



# LANCASTER COUNTY

## SOUTH CAROLINA

APRIL 30, 2020 DRAFT  
ADOPTED (TBD)

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

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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

## INTRODUCTION TO THE SOUTHERN PANHANDLE

The Southern Panhandle Small Area Plan includes approximately 8,200 acres of primarily rural living located in Lancaster County south of Indian Land; west of Union County, NC; east of York County, SC; and north of the City of Lancaster. The planning area includes two new public education facilities, a state park, a suburban neighborhood, portions of a recently incorporated small community, a cross state trail system, significant undeveloped assets, and abundant natural and cultural resources. Figure 1, Planning Context shows the planning area location.

Catawba Regional Council of Governments worked with Lancaster County officials and staff along with a Steering Committee of stakeholders from the Southern Panhandle planning area to develop a small area plan. The Southern Panhandle Small Area Plan was developed with extensive public input to develop a proposed vision for the area including future land use and transportation needs. The Steering Committee included elected officials, planning and economic development staff, state and local agencies, business leaders, utility providers, landowners, and residents.

The plan includes the Project Overview and the Plan Themes and Recommended Land Use Plan. Detailed information and data about the planning area is located in Appendix A, Existing Conditions and the planning area maps are located in Appendix B, Maps. Public participation activities are included in Appendix C, Public Engagement. Input from the public and property owners is described in Appendix D, Public Participation Data. Appendix E provides descriptions of the future land use categories.

## PAST PLANNING INITIATIVES

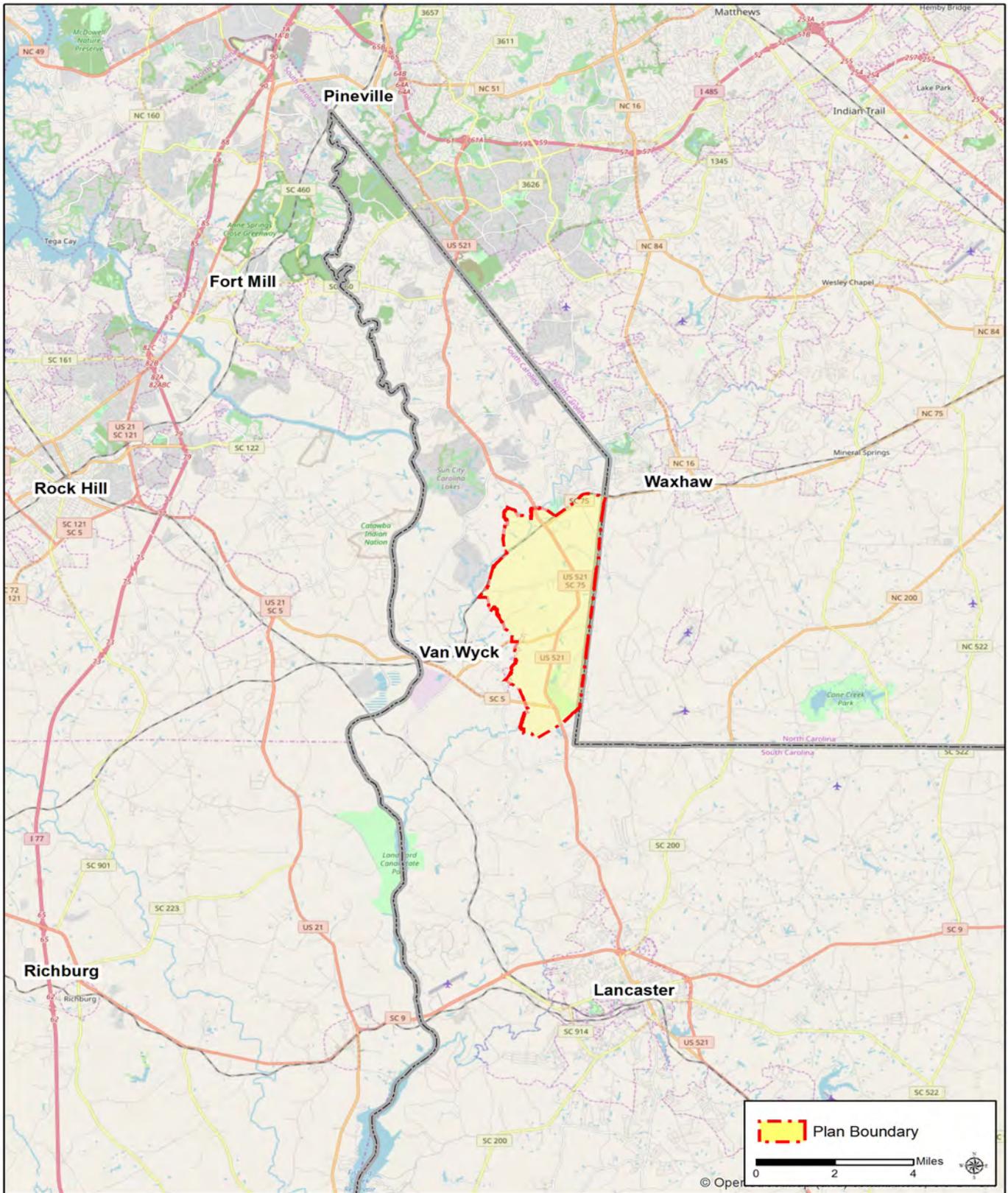
The Southern Panhandle Small Area Plan incorporates several plans and studies developed for Lancaster County that include Catawba Regional Housing Assessment, 2018; Comprehensive Economic Development Strategies for the Catawba Region, 2017; Connect Our Future, 2015; Catawba Regional Long-Range Transportation Plan, 2015; Recreation Needs Assessment and Strategy, 2015; the Comprehensive Plan, 2014; Carolina Thread Trail Master Plan, 2011; and the US 521 / SC 9 Corridor Study, 2010. These past planning initiatives are described in Appendix A, Existing Conditions.



**ANDREW JACKSON STATE PARK**

*Park lake with handicapped accessible fishing pier.*

Figure 1, Planning Context



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# PROJECT OVERVIEW



# PROJECT OVERVIEW

## SOUTHERN PANHANDLE SMALL AREA PLAN OBJECTIVES

The Southern Panhandle Small Area Plan includes approximately 8,200 acres of primarily rural living. The planning area is located in Lancaster County south of Indian Land; west of Union County, NC; east of York County, SC; and north of the City of Lancaster. The planning area includes the new Van Wyck Elementary School and High School, portions of the newly incorporated Town of Van Wyck, Andrew Jackson State Park, Millstone Creek Neighborhood, sections of the Carolina Thread Trail, significant undeveloped assets, and abundant natural and cultural resources. Figure 1, Planning Context shows the planning area location.

Objectives of the plan include:

- Develop a proposed vision for the area including future land use and transportation needs.
- Provide a guide for Lancaster County's future growth through proactive planning.
- Assess the need for water, sewer, transportation, and other infrastructure.
- Incorporate key visions through robust public outreach.
- Incorporate and uphold current goals and policies such as a strong economy, well-managed growth, safe and healthy environment, increased collaboration, transparency in the planning process, and high quality educational opportunities.

## EXISTING CONDITIONS SUMMARY

### Physical Analysis

The Southern Panhandle area is largely undeveloped land with less than 10% of the planning area developed. In addition to developed and undeveloped parcels, land is also identified as underdeveloped if the parcel is not fully developed or may not be used to the best potential. Appendix A has additional information on the development and future opportunities for growth. Appendix B, Maps includes 13 maps for the existing conditions summarized in Table 1, Appendix B Map Summary.

The development status for the Southern Panhandle is as follows:

- Undeveloped – 5,071 Acres; 61.9% of Planning Area
- Underdeveloped – 2,100 Acres; 25.6% of Planning Area
- Developed – 695 Acres; 8.5% of Planning Area
- Protected Open Space – 323 Acres; 3.9% of Planning Area

### Housing

Lancaster County has experienced approximately 20% growth in population since 2010, occurring primarily in the Indian Land area north of the Southern Panhandle. The planning area is largely low density single family residential homes with some manufactured homes. A state park is located along the southeast portion of the planning area. Also, some institutional, commercial, and employment areas are located mostly along Highway 521.



#### **OSCEOLA UNITED METHODIST CHURCH**

*Located in the once "Village of Osceola" surveyed in 1888.*



#### **MILLSTONE CREEK NEIGHBORHOOD**

*Eighty-eight homes located on approximately 100 acres.*

### **Transportation**

Highway 521 is the major transportation corridor in the Southern Panhandle with other key highways and roadways that intersect the four lane divided highway. These other corridors are two lane roadways and include Highway 75, Steele Hill Road, Rebound Road, and Highway 5. Traffic collision data between 2005 - 2019 is shown in Appendix A, Existing Conditions. Although the planning area is primarily undeveloped and rural, recent developments of the Van Wyck Elementary School and the new High School are impacting the transportation network. The SC Department of Transportation is evaluating and studying segments and intersections in the Southern Panhandle for needed improvements.

### **Land Use, Zoning, and Infrastructure**

The Southern Panhandle area is primarily used for rural living and farming and is zoned Rural Neighborhood. Utilities are available across the Southern Panhandle, such as water, electric power, and natural gas. Sewer is only available currently at the most northern portion of the Southern Panhandle near the Highway 521 and Highway 75 intersection. Sewer enhancements are being constructed south to the new High School north of Steele Hill Road. Plans for sewer system upgrades are proposed for an Equalization Facility, gravity sewer lines, and sewer lift stations. Sewer system upgrades are developed on an as-needed basis. Additional information is available on the utility services in Appendix A, Existing Conditions.

### **Cultural Resources**

The Southern Panhandle has significant cultural resources in the northwest portion of the planning area. Culturally, the Steele Hill AME Zion Church Arbor is noted as a historic structure for additional inventory and application for National Register for Historic Places designation. Likewise, the Steele Hill Rosenwald School, currently used as a residence, is noted for further consideration and evaluation. These African American cultural heritage structures are described in detail in Appendix A, Existing Conditions.

Lastly, the Village of Osceola is also noted as a cultural resource, but no structures remain today in this once thriving

railroad village. The Steele Hill AME Zion Church Arbor and Cemetery, the Steele Hill Rosenwald School, and the Village of Osceola are located south of the CSX Railroad, west of Highway 521, and north of Steele Hill Road.

### Natural Resources

The Southern Panhandle has many natural resources that are vital to the rural living lifestyle of the area. These resources include Andrew Jackson State Park, creeks and streams, endangered zoological species, floodplain, and wetlands. Many locations are identified as conservation priority areas to preserve and enhance critical natural resources during development. Figures 11 - 14 indicate the location of natural resources in the Southern Panhandle. Appendix A, Existing Conditions includes additional information on natural resources.

### Development and Redevelopment Opportunities

The Southern Panhandle planning area has extensive opportunities for development and redevelopment. Within the planning area, approximately 314 parcels, or 82% of the total parcels, are undeveloped and underdeveloped. The planning area includes 8,190 acres, of which 62% of these acres are undeveloped (5,071 acres) and 25% is underdeveloped (2,100 acres). Underdeveloped areas are parcels that are not fully developed or used to the best potential. Figure 15, Development Status reflects developed, underdeveloped, and undeveloped parcels and also notes development constraints from floodplains, wetlands, and buffers.

Within the planning area, the development status is reflected on Figure 16, Developed Parcels; Figure 17, Underdeveloped Parcels; Figure 18, Undeveloped Parcels; and Figure 19, Potential Future Developable Areas. Redevelopment Parcels include all underdeveloped and undeveloped parcels within the Southern Panhandle District. Approximately 7.5% of the undeveloped and underdeveloped parcels (6,999 acres) are located within 500' of sewer.

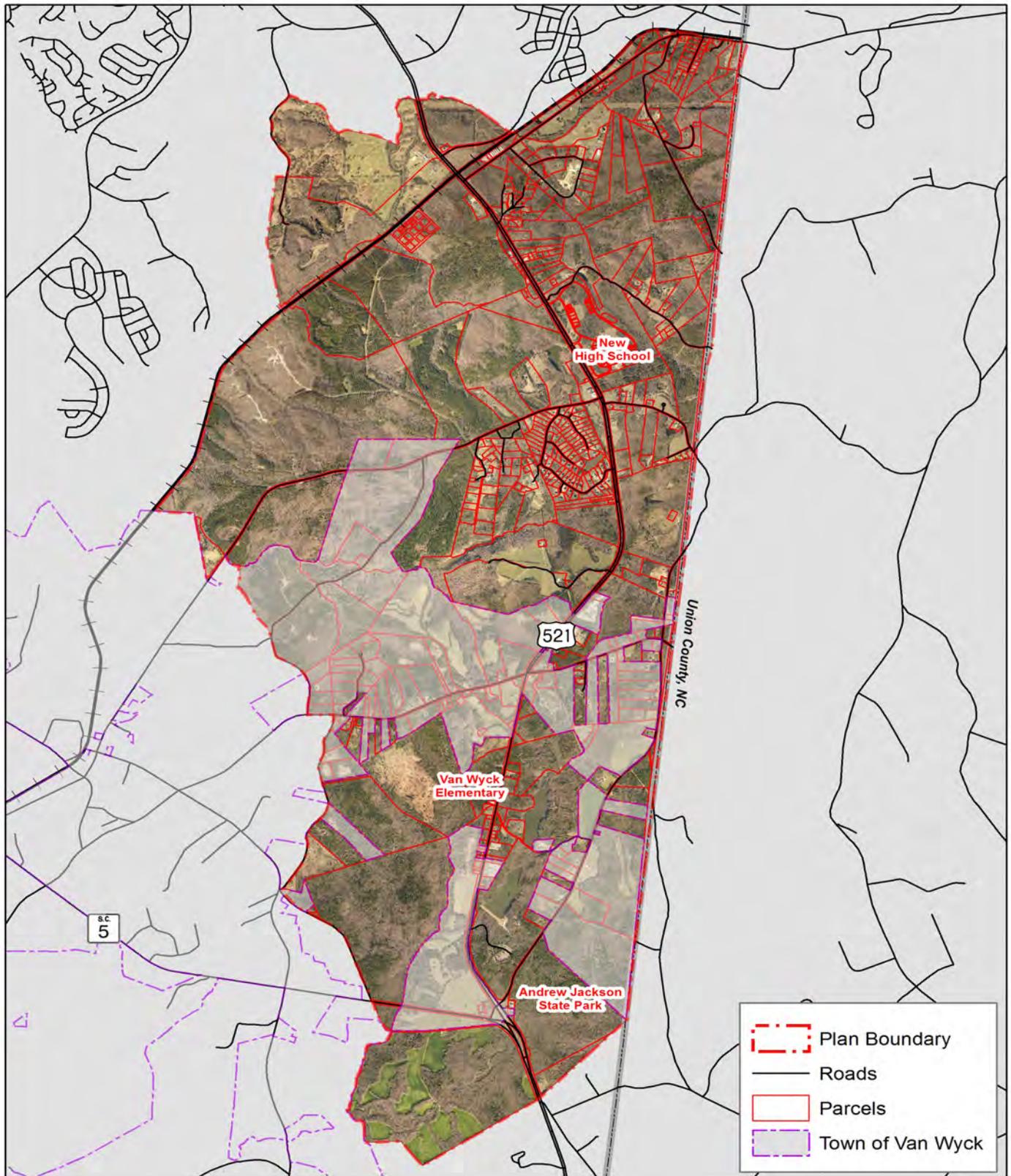
**Table 1, Appendix B Map Summary**

Number	Name
Figure 6	Housing
Figure 7	Transportation Classifications
Figure 8	Land Use
Figure 9	Zoning
Figure 10	Infrastructure
Figure 11	Environmental Constraints
Figure 12	Priority Area
Figure 13	Resilient Biodiversity Hotspots
Figure 14	Imperiled Aquatic Species
Figure 15	Development Status
Figure 16	Developed Parcels
Figure 17	Underdeveloped Parcels
Figure 18	Undeveloped Parcels
Figure 19	Potential Future Developable Areas

**Table 2, SWOT Analysis**

SWOT Category	Steering Committee Major Comments
Strengths	Schools, Undeveloped Land, Proximity / Location in the Region, Utility Capacity, and Nature Trails
Weaknesses	Traffic Conditions, Sewer, and Unknowns such as Dave Lyle Extension
Opportunities	To Plan for Growth, Blank Canvas, and Town of Van Wyck
Threats	Aging Population, Affordability, Rapid Development, and Traffic Flow / Design

**Figure 2, Planning Area**



## VISION STATEMENT

The Steering Committee developed Vision Words at the first Steering Committee meeting in considering the future of the planning area and those words are reflected in Figure 22, Steering Committee Vision Words. Throughout the process of developing the plan, input was received from the Steering Committee and the community during Visioning Week. Appendix C, Public Engagement and Appendix D, Public Participation Data describe the outreach and include the input received during the development of the Southern Panhandle Small Area Plan.

