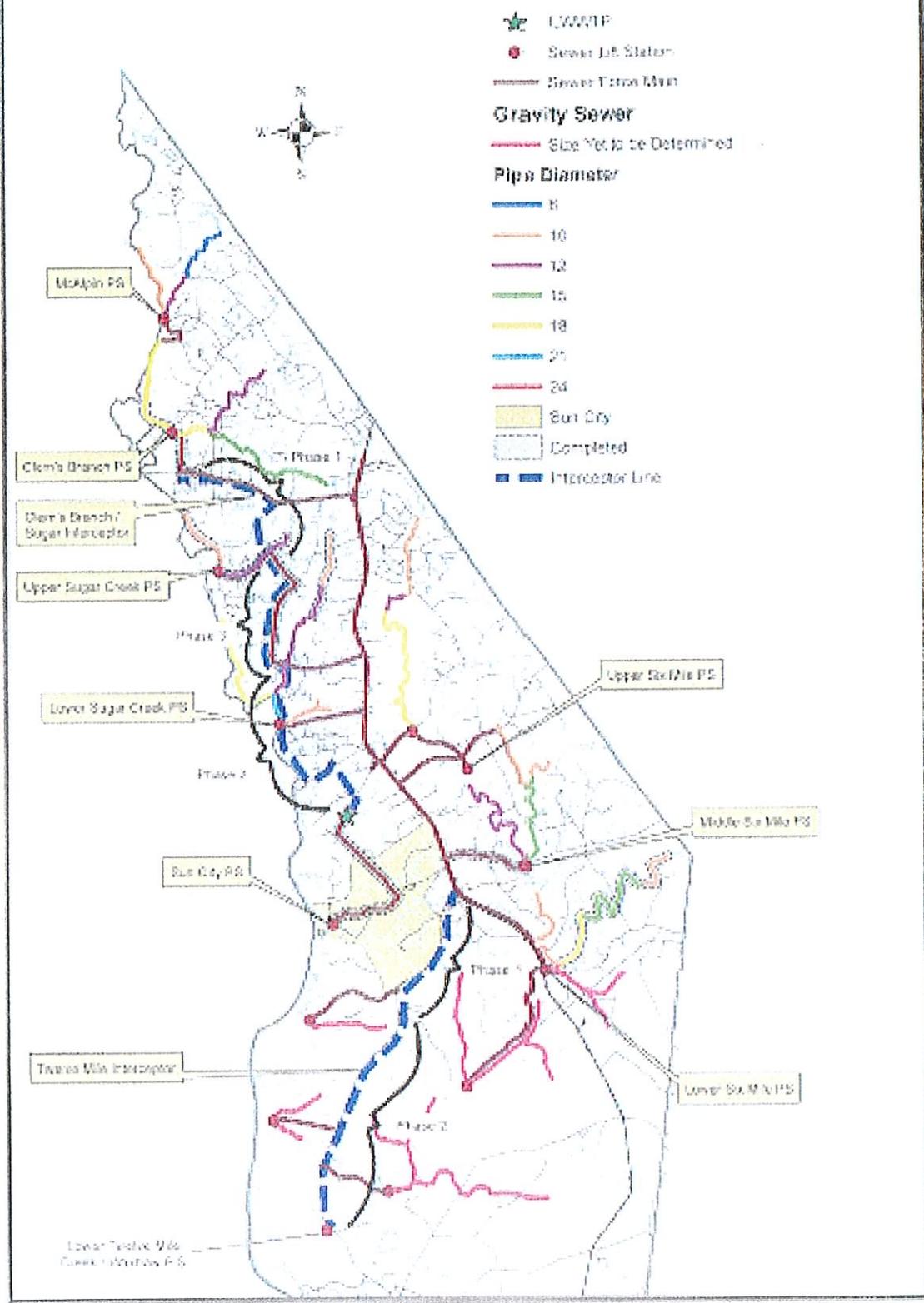
Lancaster County Water and Sewer District

Panhandle Water Master Plan



Lancaster County Water and Sewer District

Panhandle Sewer Master Plan



PARTNERSHIPS

Lancaster County has many public agencies and service providers that deliver services to the county's residents and businesses. The community facilities and transportation elements of this comprehensive plan are good places to start when identifying outside funding sources and partnership opportunities. Below, Table 9-3 lists the service providers that meet the state requirement of 'adjacent and relevant jurisdictions and agencies' that should be consulted regularly regarding capital projects and major policy changes.