During Visioning Week, participants were invited to complete a Vision Preference Exercise. The Place Types were grouped as follows: Open Space and Rural Living; Residential Homes, Town Homes, Multi-Family; Commercial and Mixed Use; and Employment Areas.

For each image, residents indicated if they preferred to see it in the Southern Panhandle or not by placing a dot in the “thumbs up” or “thumbs down” column on the boards. Results from the Visual Preference Exercise are reflected in Figures 23 - 24. Residents then worked in preassigned groups to discuss ideas on the future vision for the area. Groups were asked to brainstorm the types of uses possible and needed for the underdeveloped and undeveloped parcels. Lastly, each group identified on a map specific locations for various uses and included place type numbers on dots and placed dots on the map. After making notes about ideas and future vision, group representatives shared the group’s ideas and vision with everyone. The outcomes from the work groups are shown in Figures 25 - 31.

The common themes among the groups included the importance to preserve the rural lifestyle, to protect the natural resources and community heritage, to plan for infrastructure needs, to develop trails, and to establish mixed use centers and employment areas that add value to the Southern Panhandle. Many of the groups identified north-south transportation corridors to the west of Highway 521 for collector roads, multi-use paths, and trails.

The Steering Committee, along with members from the Lancaster County Planning Commission and the Town of Van Wyck Planning Commission, met at the close of Visioning Week. The group discussed the outcomes from the week and shared ideas for a Vision Statement. Based on the feedback received throughout the development of the Small Area Plan, the following is the Southern Panhandle Vision Statement and is reflected in the Plan Themes, the Recommended Land Use Plan, and the Implementation Plan.

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



## PLAN THEMES WITH RECOMMENDED LAND USE PLAN



## PLAN THEMES WITH RECOMMENDED LAND USE PLAN

### RECOMMENDED LAND USE PLAN

The Recommended Land Use Plan (Figure 3 and Table 3, Recommended Land Use Distribution) was developed out of input from residents, property owners, and stakeholders from the Visioning Week held in November, 2019. Participation included drop-in discussions, one-on-one interviews, and a community evening workshop. The evening Hands-on Workshop included a diverse group of 54 individuals from the community who participated in a Visual Preference Survey and developed seven group scenarios. The consensus on the feedback received was specific on intentional growth in the Southern Panhandle that adds value and maintains the rural lifestyle of the area. The group scenarios are reflected in Appendix D, Public Participation Data and include some variations. The common threads heard across all the engagement opportunities are reflected in the Big Ideas as follows:

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

### PLAN THEMES

From the Big Ideas, four plan themes were developed and incorporated into the Recommended Land Use Plan.

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



Source: Uptown 101

## RECOMMENDED LAND USE SUMMARY

### Conservation Corridors

The Conservation Corridors are vital to the preservation of the rural lifestyle of the Southern Panhandle. Conservation Corridors are intended to require the preservation of the native tree canopies and conserve landscaping along Highway 521, Steele Hill Road, and Highway 5 as development occurs. The design of developments must include building materials and site placement along the corridor that reflects development that is incorporated in the natural landscape and uses the rural environment as an amenity to add value and beauty. Signage and lighting for development should be discreet and attractive.

### Employment

The recommended land use plan reflected three Employment areas along the northern, central, and southern boundaries of the planning area which are all contingent upon infrastructure development. The northern Employment sections are south of the CSX Railroad, west of the Highway 521 and Highway 75 intersection, and a smaller Employment area east of the same intersection. The central location for an Employment center is north of Rebound Road along the east and west sides of Highway 521. The southern portion of the Employment area is west of Highway 521 north and south of Highway 5. These three areas are important to provide flex office, medical, research, light industrial, and service centers that are quiet and attractive facilities and campuses that provide employment opportunities and serve the surrounding region.

### Commercial

Commercial land uses are primarily auto-oriented developments for professional services, retail, shopping, and other uses located in two areas of the planning area. The north section is located west of Highway 521 between a Mixed Use and a Medium Density Residential land uses and north of the new High School. The south section is east of Highway 521, north of Andrew Jackson State Park, and south of the Van Wyck Elementary School.

### Institutional

In the planning area, there are several Institutional land uses recommended for the Southern Panhandle. These areas include places of worship, educational facilities, and public health centers. The Southern Panhandle has institutional



Source: US Department of Energy.



uses along Highway 521 north of Steele Hill Road and south of Rebound Road and north of Andrew Jackson State Park. Other educational and community support facilities are recommended uses for the Southern Panhandle.

**Mixed Use**

Mixed Use is located at the southwest intersection of Highway 521 and Highway 75 and is intended to serve as a Southern Panhandle Town Center. This Mixed Use area will be designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. The district includes multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.

**Rural Residential / Agriculture**

One of the focuses of the Southern Panhandle is maintaining rural living. The Rural Residential / Agriculture areas are south of Steele Hill Road and to the west of Highway 521 towards the southern boundary of the planning area. Uses include homes, agricultural lands, farms, and conservation subdivisions that provide an abundance of open space and forested lands. Rural residential and agriculture uses should be connected to adjacent uses with trails and walking paths.

**Residential**

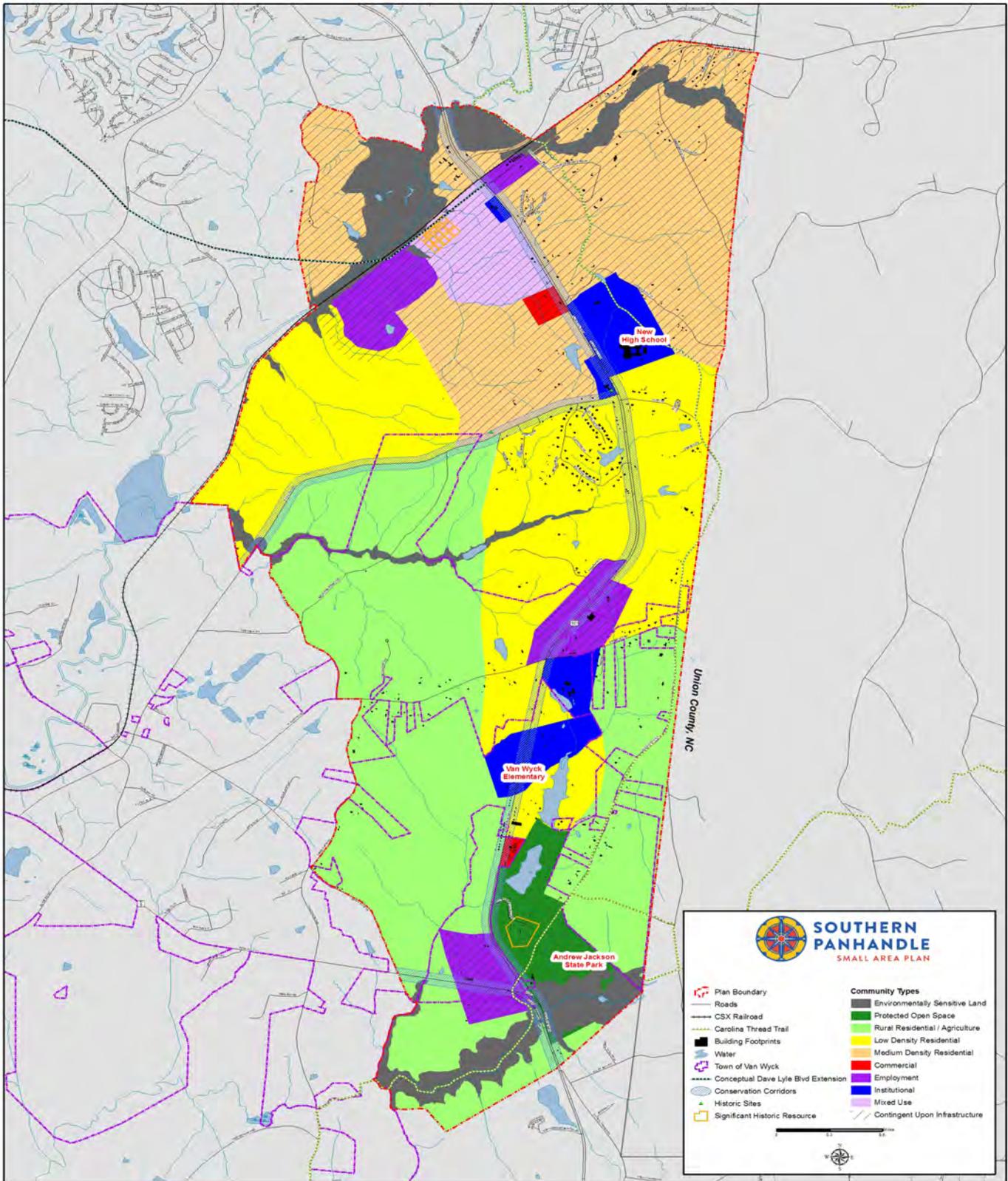
Low and medium density residential housing support recreational, religious, and educational facilities. Medium density residential areas are located around the northern and northeast areas of the Southern Panhandle closest to the new High School and surrounding infrastructure. Low density residential is located north of Steele Hill Road and along the west and east sides of Highway 521 to the south towards Van Wyck Elementary. Conservation subdivisions are encouraged that preserve natural environment and support low and medium density residential uses. These residential developments should be connected to surrounding areas through walking paths, trails, and collector roads with protected bike lanes and crosswalks.

**Table 3, Recommended Land Use Distribution**

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

Source: Catawba Regional Council of Governments

**Figure 3, Recommended Land Use Plan**



## PLAN IMPLEMENTATION

### Preserve Natural Landscape

Develop a Conservation Corridor Overlay along Highway 521 and along major corridors.

- Establish a buffer to conserve the natural landscape.
- Adopt development guidelines to ensure high quality architecture and the preservation of the natural environment.
- Develop standards to include context sensitive materials and prevent blank building facades and long unarticulated rooflines.
- Create a Conservation Corridor Review Board with design professionals and residents to ensure consistency with the overlay standards.
- Remove barriers like dams and culverts that disrupt aquatic connectivity and prevent species from moving freely to feed and spawn.

Establish natural landscape standards for site design specific to the Southern Panhandle.

- Landscape requirements for site design should incorporate a diversity of plant materials, over story trees in the parking areas, buffers along the building foundation, and protection of existing trees during construction.
- Restore and protect natural riparian buffers along streams to safeguard water quality and to enhance aquatic species, streams, and river basins.
- Limit invasive species in priority areas to ensure native plants and animals can thrive.
- Identify conservation areas working with Katawba Valley Land Trust to permanently protect through acquisitions and easements to provide habitat and species benefits, protect clean water, and provide recreational opportunities for the Southern Panhandle.
- Restore Piedmont prairie plants within the Southern Panhandle to restore the Piedmont prairie and enhance pollinators, grassland birds, and many endemic Piedmont plants.
- Protect the natural landscape surrounding Andrew Jackson State Park.

Create a Southern Panhandle Conservation Subdivision District and/or Overlay.

- Develop conservation subdivision standards that create a high percentage of natural spaces.
- Identify opportunities to maintain connections of habitat corridors between conservation subdivisions and adjacent development.



## Celebrate Rural Lifestyle

Preserve low density and rural residential.

- Maintain low density residential and rural residential zoning.
- Encourage the establishment of conservation subdivisions with low density lots and abundant natural resources, native tree canopies, and open spaces that protect and connect high priority and high-resilience areas.

Protect cultural resources and local heritage.

- Conduct historic surveys to inventory and document cultural resources.
- Protect significant structures and sites through designation on local, state, and national registers.
- Establish cultural tours and trails with the placement of historic markers and interpretive signage.
- Incorporate local heritage into new developments and community spaces.
- Create a Southern Panhandle Cultural Resources Committee to provide guidance and facilitate the development of surveys, historic markers, and heritage trails for education and economic development.

Promote small scale local retail and commercial services.

- Support entrepreneurship of local retail for rural living such as farm to table restaurants, farmers markets, horse stables, feed stores, small scale groceries, specialty shops, and household goods.
- Protect the small scale nature of the retail and commercial developments through appropriate zoning district and design standards.

Develop a connected trail system for access to natural environments, housing, schools, parks, and retail.

- Create a local trail system between residential communities to special shopping districts and amenities, natural resources and parks, and schools, churches, and other institutional uses.
- Ensure the trail is a multi-use path with lights, protected crosswalks, wayfinding signs, rest stops, and native tree canopies.
- Develop trail programs such as Southern Panhandle walks, runs, and biking that celebrate cross country running teams, Andrew Jackson State Park events, cultural trails, etc.



**CONSERVATION AND COTTAGE COURT SUBDIVISION**

Cottage Court Source: Allison Ramsey Architects, Inc.



### Cultivate Employment Centers

Establish well-planned mixed use employment opportunities.

- Require master plan developments that protect natural environments, maintain native tree canopies, and connect to surrounding communities through beautiful boulevards and multi-use trails.
- Approve master plan developments with high quality design standards for all buildings and public amenities.
- Establish a mixed use Town Center for the Southern Panhandle with natural and heritage resources.

Create options for affordable housing options in and around employment such as town homes, flats, condos, and cottage courts.

- Approve density bonuses for master plan developments with affordable housing choices for town homes, flats, condos, cottage courts, and other similar residential units.
- Interweave community trails with open space and parks in mixed use centers.
- Create community multi use trails that connect to open spaces and parks in mixed use centers and to surrounding developments.



### Create Efficient Infrastructure

Expand utilities to serve and promote well-planned growth.

- Provide utilities with the capacities and design that are resilient, screened from view, and placed underground as allowable.
- Plan stormwater design with landscaped medians and green islands to filter, slow, and prevent runoff.



Develop a transportation system that compliments Highway 521 and other major corridors.

- Plan intersection improvements along Highway 521 at Highway 75 to enhance safety and mobility.
- Plan intersection improvements at Highway 521 and Steele Hill Road/Nivens Road to enhance safety and mobility.
- Plan intersection improvements at Highway 521 and Rebound Road to enhance safety and mobility.
- Plan intersection improvements at Highway 521 and Highway 5 to enhance safety and mobility.

- Incorporate conservation overlay standards for all new major corridors and collector roads.

Enhance lighting along roadways, at intersections, and site developments.

- Develop lighting standards for sites that reduce glare and are “cutoff” to direct light downward and not visible from the highway corridor.
- Prepare roadway and intersection lighting plans that are energy efficient and attractive and increase visibility and safety of motorists and pedestrians.

Support multi-modal transportation infrastructure that incorporates walking, biking, transit, and innovative street design.

- Incorporate bike lanes, crosswalks, and multi use paths into transportation enhancement projects.
- Develop a transit center in the Mixed Use Center to connect residents with the surrounding region.
- Complete Carolina Thread Trail segments that connect the northern portion of the Southern Panhandle to Andrew Jackson State Park along the southern portion of the planning area.
- Develop the Southern Panhandle Trail along the west side of Highway 521 to connect the cultural resources around Osceola and Steele Hill, the Mixed Use Center, residential developments, rural living markets and stores, the school, and Town of Van Wyck.
- Evaluate opportunities for roundabouts, super street design, and other innovative approaches for the transportation network.





Source: Richard Draul



Source: Power Park, On Top of the World Communities





# APPENDIX A EXISTING CONDITIONS



## APPENDIX A

### EXISTING CONDITIONS

#### PAST PLANNING INITIATIVES

##### **Comprehensive Economic Development Strategies for the Catawba Region, 2019**

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

##### **Catawba Regional Housing Assessment, 2018**

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

##### **CONNECT Our Future, 2015**

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

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

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

##### **Recreation Needs Assessment and Strategic Recommendations, 2015**

The Recreation Needs Assessment and Strategic Recommendations was completed by Clemson University to evaluate park and recreation needs in Lancaster County. The study determined a broad support for improved

recreation facilities, programs, and services from a large cross-section of the community including gender, age, and ethnicity. A 100-acre multi-purpose recreation center was recommended south of the Southern Panhandle and north of the City of Lancaster next to the intersection of Highway 521 and Shiloh Unity Road.

### Comprehensive Plan, 2014

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

### Carolina Thread Trail Master Plan, 2011

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

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

### US 521 / SC 9 Corridor Study, 2010

The US 521 / SC 9 Corridor Study was a long-term and responsible growth plan for a 20 mile portion of US 521 and a 4 mile portion of SC 9, including approximately 169,000 acres. The study was developed to establish preferred development patterns, community design, transportation system, and a sustainable economic environment. The study included intersection improvements along



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



with other transportation enhancements, place-making recommendations, and other development recommendations.

### PHYSICAL ANALYSIS

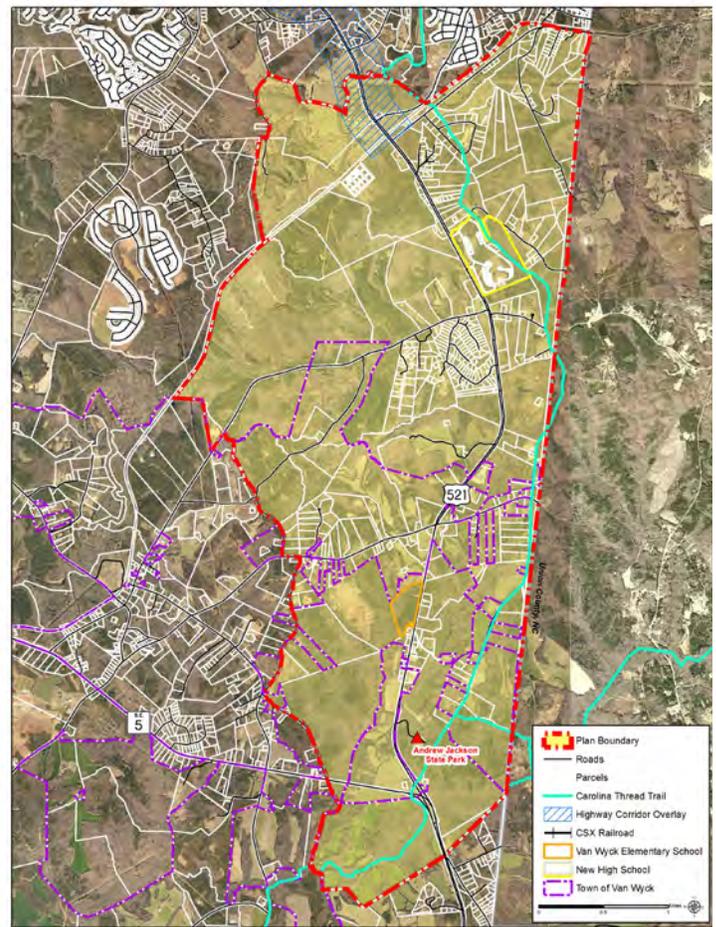
The Southern Panhandle planning area has many assets that serve as catalysts for future development. The planning area includes the new Van Wyck Elementary School and the new Lancaster County High School. Also, within the Planning Area are abundant natural resources such as the Andrew Jackson State Park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

### Location / Economy

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

- Beckham Enterprises Inc – Mini Storage
- Berma’s Hair Design
- Body of Church Cathedral
- Calvert Training Stables
- Ebenezer Baptist Church
- GFR Custom Cabinets / Storage Facility
- J and S Concrete
- Mary Ella Child Day Care
- Osceola United Methodist Church
- Our Lady of Grace Catholic Church
- Rebound Behavior Health Hospital
- Redbarn Riding Stables
- RR Equipment
- Southern Motor Company
- Steele Hill AME Zion Church
- The Plaza at Steele Hill
- U-Haul Neighborhood Dealer
- Wayne Dukas Automotive LLC

**Figure 4, Aerial**



**Table 4, Existing Land Use Distribution**

Land Use	Acres	Sq Miles	Percentages
Park / Open Space	327.54	0.51	4%
Working Farm	669.75	1.05	8%
Rural Living	7,182.03	11.22	84%
Large Lot Residential	109.97	0.17	1%
Medium Density Residential	77.39	0.12	1%
Civic / Institutional	66.99	0.10	0.8%
Commercial	43.70	0.07	0.5%
Industrial	49.42	0.08	0.6%
Totals	8,526.79	13.32	100%

Source: Catawba Regional Council of Governments  
 Note: Right-of-way included in totals.

## PLANNING AREA

The Southern Panhandle planning area is reflected in Figure 4, Aerial and includes approximately 8,200 acres and 611 parcels with 473 property owners. The planning area is centered around US 521 and is bordered to the east by Union County, NC and bordered to the west by CSX Railroad and the Town of Van Wyck. The northern boundary is the area north of Highway 75 and the southern boundary is Andrew Jackson State Park and the intersection of SC Highway 5 and US 521. The planning area has 611 parcels with:

- Less than 5 acres: 288 parcels; 47.1%
- Between 5–25 acres: 194 parcels; 31.8%
- Between 25–50 acres: 64 parcels; 10.5%
- Between 50–100 acres: 39 parcels; 6.4%
- Between 100–200 acres: 21 parcels; 3.4%
- More than 200 acres: 5 parcels; 0.8%

Figure 6, Housing indicates the location of homes in the planning area. The US Census Bureau estimates for 2018 that 947 residents live in 353 households within the planning area. The median household income is \$44,943 and the median household value is \$250,000. Transportation Classifications are shown in Figure 7 and include the daily traffic volumes along major thoroughfares. The Average Daily Traffic Counts in the planning area reflect the following volume of traffic for 2018:

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

## Existing Land Use

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

## Existing Zoning Map

The existing zoning for the Southern Panhandle Planning Area is shown in Figure 9, Zoning. The majority of the planning area is zoned for Rural Neighborhood, Rural Residential, and Open Space Preservation. Other zoning districts in the planning area include Low Density Residential, several types of Commercial districts, Light Industrial, and a Legacy Planned Development District. The greenway segment is 20.4 miles in length and the area within the planning area is 8.3 miles in length. Connection and access opportunities are Andrew Jackson State Park, Twelve Mile Creek, and the historic Old Waxhaw Presbyterian Church and Cemetery in Union County, NC.

## Infrastructure

The location of infrastructure is reflected on Figure 10, Infrastructure. Lancaster County Water and Sewer District (LCWSD) serves the Southern Panhandle area. The entire area is served with water. The water treatment plant located in Lancaster County is a joint venture between LCWSD and Union County, NC with a 50/50 ownership. A 500,000 gallon water tank is located on Highway 521 north of Steele Hill AME Zion Church. Sewer is currently only available in the most northeast portion of the Southern Panhandle at the Highway 521 and Highway 75 intersection, northeast and southeast portions. Current sewer capacity includes a force main to the new High School north of the Highway 521 and Steele Hill Road intersection. Sewer system enhancements by LCWSD are development-driven and performed supplementary to LCWSD's Wastewater Extension Guidelines outlined in their Water & Wastewater Developer Policy.

The Conceptual Sewer Master Plan for the Highway 521 and Highway 5 area includes a proposed Equalization Facility on approximately 10 acres to the west of the Southern Panhandle planning area. The addition of an Equalization Facility will reduce the potential for overflows in the system or at the treatment facility, mitigate environmental damage, improve the efficiency of the treatment facility, and maximize the infrastructure sizing by equalizing peak flows. Several locations are identified for potential gravity sewer lines with sewer lift stations. LCWSD will evaluate their infrastructure sizing needs as the proposed land use plans and zoning are updated. The LCWSD sewer discharge permit for the Catawba River is 15 MGD. LCWSD's Indian Land Wastewater Treatment Facility is currently under construction for an Upgrade to 5 MGD and the hydraulic capacity at the treatment facility can be increased as needed to meet the water and sewer needs as the Southern Panhandle develops.

Duke Energy serves the Southern Panhandle area with a distribution system that meets customers' service needs. Any major distribution-system enhancements that may be necessary can be accomplished within the timelines of customer projects. Duke Energy plans to add capacity along Highway 521 in the Southern Panhandle area, upgrading 12kV lines to 24kV lines. These upgrades will be completed as new developments occur. The initial phases of the distribution enhancements will take place in the northern portion of the Southern Panhandle and are anticipated to be complete in 2020 or 2021, at the latest. As the Southern Panhandle continues to grow and develop, Duke Energy has the capacity to meet anticipated energy demands within their stations and via their lines across the region.

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

## Cultural Resources

The Southern Panhandle has many significant cultural resources that should be preserved and protected as well as celebrated and shared for future generations. Of the historic inventories completed to date, the Steele Hill AME Zion Church Arbor is the only structure that has been identified eligible to be nominated for the National Register of Historic Places. The Steele Hill Rosenwald School Building has not yet been evaluated for potential National Register eligibility. These historic African American sites should be considered for historic preservation programs provided by the South Carolina Department of Archives and History and the National Trust for Historic Preservation, African American Cultural Heritage Action Fund program.

The Rosenwald School Building Program in South Carolina, 1917-1932 inventory was prepared by Lindsay C. M. Weathers, University of South Carolina Public History Program on December 3, 2008. The inventory documents the building program in South Carolina and the impact on African American communities across the state.

Southern African Americans partnered with Northern philanthropies, particularly the Julius Rosenwald Building Fund, to address educational inadequacies and establish better primary schools. Booker T. Washington argued for black southerners to focus on self-help by stressing economic advancement through vocational education. He stressed addressing “economic and educational needs before challenging racial segregation and disfranchisement”.

Mr. Washington advocated for economic advancement through vocational education and led the establishment of the Julius Rosenwald Building Fund, 1913-1937. His vision was safe buildings with the primary purpose of serving as African-American children schoolhouses focusing on reading, writing, math, agriculture and trade for boys, and home economics for girls. Julius Rosenwald, the president of Sears, Roebuck, and Company, wrote to Mr. Washington that he wanted to “extend a helping hand.”

The Fund established strict guidelines for funding which included the following: “1) The district’s trustees must hold a fee simple title deed to at least two acres of land, 2) A building plan must be submitted to and approved by the correct governmental agencies, and 3) The local community has to raise the necessary funds to meet the difference between Rosenwald and State aid in building, finishing, and furnishing the school.”

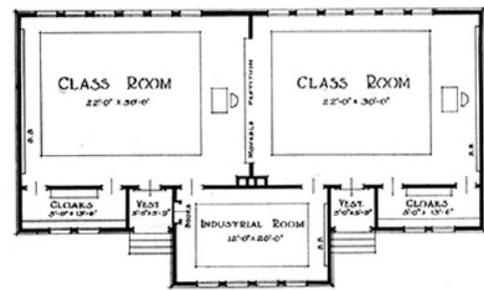
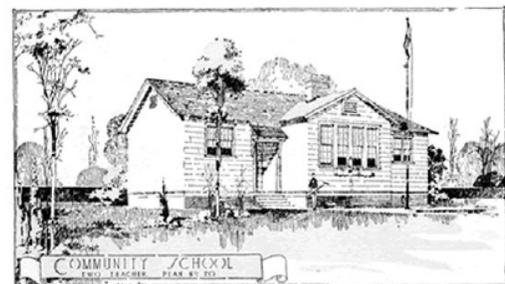
The Rosenwald Fund was reorganized in 1919-1920. Fletcher B. Dresslar and Samuel L. Smith designed new architectural plans known for simple facades with limited decorative detail of Mission or Colonial Revival style from early twentieth-century. Figure 5, Rosenwald Two Teacher Community School Plan reflects the design from 1920-1930 which included gabled roofs and one-story structures. The school windows were placed only on one side of a



**STEELE HILL ROSENWALD SCHOOL**

Source: Fisk University Rosenwald Fund Card File Database.

**Figure 5, Rosenwald Two Teacher Community School Plan**



FLOOR PLAN No 20  
TWO TEACHER COMMUNITY SCHOOL  
TO FACE EAST OR WEST ONLY

classroom to limit eyestrain and windows were designed taller with narrow framing to improve light.

The schools included modern patent desks and blackboards on three of the walls. The school facades had nut brown or “bungalow” stain with white trim. Other color schemes included white with gray trim and light gray with white trim. The interior of the schools included walnut or oak-stained wainscoting along the lower sections of the walls, with gray or buff painted walls above that, and light cream or ivory ceilings.

In South Carolina, seven Rosenwald Schools and one teachers home were constructed in the 1920s. Of the seven schools, three are currently still standing with one being the school in Lancaster. The Steele Hill Rosenwald School is located in the Southern Panhandle planning area and used as a residence. It was used until the 1950s for 1st - 9th grades.

The Steele Hill Rosenwald School site is described as “located but not yet evaluated for National Register eligibility” by the South Carolina State Historic Preservation Office (SHPO). The SHPO is a resource to preserve the legacy of the Rosenwald Schools. The African American Programs Coordinator assists local communities with rehabilitation efforts, works to publicize information about Rosenwald Schools, and assists with locating Rosenwald Schools.

#### Steele Hill Rosenwald School Building

Historic Name: Steele Hill School

Building Plan: Two-teacher type

Building Type: School

Budget Year: 1925-26

Land (Acreage): 4.00

Total Cost: \$2,900.00 (\$700 Rosenwald Foundation, \$1,000 Black, \$1,200 Public)

Notes: The site has been altered for residential occupation. The church has produced history in a catalog and includes a brief story of the Steele Hill Rosenwald School Building.

Source: South Carolina Department of Archives and History

#### Steele Hill AME Zion Church, Arbor, Cemetery

Alternate Name: Steele Hill AME Zion Church, Arbor, Cemetery

Address: W of US 521, .05 mi N of SC 125, Vicinity of Van Wyck, SC



**STEELE HILL AME ZION CHURCH AND ARBOR**

Source: SC Department of Archives and History, SC Historic Properties Record.