Table 9-3

Adjacent and Relevant Jurisdictions & Agencies

Service Provider
City of Lancaster
Comporium Communications
Duke Energy
Lancaster County School District
Lancaster County Water & Sewer District
SC Department of Transportation
Town of Heath Springs
Town of Kershaw

APPENDICES

APPENDIX A

Appendix A: Soil Associations

The seven soil associations listed below consist of gently sloping to strongly sloping soils that have a clay to loamy subsoil and can be found on medium to broad ridges and slopes. They are made up of well drained to moderately well-drained soils on uplands and poorly drained soils in low areas. In the southeastern part of the county, these soils have a surface layer of mostly loamy sand. In the rest of the county, surface layers are silt or clay loam.

Appling-Chesterfield Association

This association comprises about 3 percent of the county, or 15 square miles. It is about 60 percent Appling soils and 13 percent Chesterfield soils. The rest are less extensive soils. Soils within the Appling-Chesterfield association are characteristically deep, well-drained, and have a reddish-yellow clay to clay loam subsoil. Appling soils have a surface layer of grayish-brown, fine, sandy, loam. The subsoil is brown, sandy clay to clay. Chesterfield soils have a surface layer of dark grayish-brown, loamy sand to sandy loam. The subsoil is brownish-yellow, clay loam to silty clay in the upper part and yellowish-brown silt loam in the lower part. Among the less extensive soils in this association are the Herndon, Nason, Tatum, Wagram, and Georgeville soils found on ridges and slopes as well as the Durham, Helena, and Colfax soils found on lower slopes and in slight depressions. The soils of this association are suited for crops and pasture.

Cecil-Davidson Association

This association forms about 15 percent of the county, or 76 square miles. It is about 64 percent Cecil soils and 7 percent Davidson soils. The remaining amount is comprised of less extensive soils. Soils within the Cecil-Davidson association are deep, well-drained, and have a red to dark red clay in the main part of the soil. Cecil soils have a surface layer of light yellowish-brown, fine, sandy loam. The subsoil is firm, red clay in the main part. Davidson soils have a surface layer of red clay loam. The subsoil is dark red clay in the main part. Among the less extensive soils in this association are the Appling, Mecklenburg, Enon, Wedowee, Iredell, Georgeville, and Herndon soils found on ridges and side slopes; the Helena soils found on lower slopes; the Wilkes soils found on narrow ridgetops; and the Congaree, Wehadkee, and Chewacla soils found on stream floodplains.

Herndon-Georgeville Association

This association covers about 31 percent of the county, or 157 square miles. It is about 40 percent Herndon soils and 30 percent Georgeville soils. The rest are less extensive soils. Soils within the Herndon-Georgeville association are deep, well-drained, and have a yellowish-red to red, silty clay in

the main part of the subsoil. Herndon soils have a surface layer of reddish-yellow silt loam. The subsoil is yellowish-red, crumbly to firm, silty clay in the main part. Georgeville soils have a surface layer of yellowish-brown silt loam. The subsoil is red, silty clay in the main part. Among the less extensive soils in this association are the Tatum, Nason, Goldston, and Pickens soils found on ridgetops and breaks; the gently sloping to sloping Gills and Worsham soils found on uplands and in depressions; the Chewacla soils found on stream floodplains; and small areas of gullied land. These soils are suited for locally grown crops, pasture mixtures, and pine trees.