Date Surveyed: January 28 1986

Survey: Lancaster - County, 1986

Archives Location: Box 42, Series 108042, Survey of historic resources (county by county data on surface properties), circa 1971-2014

Notes: The arbor is eligible to be nominated for the National Register. Additional research should be compiled on when the structure was constructed, dates of any additions or alterations, and the historical use.

Source: South Carolina Department of Archives and History

Other cultural resources include the Village of Osceola, located approximately one-half mile on the west side of Highway 521 at the Highway 75 intersection south of the CSX Railroad. Narratives by Mrs. Louise Pettus, SC Genealogy, and historic descriptions from Steele Hill AME Zion Church describe the once thriving community. One of Mrs. Pettus' narratives is paraphrased below:

T.W. Secrest surveyed Osceola in 1888 and he and James F. Steele intended to name the village Waxhaw but the name was used in a North Carolina community before the railroad track was constructed in Lancaster County. They named the community the Village of Osceola for the famous Seminole Indian chief who is to have camped at a spring in the 1830s before traveling on from the area.

During the 1890s, Osceola had a grist mill and a cotton gin surrounded by five homes, including four white families and one African American family. The Osceola Methodist Church was near the Village. One of the first storekeepers at Osceola was Allen Watson Heath who also had stores in Van Wyck and Waxhaw, NC. Other store owners in Osceola included the Starnes, Rodgers, and Rodman families.

Mr. Heath was the first outside partner of the Belk Brothers Department Stores and he also sold 4 acres to the founders of the Steele Hill AME Zion Church, located to the south of Osceola on February 10, 1880. Steele Hill AME Zion Church constructed a Brush Arbor which was used for services and community events until the first church was constructed in 1885. The church cemetery dates back to the 1880s.



**STEELE HILL AME ZION CHURCH CEMETERY**

Source: SC Department of Archives and History, SC Historic Properties Record.



In the Village of Osceola, Seaboard Airline Railroad train stopped twice daily at the Hancock depot. The depot was not named Osceola because the railroad already had two Osceola depots to the south of the Village. Hancock's Chapel, a Methodist church preaching site, was located a few miles to the south of the Village of Osceola. The last time the Hancock depot was used was in the 1930s. The Post Office burned several years after closing in the early 1930s. Today the historic village is grown over and many of the structures are gone. The 1986 Lancaster County historic survey did not identify any National Register-eligible properties in the Osceola Community area. Ownership of the parcels includes the CSX Railroad and other individual property owners.

## Natural Resources

The Southern Panhandle has abundant natural resources that contribute to the rural living lifestyle of the area. Andrew Jackson State Park, the home place of the 7th President of the United States, is 360 acres and has an 18 acre lake for boating and fishing, two 1 mile loop trails for walking and hiking, 25 campsites, 2 picnic sites, a museum, a meeting house, and an amphitheater. The park is located on the southeast portion of the Southern Panhandle.

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area. The planning area includes a small portion of critical and occupied habitat for the Carolina Heelsplitter (*Lasmigona Decorate*), a federally endangered species. Portions of Six Mile Creek have occupied habitat at the northern section of the planning area. Critical habitat is located at Waxhaw Creek near Andrew Jackson State Park upstream to the NC line and occupied habitat from Andrew Jackson State Park downstream to Landsford Canal State Park / Catawba River.

While SCDNR does not indicate Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species and it is still considered significant habitat (the critical habitat is located upstream in NC). Another federally endangered species, located within 2 miles of the planning area, is the Schweinitz's Sunflower (*Helianthus Schweinitzii*). The Schweinitz's Sunflower may be found within the Southern Panhandle should habitat be suitable.

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

The South Atlantic Conservation Blueprint is a spatial plan that identifies priority areas for conservation across parts of six states, from southern Virginia to northern Florida. Data from the South Atlantic Conservation Blueprint (Version 2.2) was considered for identification of natural resources. Figure 12, Priority Areas and Figure 13, Resilient Biodiversity Hotspots show locations most important for conservation within the planning area. Figure 14, Imperiled Aquatic Species reflects the location of threatened aquatic species and areas in need of conservation programs.



### ENDANGERED SPECIES

Schweinitz's Sunflower (Left Image) Source: Gary Kaufmann

Carolina Heelsplitter (Right Image) Source: Catawba Valley Land Trust

## Transportation

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

Table 5, Collision Data between 2005 - 2019 includes data on the number of fatal collisions, number of injury collisions, property damage only collisions, total collisions, persons killed, and persons injured at four locations in the Southern Panhandle. These include the following intersections and major corridor intersection images are located on pages 38 - 41.

- US 521 and SC 75
- US 521 and Steele Hill Road
- US 521 and W. Rebound Road
- US 521 and SC 5

With the construction of the Van Wyck Elementary School and the new High School, the SC Department of Transportation is evaluating and studying segments and intersections in the Southern Panhandle for needed improvements. A signal plan is being designed by SCDOT for the new High School facility but is dependent on lane improvements to be completed by the Lancaster County School District. The Dave Lyle Boulevard Extension Concept Plan is reflected Figure 3, Recommended Land Use Plan and Figure 7, Transportation Classifications.

CSX Railroad is located along the northern boundary of the Southern Panhandle and includes five to ten trains a day. The freight on the line includes consumer goods inbound and out bound and two trains from the west coast. The line includes double stack containers and provides rail service to adjacent properties.

**Table 5, Collision Data Between 2005 - 2019**

Intersection Collision Summary Data 2005 - 2019	Fatal Collision	Injury Collision	Property Damage Only Collision	Total Collisions	Persons Killed	Persons Injured
US 521 and SC 75	1	29	92	122	3	51
US 521 and Steele Hill Road	0	7	17	24	0	7
US 521 and W. Rebound Road	1	17	69	87	2	23
US 521 and SC 5	1	18	58	77	1	31
Total	3	71	236	310	6	112