Cecil-Enon-Iredell Association

This association makes up about 3 percent of the county, or 15 square miles. It is about 55 percent Cecil soils, 25 percent Enon soils, and 8 percent Iredell soils. The rest are less extensive soils. Soils within the Cecil-Enon-Iredell association are well-drained to moderately well-drained and consist of clay in the main part of the subsoil; deep or fairly deep over weathered rock. Cecil soils are deep. Their surface layer is light yellowish-brown, fine, sandy loam. The subsoil is red, firm clay in the main part. Enon soils are moderately deep over weathered rock. They have a surface layer of dark brown loam to clay loam. The subsoil is brown, plastic clay in the main part. Iredell soils are reasonably deep over weathered rock and well-drained. They have a surface layer of grayish-brown loam and a subsoil of light olivebrown, extremely plastic clay. Among the less extensive soils in this association are the Mecklenburg and Davidson soils found on upland ridges and side slopes; the Helena soils found on lower slopes; the steep Wilkes soils found on narrow ridgetops and side slopes; and the gently sloping to strongly sloping Appling soils found on ridges and side slopes.

Gills-Enon-Herndon Association

This association makes up about 3 percent of the county, or 15 square miles. About 73 percent of the association is Gills soils, 6 percent is Enon soils, and 6 percent is Herndon soils. The rest are less extensive soils. Soils within the Gills-Enon-Herndon association are well-drained to poorly drained and are comprised of clay or silty clay in the main part of the subsoil; moderately deep or deep over weathered rock. Gills soils have a surface layer of dark grayish-brown to pale-yellow silt loam. The subsoil is pale brown, plastic clay in the main part. Below this is a dense, hard layer. Enon soils have a surface layer of dark brown loam. The subsoil is plastic, brown clay in the main part. Herndon soils have a surface layer of reddish-yellow silt loam. The subsoil is yellowish-red, silty clay in the main part. Among the less extensive soils are the Helena soils found on lower slopes; the Georgeville and Nason soils found on ridgetops and side slopes; the steep Goldston and Pickens soils found on narrow ridgetops and breaks; and the Chewacla soils found on stream floodplains. Most of the association has

been cultivated.

Pacolet-Lockhart Association

This association comprises about 3 percent of the county, or 15 square miles. About 70 percent of this association is Pacolet soils and 20 percent is Lockhart soils. The rest are less extensive soils. Soils within the Pacolet-Lockhart association are well-drained and have a clay to sandy, clay loam subsoil; moderately deep or deep over weathered rock. Pacolet soils are moderately deep over weathered rock. Their surface layer is dark brown, sandy loam to clay loam. The subsoil is crumbly to firm, red clay loam to clay. The soil is less than 40 inches deep. The material below the subsoil is usually very brittle, and where it is exposed to moving water, the erosion hazard is very severe. Lockhart soils are deep. They have a surface layer of dark, grayish-brown, gravelly, sandy loam. The subsoil is fragile, yellowish-red, sandy, clay loam. It is comprised of more than 33 percent gravel. Among the less extensive soils in this association are the Appling, Durham and Cecil soils found on medium ridges and side slopes; and the sloping Wedowee soils found on narrow ridgetops and areas along drainage ways.

Helena-Appling-Wilkes Association

This association forms about 8 percent of the county, or 40 square miles. About 70 percent of the association is Helena soils, 18 percent is Appling soils, and 8 percent is Wilkes soils. The rest are less extensive soils. Soils within this association are moderately to well-drained and have a sandy, clay loam to clay subsoil, and are deep to shallow over weathered rock, depending on the individual soils. Helena soils are moderately deep. They have a surface layer of light, brownish-gray, fine, sandy loam. The subsoil is firm, plastic, very pale brown, sandy clay. Appling soils are deep. Their surface layer is grayish-brown, fine, sandy, loam, and the subsoil is spotted, brown clay. Wilkes soils are shallow over weathered rock. They have a surface layer of brown, sandy loam. The subsoil is thin and is yellowish-brown, clay loam. Among the less extensive soils are the Cecil soils found on medium ridgetops and side slopes; the sloping Wedowee, Pacolet, and Lockhart soils found on narrow ridges and areas around streams and steep areas of rock outcrops; and the Chewacla and Wehadkee soils found on stream floodplains.

The following six soil associations are made up of sloping to steep soils that have a clay, loamy, or slaty and loamy subsoil and occur on narrow ridges and side slopes. The soils are mostly moderately deep to shallow over weathered rock. They are well-drained to excessively drained soils of the uplands. The texture of the surface layer ranges from slaty, silt loam, which is typical of the shallow soils, to clay loam in areas where

erosion has been severe.

Tatum-Nason Association

This association makes up about 6 percent of the county, or 30 square miles. About 45 percent of the association is Tatum soils and 20 percent is Nason soils. The rest are less extensive soils. Soils within the Tatum-Nason association are well-drained and consist of a clay to silty, clay loam subsoil; moderately deep over weathered rock. Tatum soils have a surface layer of light brown loam. The subsoil is red clay in the main part. Nason soils have a surface layer of light yellowish-brown loam. The subsoil is yellowish-red, silty clay loam in the main part. Among the less extensive soils in this association are the gently sloping to strongly sloping Georgeville and Herndon soils found on ridgetops and side slopes; the Goldston and Pickens soils found on narrow ridgetops and sharp breaks; the Chewacla and Wehadkee soils found on stream floodplains; and the Altavista and Masada soils found on low stream terraces.

Pacolet-Lockhart-Wilkes Association

This association makes up about 5 percent of the county, or 25 square miles. About 25 percent of the association is Pacolet soils, 20 percent is Lockhart soils, and 12 percent is Wilkes soils. The rest are less extensive soils. Soils within the Pacolet-Lockhart-Wilkes association are well-drained and have a clay loam to sandy, clay loam subsoil, and are deep to shallow over weathered rock, depending on the individual soils. Pacolet soils are moderately deep over weathered rock. They have a surface layer of dark brown, sandy loam to clay loam. The subsoil is crumbly to firm, red clay loam. Lockhart soils are deep. They have a surface layer of dark grayish-brown, gravelly, sandy loam. The subsoil is crumbly, yellowish-red, sandy, clay loam. It is comprised of more than 35 percent gravel. Wilkes soils are shallow over weathered rock. They have a surface layer of brown, sandy loam and a subsoil of crumbly to firm, yellowish-brown, clay loam. Among the less extensive soils in this association are the Appling, Durham, and Wickham soils found on medium ridgetops and side slopes; the Wedowee soils found on breaks around drainage ways; the Wickham soils found on low stream terraces; and the Chewacla, Wehadkee, and Congaree soils found on stream floodplains.

Wedowee-Wilkes-Gullied Land Association

This association covers about 5 percent of the county, or 25 square miles. It is about 45 percent Wedowee soils, 24 percent Wilkes soils, and 9 percent Gullied land. The rest are less extensive soils. Soils within the Wedowee-Wilkes-Gullied association are well-drained and are comprised of a clay loam subsoil; shallow to moderately deep over weathered rock, depending on the individual soils. Wedowee soils are moderately deep over weathered rock. Their surface layer is light brownish-gray, sandy loam. The subsoil is moderately thick and is dominantly reddish-yellow, clay loam. Wilkes soils are shallow over weathered rock. They have a surface layer of brown, sandy loam. The subsoil is crumbly to firm, yellowish-brown, clay loam. Gullied land is mainly Helena soil material that has been cut by many shallow gullies and a few deep gullies. Between the gullies is a reddish-brown to yellowish-brown plastic, clay material. Among the less extensive soils in this association are the gently sloping to sloping Helena and Appling soils found on ridges and side slopes; the steep Pacolet and Lockhart soils found on narrow ridges and side slopes; and the Chewacla and Wehadkee soils found on stream floodplains.