Source: South Carolina Department of Public Safety

Note: 2018 and 2019 Data is Preliminary

**MAJOR CORRIDORS**



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



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



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



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



US 521 at East Rebound Road, view North



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



US 521, view North at Van Wyck Elementary School



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

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# APPENDIX B

## MAPS



Figure 6, Housing

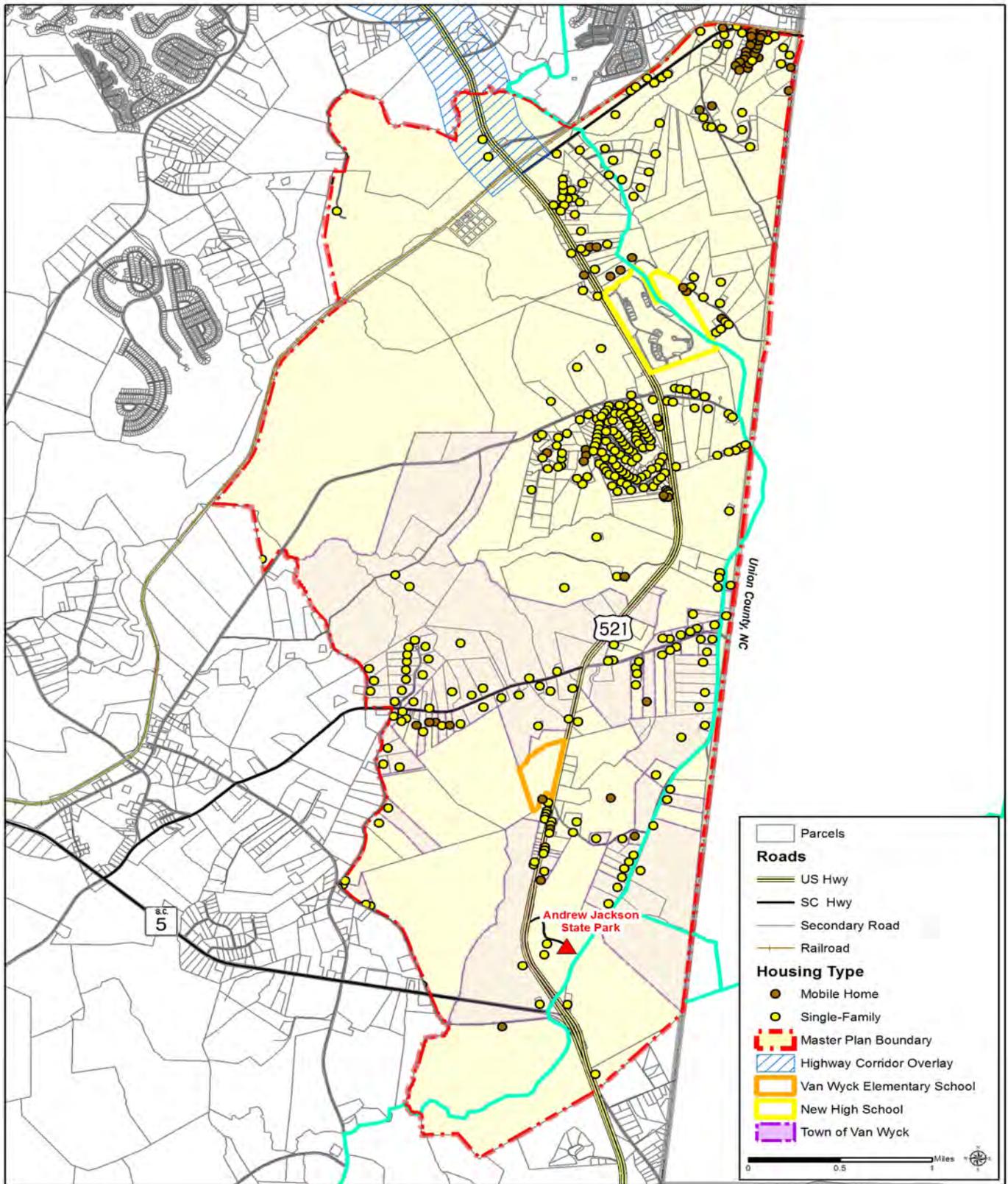


Figure 7, Transportation Classifications

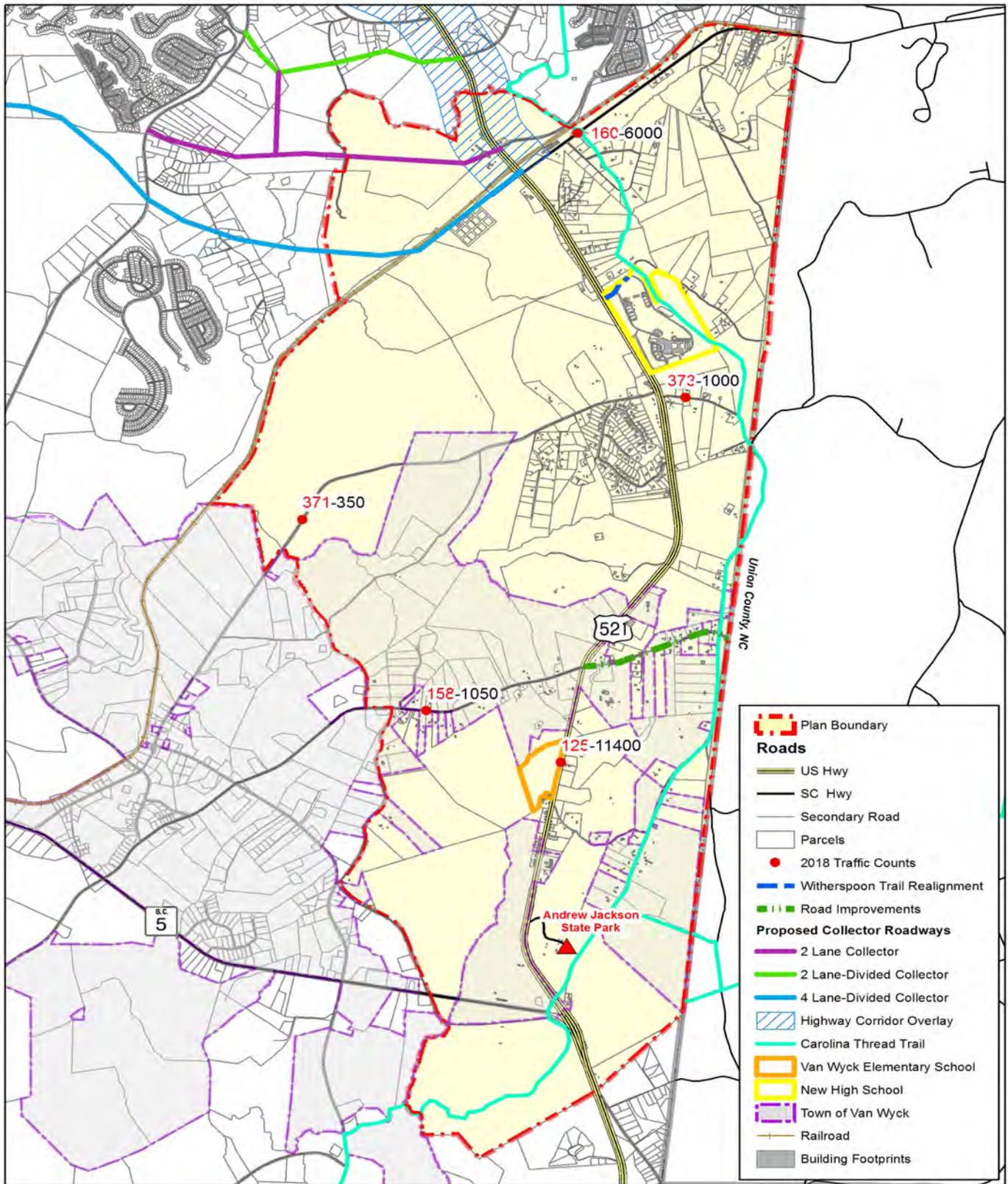


Figure 8, Land Use

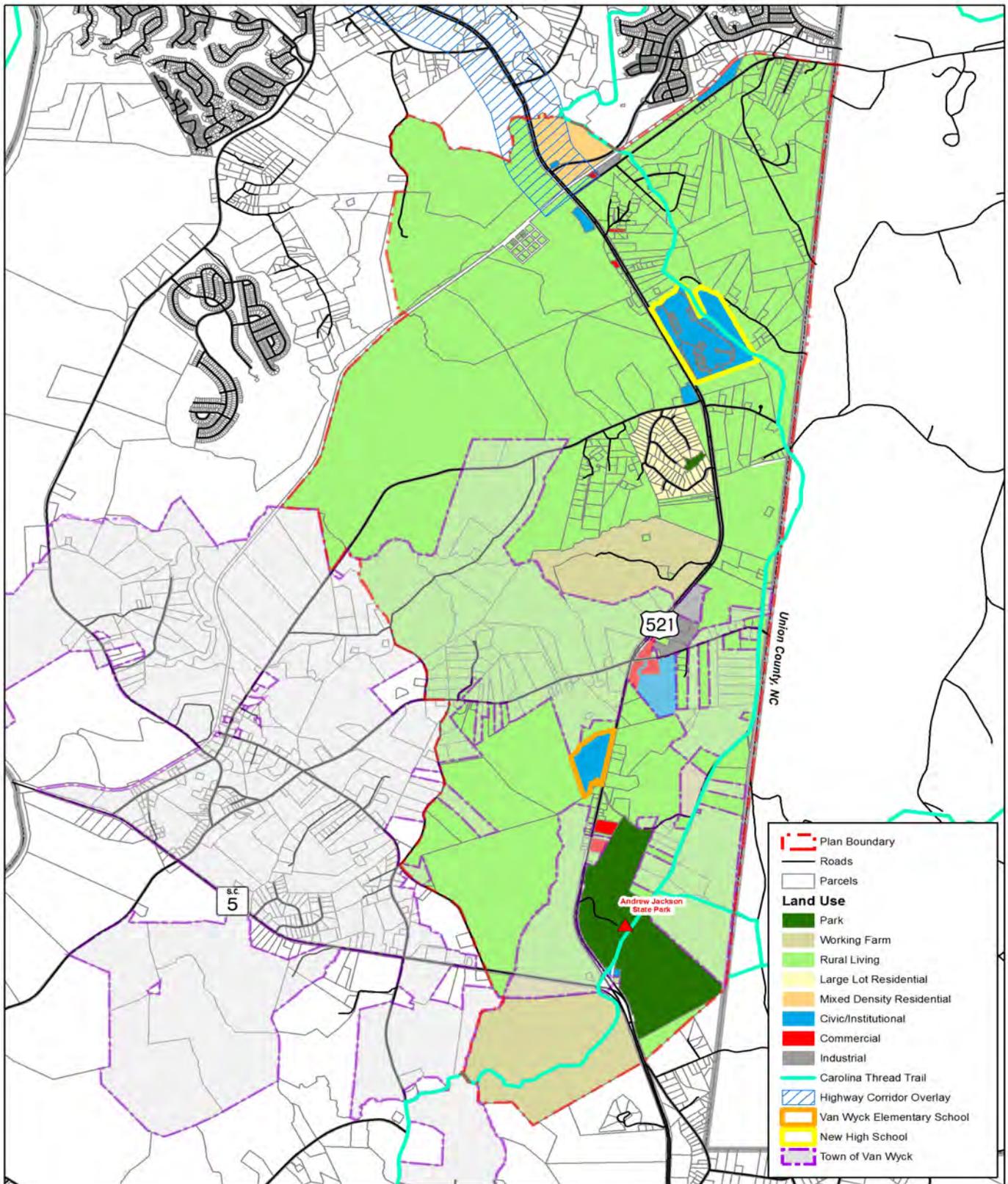


Figure 9, Zoning

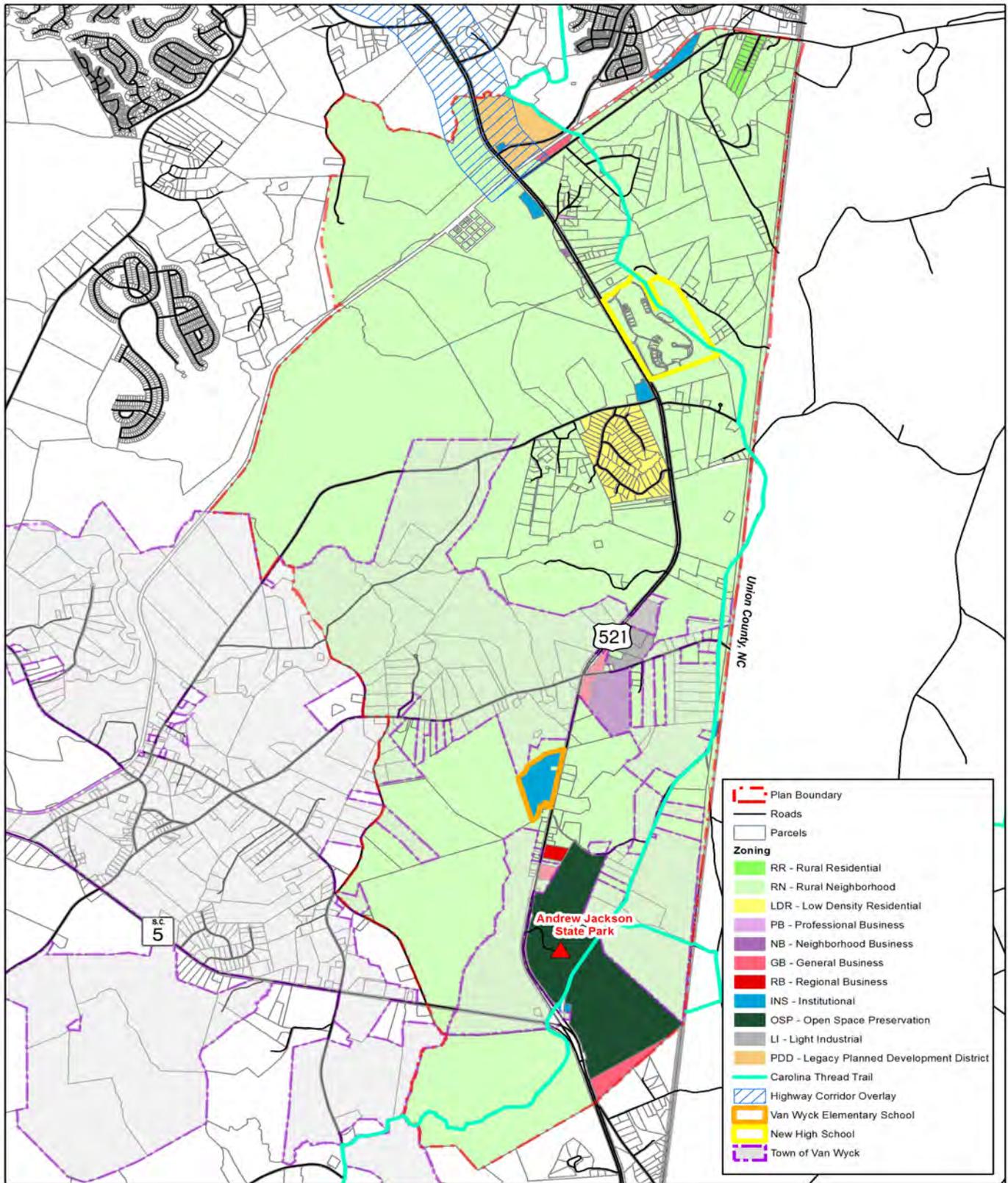
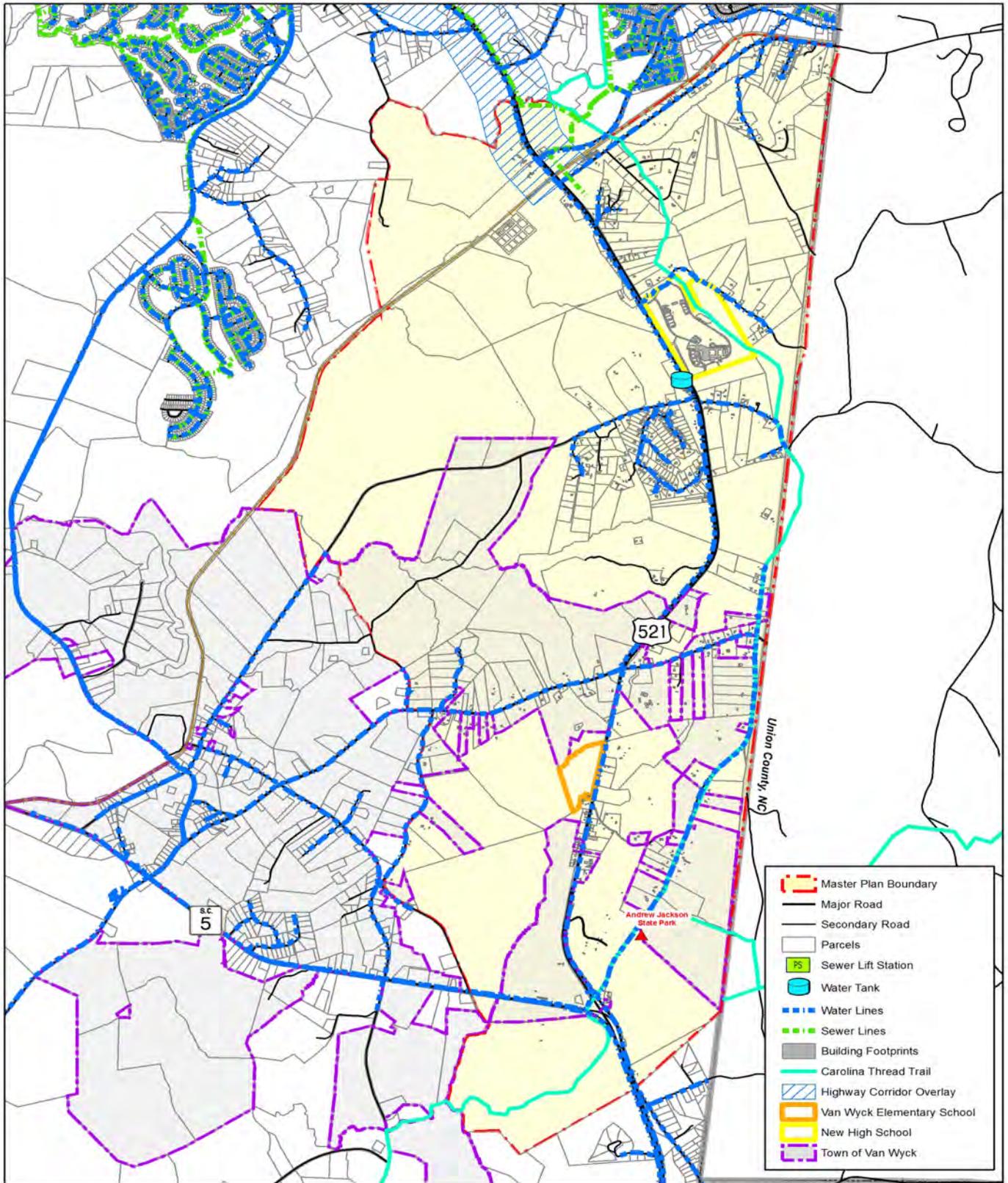


Figure 10, Infrastructure



**Figure 11, Environmental Constraints**

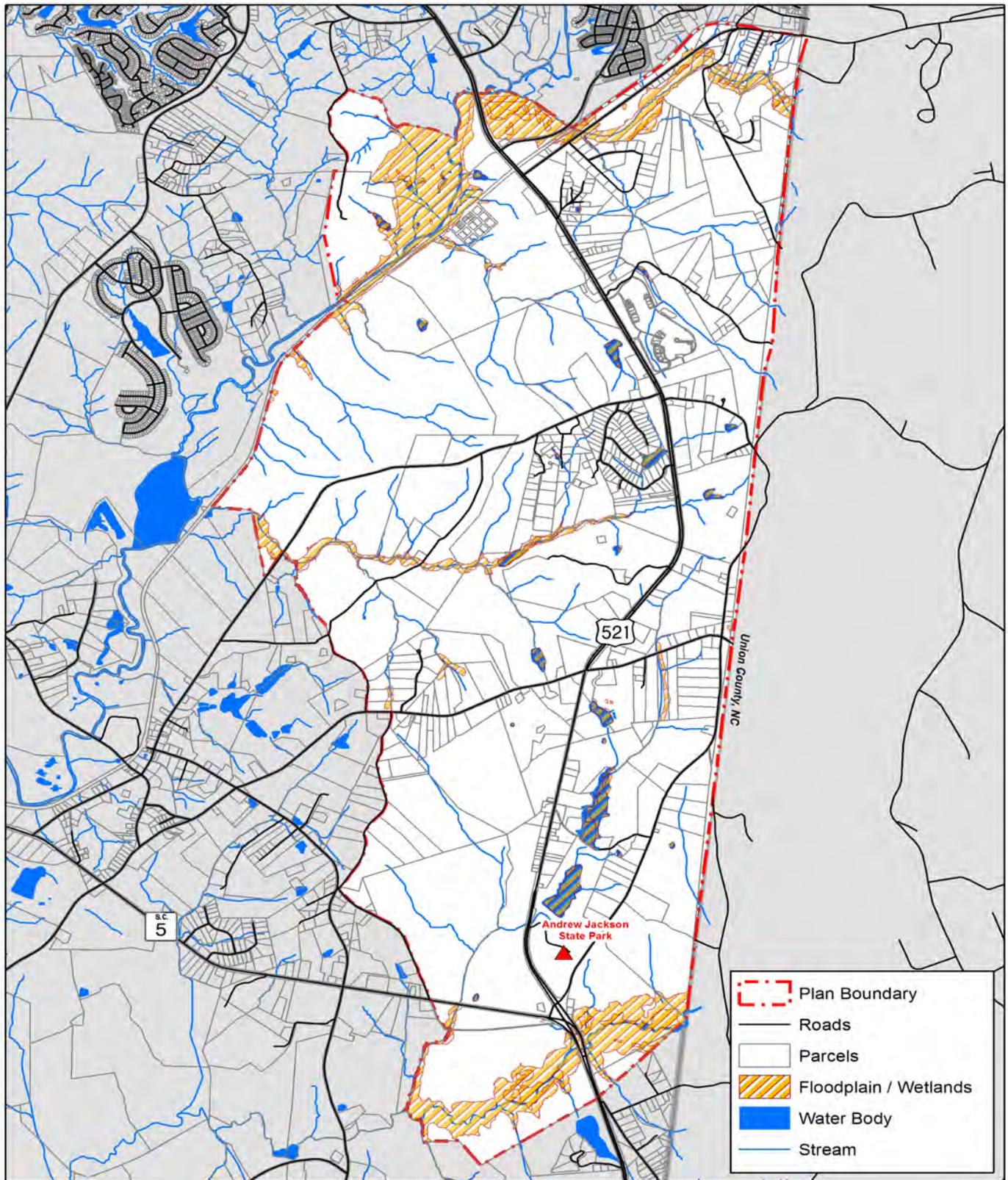
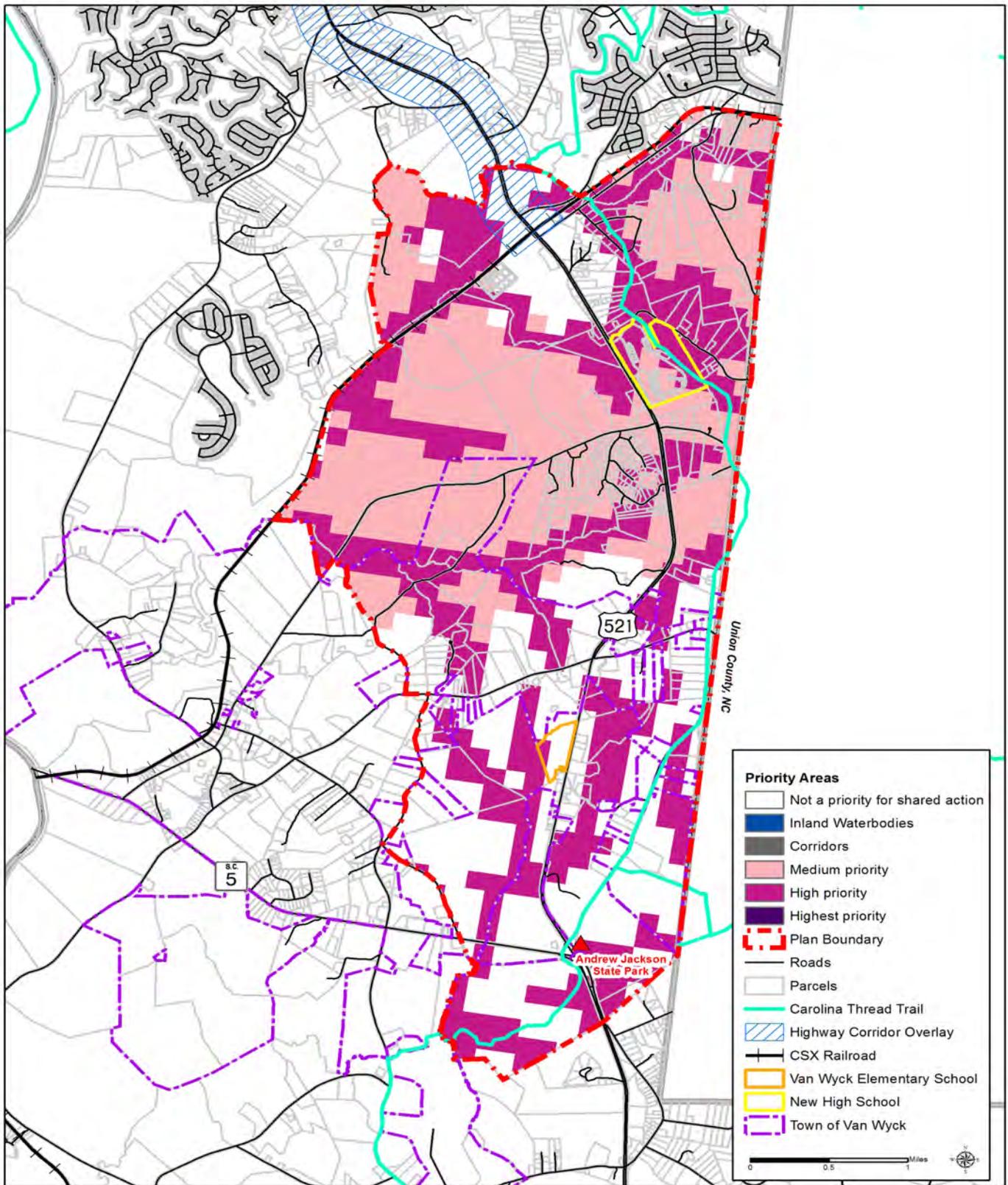


Figure 12, Priority Areas



**Figure 13, Resilient Biodiversity Hotspots**

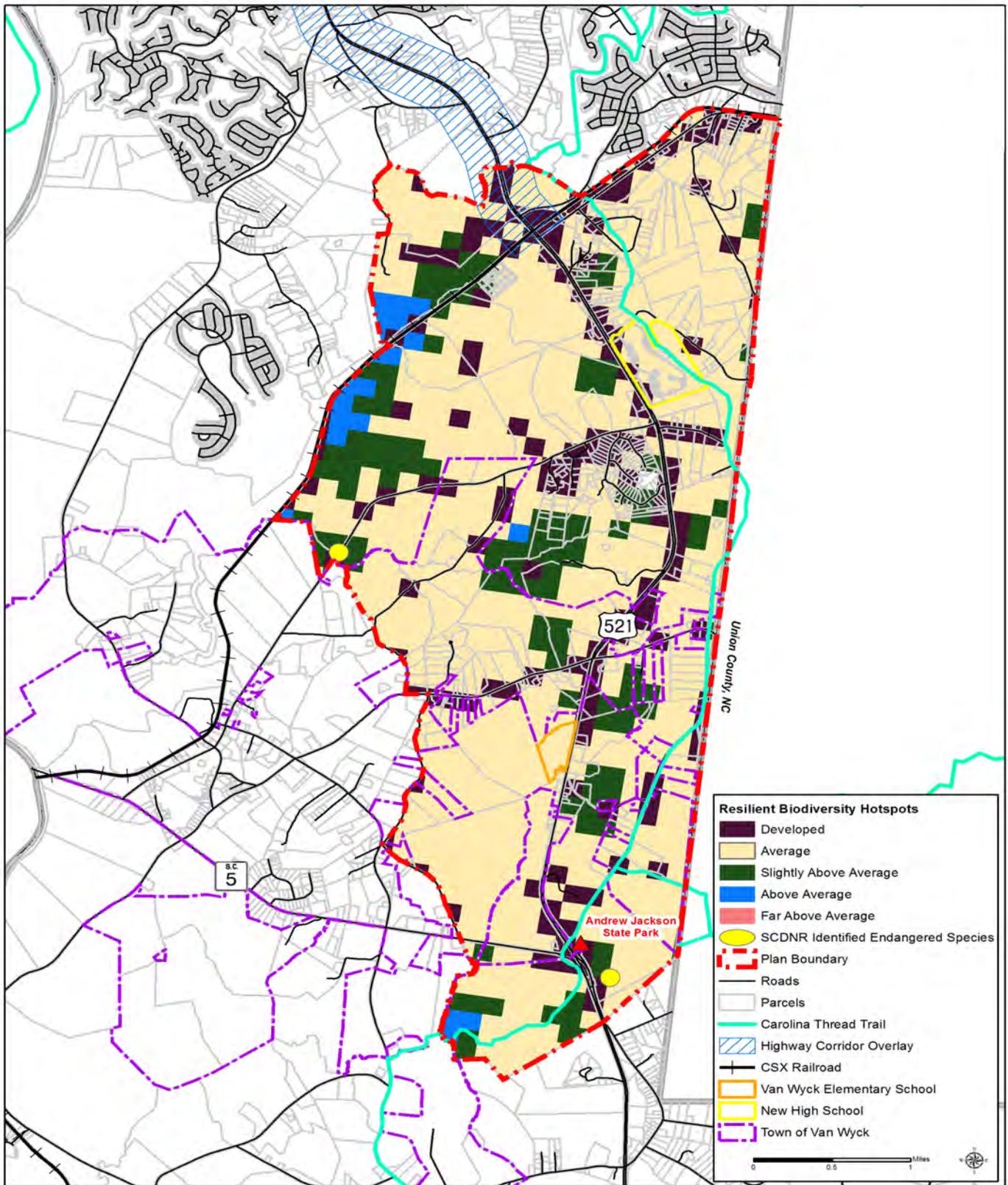


Figure 14, Imperiled Aquatic Species

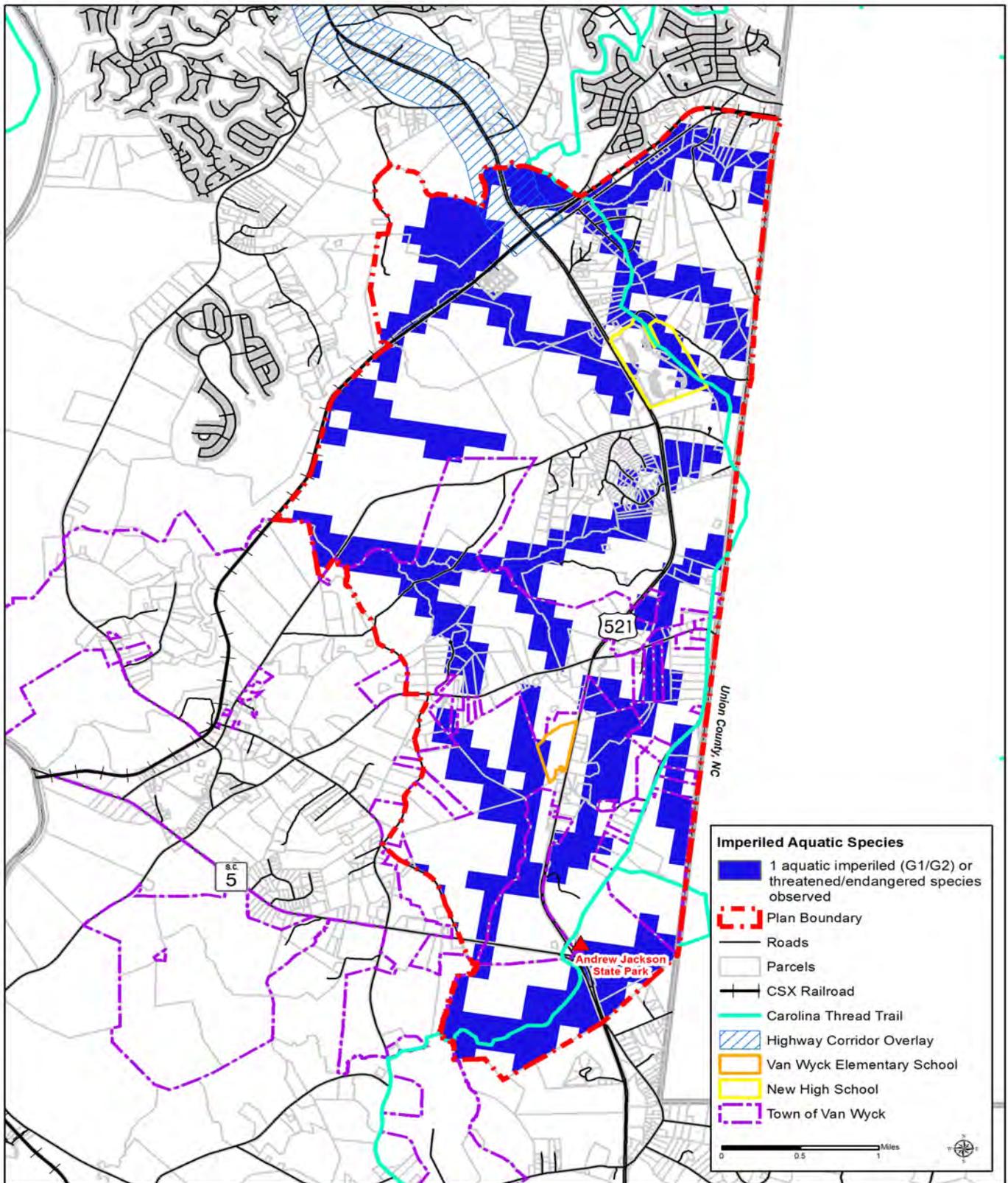


Figure 15, Development Status

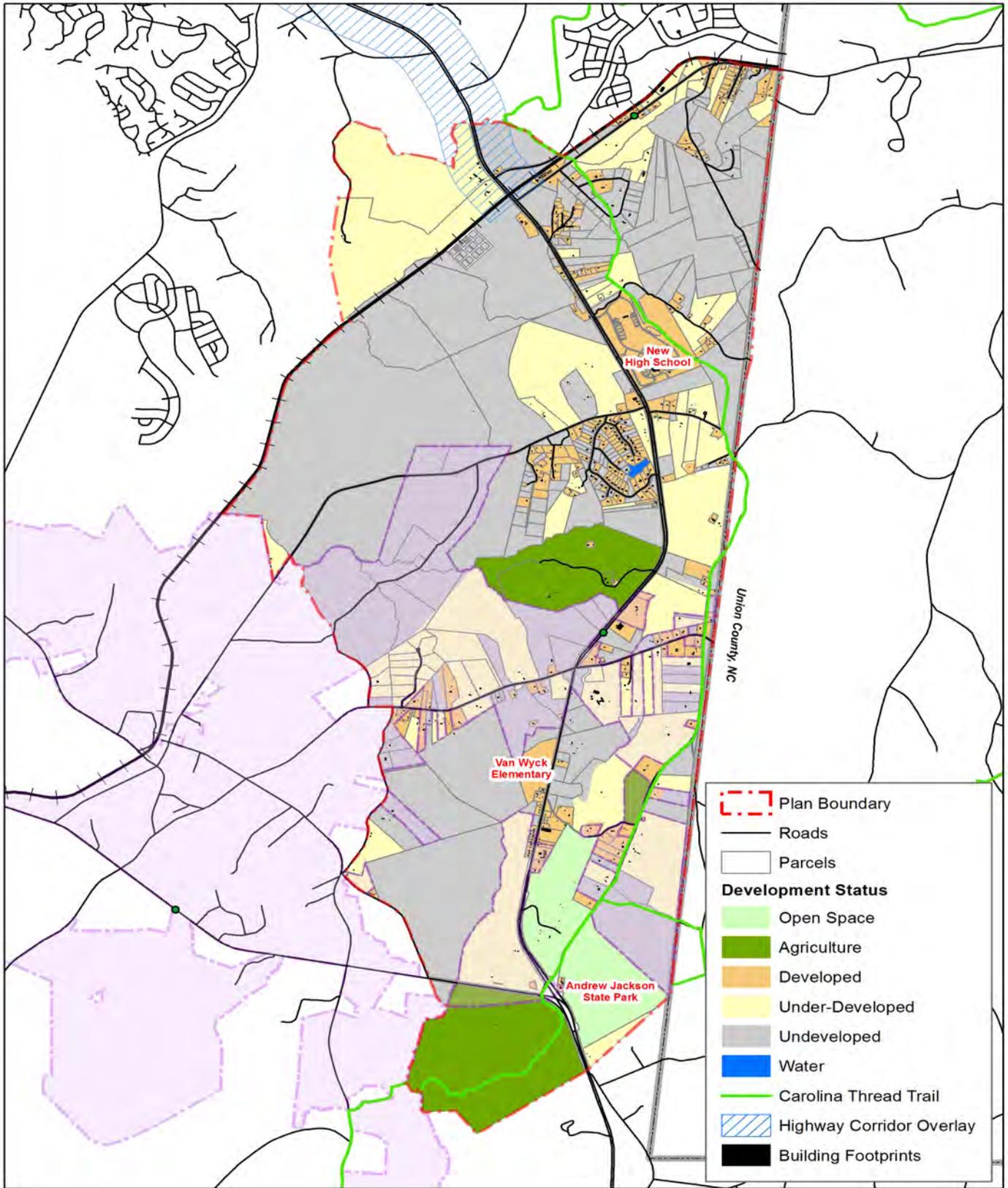


Figure 16, Developed Parcels

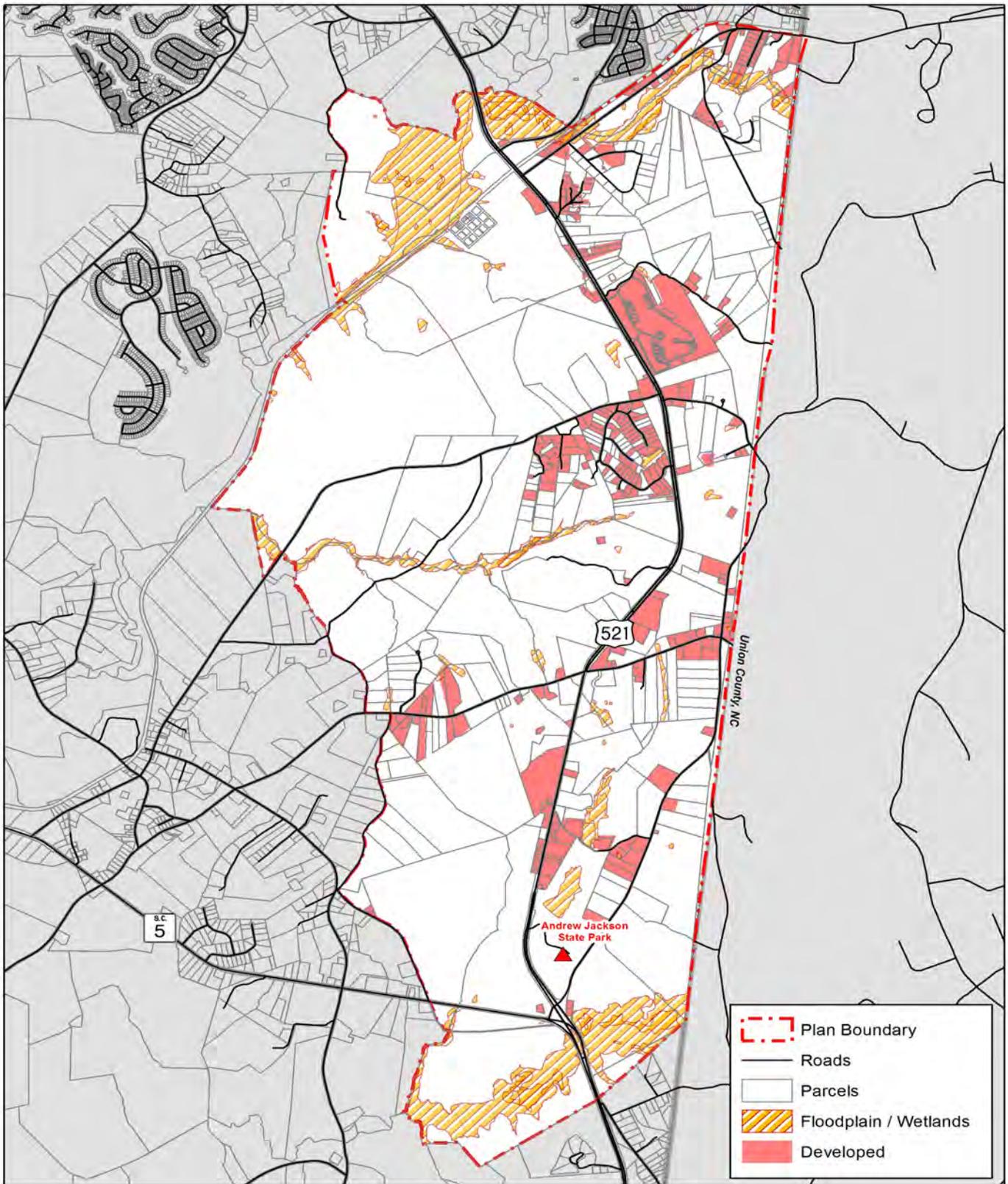
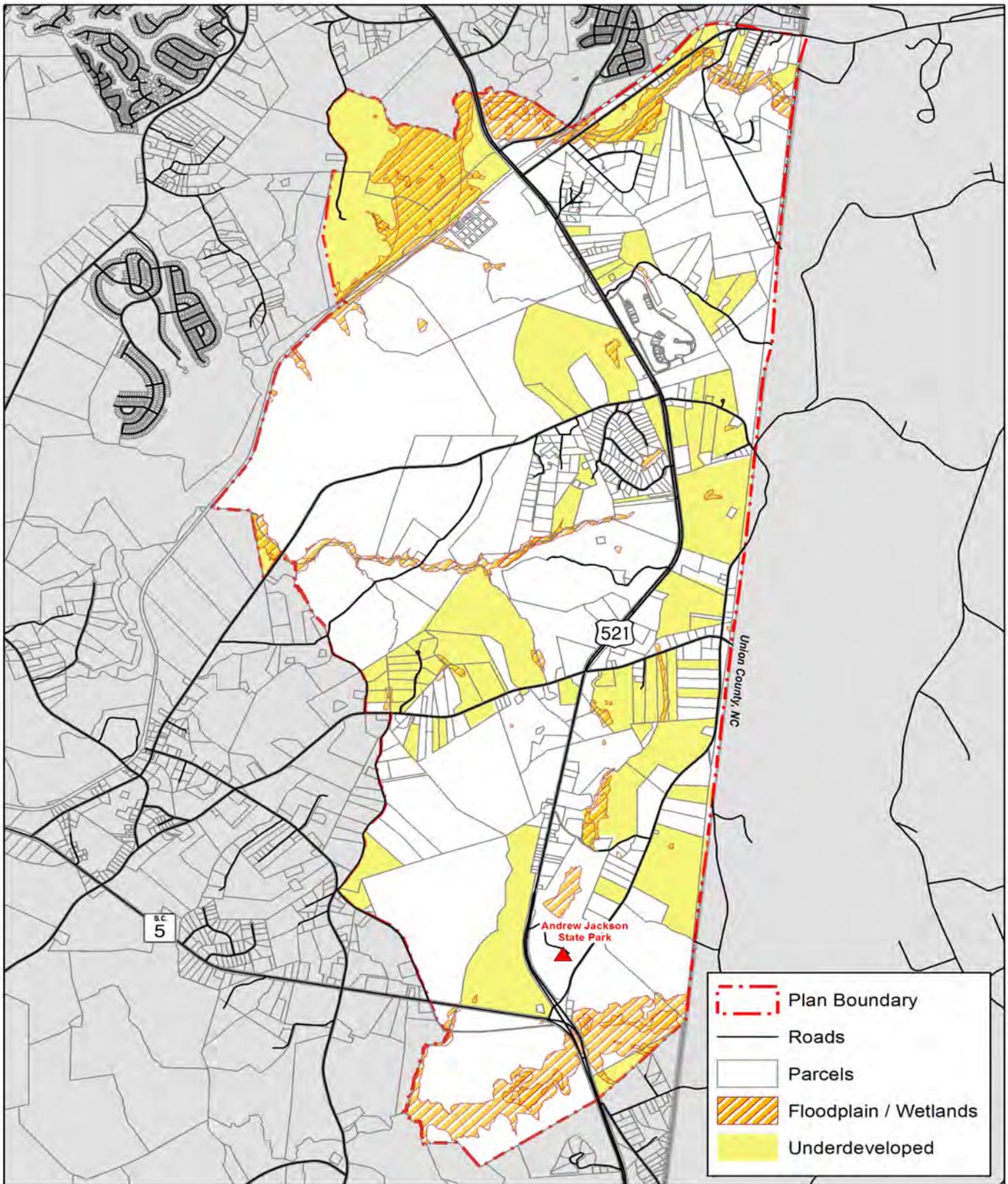
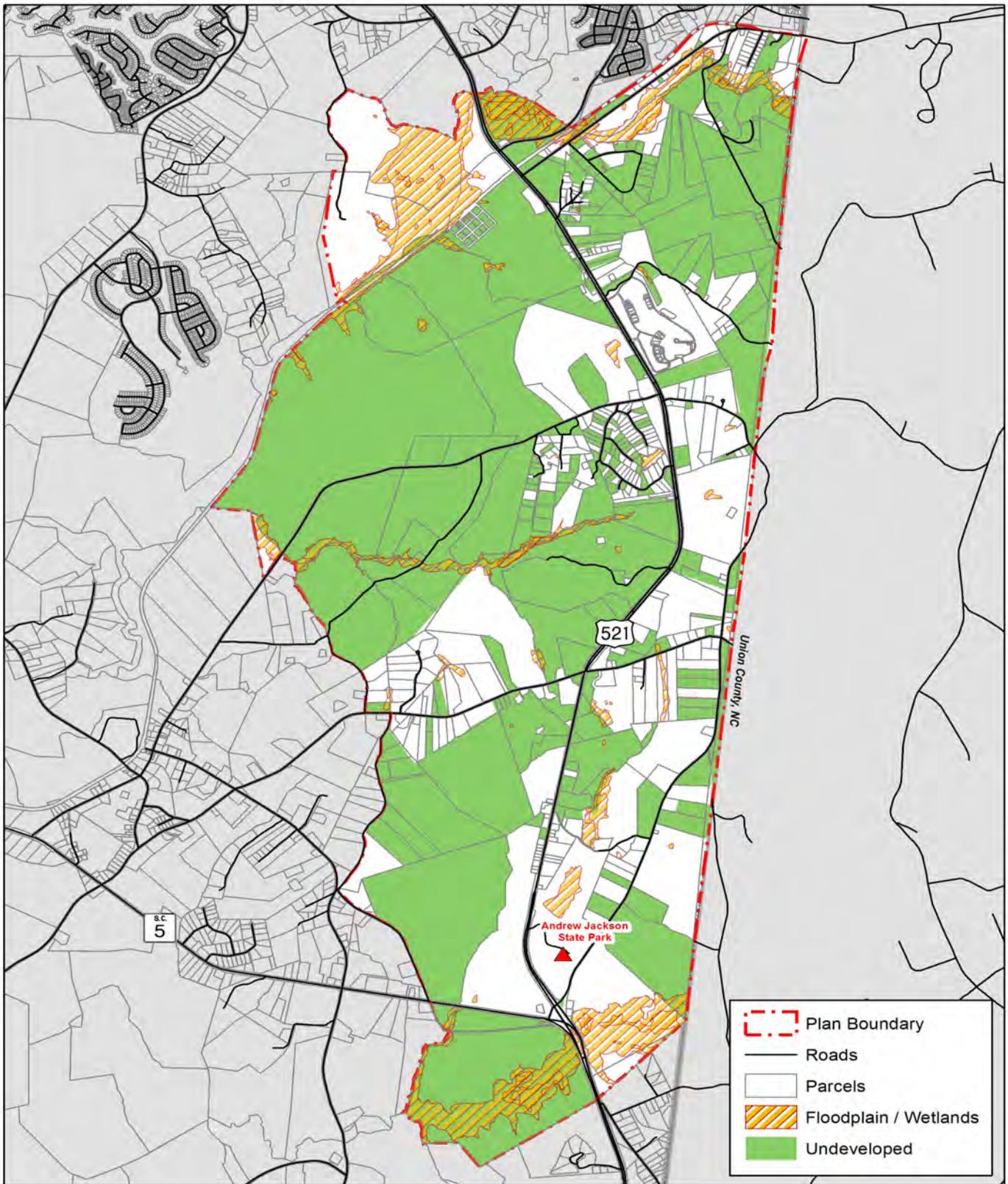


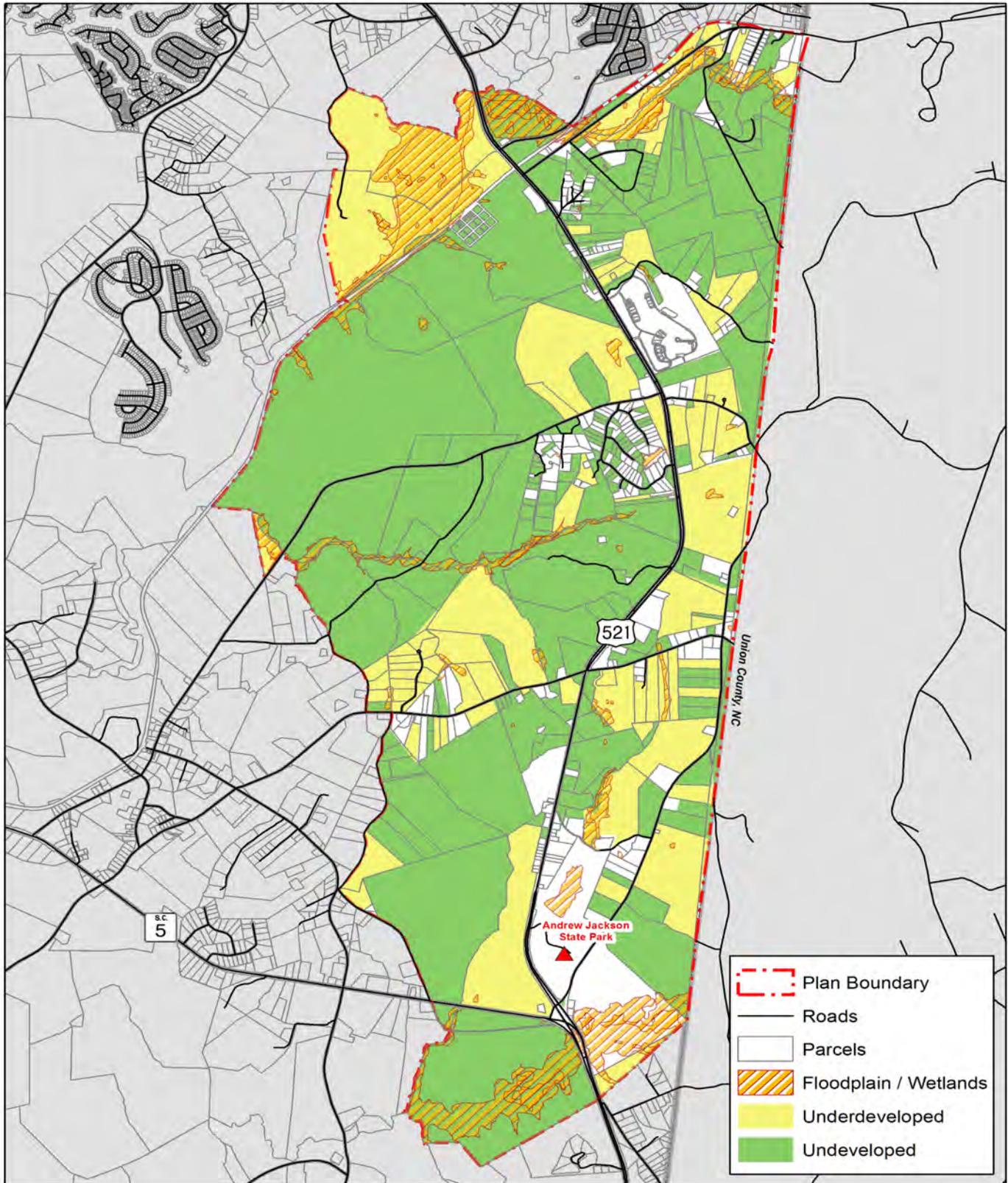
Figure 17, Underdeveloped Parcels



**Figure 18, Undeveloped Parcels**



**Figure 19, Potential Future Developable Areas**



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# APPENDIX C

## PUBLIC ENGAGEMENT



## APPENDIX C

### PUBLIC ENGAGEMENT

#### Public Participation

The Southern Panhandle Small Area Plan was developed with the participation and input from stakeholders from the planning area and the surrounding communities. The Southern Panhandle vision and planning themes reflect the values of the residents and stakeholders. Staff from the Lancaster County Planning Department and Catawba Regional Council of Governments met with residents and property owners from the Southern Panhandle. Visioning Week was held November 4 - 7, 2019 at Our Lady of Grace Catholic Church. Events included a hands-on workshop, property owner and stakeholder interviews, drop-in visits, and a Steering Committee meeting. The detailed schedule for Visioning Week is shown in Figure 20, Visioning Week Schedule.

#### Steering Committee

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

The Steering Committee met throughout the process of developing the Southern Panhandle Small Area Plan. Meetings were held throughout the planning area that included Andrew Jackson State Park, Van Wyck Community Center, Our Lady of Grace Catholic Church, and Steele Hill AME Zion Church. The Steering Committee provided direction for the development of the Small Area Plan and meetings were held as noted in Table 6, Southern Panhandle Steering Committee Meeting Schedule.

**Table 6, Southern Panhandle Steering Committee Meeting Schedule**

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

Source: Catawba Regional Council of Governments

**Figure 20, Visioning Week Schedule**

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

**Promotional Materials**

The Southern Panhandle Small Area Plan incorporated various types of community participation promotions. Color postcards as shown in Figure 21, Visioning Week Postcard Invitation, were mailed to all property owners within the Planning Area listing all events and opportunities for residents to participate. Letters were sent to 26 property owners with property acreage totaling 50 acres or more and providing information about the study and inviting the property owner(s) to meet with staff. Other promotional outreach activities are noted in Table 7, Visioning Week Community Outreach. Figure 20, Visioning Week Schedule reflects the options for residents and property owners to participate in the community engagement activities.