Pacolet-Lockhart-Gullied Land Association

This association makes up about 2 percent of the county, or 10 square miles. About 35 percent of the association is Pacolet soils, 30 percent is Lockhart soils, and 20 percent is Gullied Land. The rest are less extensive soils. Soils within the Pacolet-Lockhart-Gullied association are well-drained and have a clay loam to sandy, clay loam subsoil; moderately deep to deep over weathered rock, depending on the individual soils. Pacolet soils are moderately deep over weathered rock. Their surface layer is dark brown sandy loam to clay loam. The subsoil is crumbly to firm, red, clay loam. The material below the subsoil is commonly very crumbly. Where it is exposed to moving water, the erosion hazard is very severe. Lockhart soils have a surface layer of deep, dark grayish-brown, gravelly, sandy loam. The subsoil is crumbly, reddish-brown, gravelly, sandy, clay loam. It is comprised of more than 35 percent gravel. Gullied land is mainly Cecil soil material that has been cut by caving gullies 5 to 20 feet deep. Between the gullies is a reddish-brown to yellowish-brown, clay material. Among the less extensive soils in this association are the Wedowee soils found on narrow ridgetops and side slopes; the Wehadkee soils found on stream floodplains, and a few small areas of rock outcrops.

Goldston-Pickens Association

This association makes up about 3 percent of the county, or 15 square miles. About 25 percent of the association is Goldston soils, and about 25 percent is Pickens soils. The rest are less extensive soils. Soils within the Goldston-Pickens association are well-drained to excessively drained and have a slaty,

silt loam subsoil; shallow to moderately deep over weathered rock, depending on the individual soils. Goldston soils are moderately deep over weathered rock. They have a surface layer of yellowish-brown, slaty, silt loam and a subsoil of brown, silt loam. Pickens soils are intricately associated with Goldston soils and are similar in color and texture. Pickens soils have hard rock within a depth of 20 inches. Among the less extensive soils in this association are the Herndon, Nason, Tatum, Georgeville, and Gills soils found on medium ridges and side slopes; and the Congaree and Chewacla soils found on stream floodplains. Except for the predominantly sloping areas, most of this association has been cultivated. The major soils of this association are subject to drought and low in fertility.

Pickens - Nason Association

This association makes up about 1 percent of the county, or 5 square miles. About 80 percent of the association is Pickens soils and 10 percent is Nason soils. The rest are less extensive soils. Soils within the Pickens-Nason association are well-drained to excessively drained and have a slaty, silt loam to silty, clay loam subsoil; shallow to moderately deep over weathered rock, depending on the individual soils. Among the less extensive soils in this association are the Goldston soils found on narrow ridges and breaks to streams; the Chewacla soils found on stream floodplains; and the Wickham soils found on stream terraces.

The final soil association has nearly level to strongly sloping soils that have a sandy surface layer and a sandy to loamy subsoil. It can be found on broad ridges and side slopes. The soils are excessively drained to well-drained and are found on uplands of the Sandhills.

Blanton-Wagram-Vaucluse Association

This association makes up about 12 percent of the county, or about 61 square miles. About 40 percent of the association is Blanton soils, 13 percent is Wagram soils, and 6 percent is vaucluse soils. The rest are less extensive soils. Soils within the Blanton-Wagram-Vaucluse association are deep, well-drained to excessively drained and have a loamy sand to sandy, clay loam subsoil. Blanton soils have a surface layer of dark grayish-brown sand. Below this is light yellowish-brown or pale brown sand or loamy sand. Wagram soils have a surface layer of light olive-brown sand. The subsoil is mainly yellowish-brown, sandy, clay loam. Vaucluse soils have a surface layer of dark grayish-brown, loamy sand. The subsoil is spotted, yellowish-brown and yellowish-red, sandy, clay loam. Under this is a compact, brittle, sandy, clay, loam dense, hard layer. Among the less extensive soils in this association are the Blaney, Chesterfield, Eustis, and Appling soils found on medium ridges and side slopes; the Pacolet soils found on breaks to drainage ways; and the Rutlege soils found in depressions

and drainage ways. The soils of this association are dry and are subject to excessive leaching.

A map showing soil associations is useful to people who want a general idea of the soils in a county, who want to compare different parts of a county, or who want to know the location of large tracts that are suitable for a certain kind of land use. It is not a suitable map for planning the management of individual tracts, or for selecting the exact location of structures, because the soils in any one association ordinarily differ in slope, depth, stoniness, drainage, and other characteristics that affect their management.