**Table 7, Visioning Week Community Outreach**

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

Source: Catawba Regional Council of Governments

## VISIONING WEEK

### Hands-On Workshop

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

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

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

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



**Figure 21, Visioning Week Postcard Invitation**


The postcard features a background map of the Southern Panhandle region. At the top center is a circular logo with a compass rose design, containing the letters 'N', 'S', 'E', and 'W'. Below the logo, the text reads 'SOUTHERN PANHANDLE' in large blue letters, followed by 'SMALL AREA PLAN' in smaller red letters. The main title 'VISIONING WEEK' is in large blue letters, with the dates 'NOVEMBER 4 - 7, 2019' below it. The location 'OUR LADY OF GRACE CATHOLIC CHURCH' and address '7095 WAXHAW HWY • LANCASTER, SC' are listed, along with the instruction 'ENTER AT THE PAVILION ENTRANCE'. At the bottom, it says 'BRING YOUR BEST IDEAS! GET INVOLVED!' in red. On the right side, there is a section for a 'HANDS-ON WORKSHOP' on Tuesday, November 5, 2019, from 5:30 PM to 8:00 PM, with refreshments provided. It includes an RSVP contact: 'CRCOG@CATAWBACOG.ORG' or '803.327.9041'. Below this, it says 'Drop by Our Lady of Grace to discuss your ideas, on any of the dates below, if you cannot attend the hands-on workshop.' and lists drop-in times for Nov 4 (4:00 PM - 7:00 PM), Nov 5 (8:00 AM - 4:00 PM), Nov 6 (8:00 AM - 6:00 PM), and Nov 7 (8:00 AM - 10:00 AM). At the bottom right are logos for 'OUR LADY OF GRACE CATHOLIC CHURCH' and 'LANCASTER COUNTY'.

**SOUTHERN PANHANDLE**  
SMALL AREA PLAN

**VISIONING WEEK**  
NOVEMBER 4 - 7, 2019

OUR LADY OF GRACE CATHOLIC CHURCH  
7095 WAXHAW HWY • LANCASTER, SC  
ENTER AT THE PAVILION ENTRANCE

**BRING YOUR BEST IDEAS!  
GET INVOLVED!**

**HANDS-ON WORKSHOP**  
Lancaster County invites you to brainstorm with residents, property owners, and community stakeholders about the future of the Southern Panhandle!

**TUESDAY, NOVEMBER 5, 2019**  
5:30 PM - 8:00 PM  
REFRESHMENTS PROVIDED

**IF YOU ARE PLANNING TO ATTEND, PLEASE RSVP TO: [CRCOG@CATAWBACOG.ORG](mailto:CRCOG@CATAWBACOG.ORG) OR 803.327.9041**

Drop by Our Lady of Grace to discuss your ideas, on any of the dates below, if you cannot attend the hands-on workshop.

**NOV 4: 4:00 PM - 7:00 PM**  
**NOV 5: 8:00 AM - 4:00 PM**  
**NOV 6: 8:00 AM - 6:00 PM**  
**NOV 7: 8:00 AM - 10:00 AM**

 OUR LADY OF GRACE CATHOLIC CHURCH

 LANCASTER COUNTY

### Stakeholder Interviews

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

### Drop-in Visits

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

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

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



Light Blue Work Group - Figure 26.



Yellow Work Group - Figure 25.



Dark Blue Work Group - Figure 29.



Purple Work Group - Figure 28.



Red Work Group - Figure 30.



Light Green Work Group - Figure 27 and Dark Green Work Group - Figure 31.

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# APPENDIX D

## PUBLIC PARTICIPATION DATA



## APPENDIX D PUBLIC PARTICIPATION

### SWOT ANALYSIS AND VISION WORD(S) SUMMARY

The Steering Committee met on June 5, 2018 and the members developed a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. The Steering Committee also provided one word(s) descriptions of how they envision the future Southern Panhandle planning area. The results of the SWOT analysis is reflected below and the Vision Words are shown as Figure 22, Steering Committee Vision Words:

#### Strengths

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



**STEERING COMMITTEE MEETING, JUNE 2018**  
Andrew Jackson State Park.



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

- Highway 75 – Monroe Highway 5 – I-77
- Lack of negative industrial sites
- Limited curb cuts
- Location and proximity to retail and shopping
- Long-time family landowners
- Low density
- Natural beauty
- New schools
- Quality of life for active living
- State Park
- Two creeks that feed into the Catawba and water system
- Vacant properties with motivated sellers
- Working with stakeholders upfront

### Weaknesses

- Traffic conditions (noted 6 times)
- Sewer limitations (noted 5 times)
- Unknowns that could impact the area – Dave Lyle Extension (noted 2 times)
- Connective road intersections could easily be overdeveloped
- Constraints with river on west and state line on east
- Current zoning and Future Land Use Map
- Difficult to get consensus
- Electric capacity
- Greenspaces being reduced
- Highway 521 only north/south route
- Infrastructure
- Insufficient roads – need for additional lanes and “deceleration lanes”
- Knowledge about trails/trail systems not there



**STEERING COMMITTEE MEETING, AUGUST 2018**

*Town of Van Wyck Community Center.*



**STEERING COMMITTEE MEETING, DECEMBER 2018**

*Our Lady of Grace Catholic Church.*

- Knowledge for different modes of transportation
- Lack of services south of Rebound
- Many property owners may not be aware of CTT
- No identification of defined town – no neighborhood businesses – need to balance for existing homes
- No Master Plan – only Comprehensive Plan
- Poorly maintained roads
- Road network (all residential)
- Several sewer sheds cross the region – complications
- Should be looking at the entire Highway 521 corridor to City of Lancaster
- Small, pocket communities
- Traffic north of Waxhaw Highway
- Transportation
- Two main roads heading north, 5 and Highway 521
- Utilities
- Very few residents in the area
- Vision discrepancies between various stakeholders

### **Opportunities**

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

### **Threats**

- Aging population (noted 3 times)
- Affordability – small business owners (noted 2 times)
- Rapid development (noted 2 times)
- Balance needs of existing versus new residents (noted 2 times)
- Traffic flow and design (noted 2 times)
- Overcrowded schools – we only build schools after growth (noted 2 times)

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

*Figure 22, Steering Committee Vision Words*



Figure 23, Visual Preference Exercise Board 1

# Southern Panhandle's Future Look

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

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

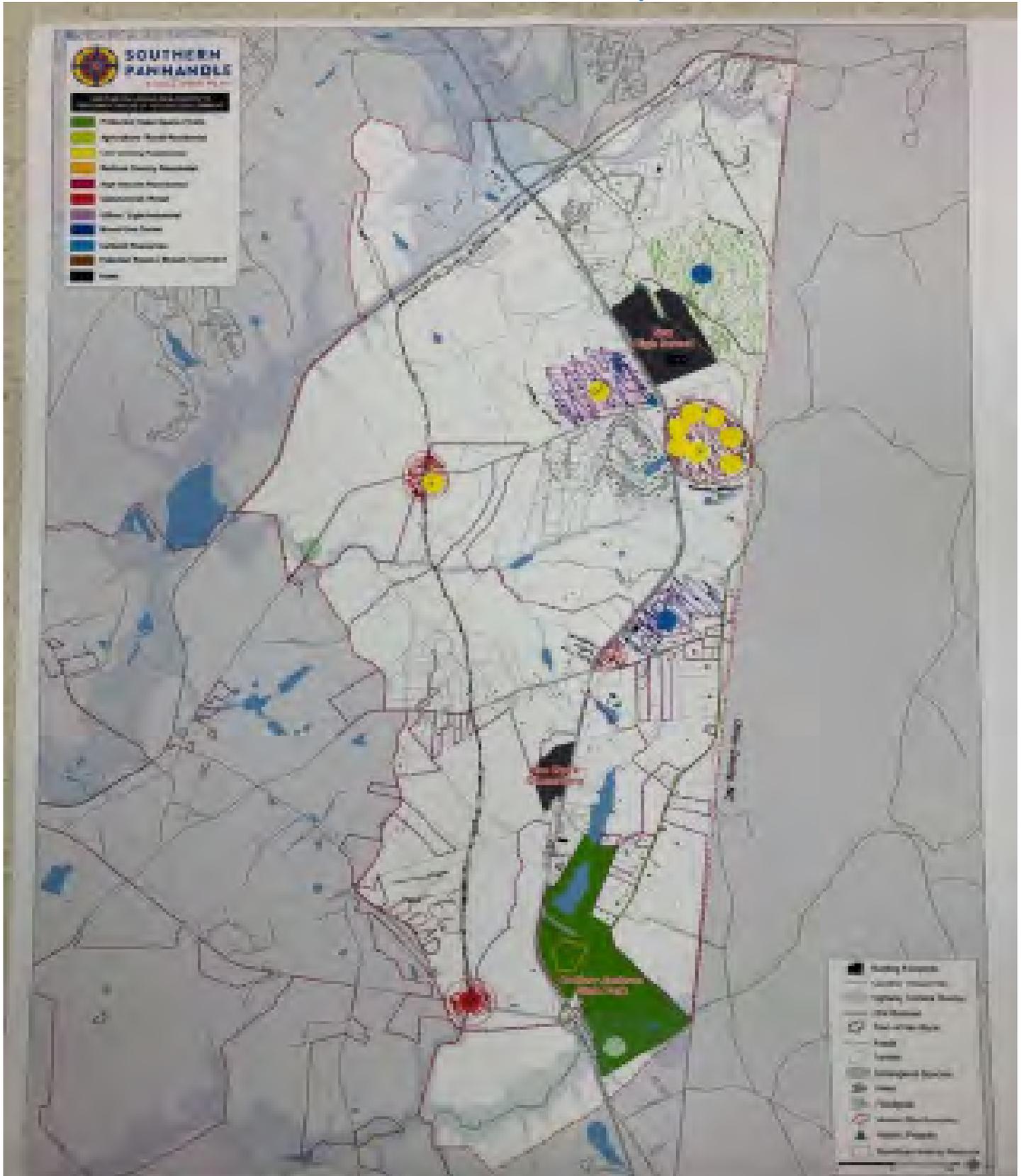
Figure 24, Visual Preference Exercise Board 2

# Southern Panhandle's Future Look

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

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

Figure 25, Yellow Work Group





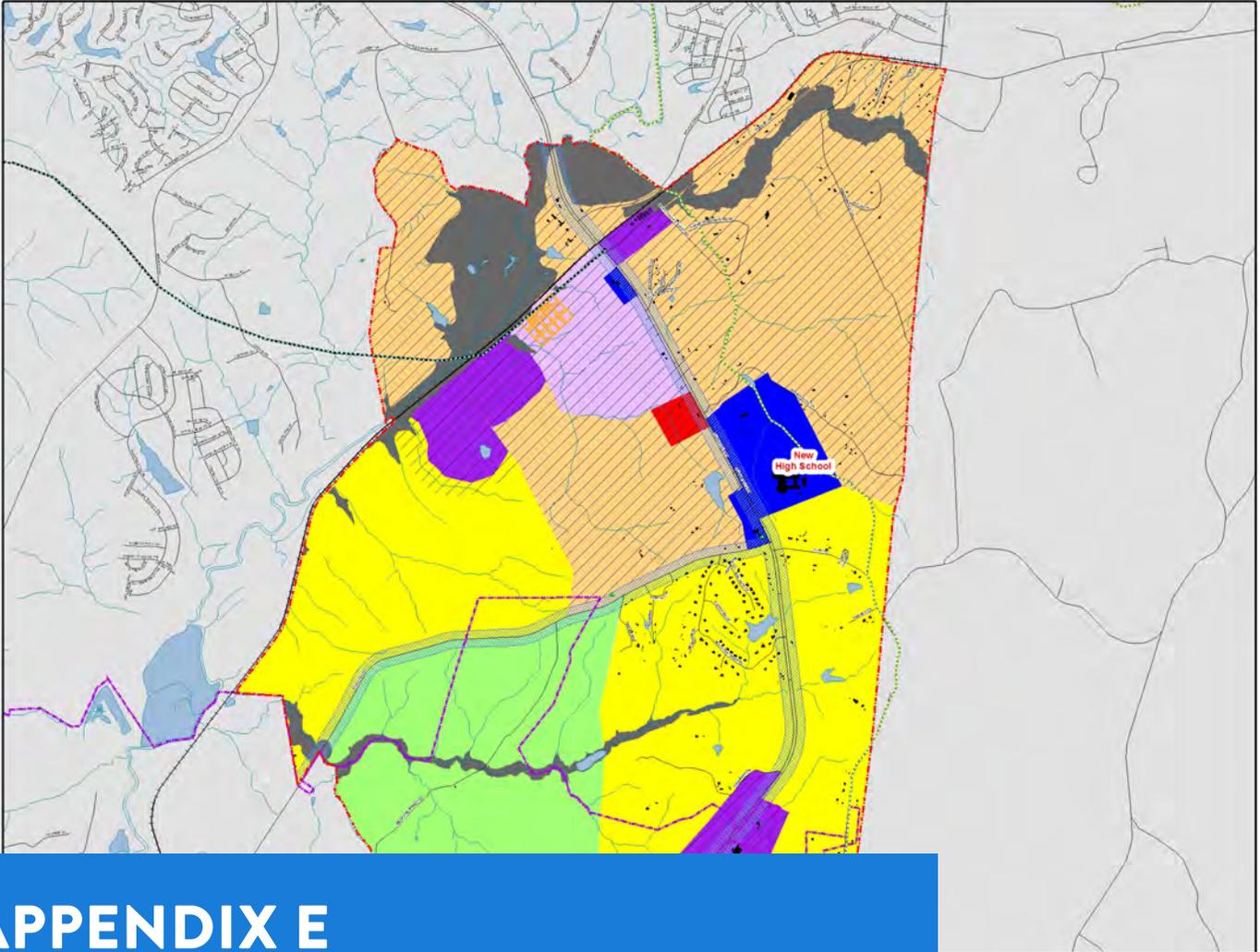












# APPENDIX E

## LAND USE DESCRIPTIONS

## APPENDIX E

### LAND USE DESCRIPTIONS

**Environmentally Sensitive Lands** – This category is used to preserve floodplains, wetlands, and locations identified with endangered species.

**Protected Open Space** - This category is used to protect properties under public ownership like parks, trails, and greenways, and/or otherwise restrict use for passive or active recreation.

**Rural Residential / Agricultural** – This category is large tracts of property with rural living, agricultural lands, and conservation subdivisions that provide an abundance of open space and forested lands with a density of approximately 1.0 dwelling unit per acre.

**Low Density Residential** – This category represents land for single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre.

**Medium Density Residential** – This category is intended for single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre.

**Commercial** – This category provides opportunities for shopping, professional services, entertainment, and retail goods and are typically auto-dependent developments.

**Employment** – This category is established for employment-oriented development such as office, medical, light industrial, and service centers that are clean and quiet and are compatible to adjacent residential or business districts.

**Institutional** – This category is intended for the location of education facilities, health care institutions, places of worship, and other similar uses.

**Mixed Use** – This category is designed for pedestrian-scaled, vertical mixed use accessible by automobiles, transit, bicycles, and pedestrians. Commercial developments in a Town Center include shopping, restaurants, professional services, and retail at the sidewalk level, office and residential uses in upper stories, and open space, squares, and parks that support cultural uses and civic space. This use is typically surrounded with compact moderate density housing options such as detached cottage courts and attached residential uses such as town homes, flats, etc.

**Southern Panhandle Conservation Corridors** – This category is to identify transportation corridors for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle. These locations include Highway 521, Highway 5, and Steele Hill Road and are intended to blend the natural and build environment while preserving the natural landscape with high quality architecture and site design.

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