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CLERK OF COURT
LANCASTER, SC

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2020-1669**
COUNTY OF LANCASTER)

AN ORDINANCE

BY LANCASTER COUNTY ADOPTING AMENDMENTS TO ELEMENTS OF THE COMPREHENSIVE PLAN FOR LANCASTER COUNTY, SOUTH CAROLINA

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

1) the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994" (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes; and

2) the Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and

3) The planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities elements, a housing element, and a land use element, a transportation element, and a priority investment element; and

4) Lancaster County adopted by ordinance such a Plan, the "Comprehensive Plan" on December 8, 2014; and

5) The Planning Enabling Act requires Lancaster County to review the Comprehensive Plan or elements of the Comprehensive Plan on a five-year schedule and update the entire Comprehensive Plan at least every ten years; and

6) Upon recommendation of the Lancaster County Planning Department the Lancaster County Planning Commission has undertaken the continued reevaluation and updating of said Comprehensive Plan; and

7) On April 21, 2020, the Lancaster County Planning Commission recommended adoption by the Lancaster County Council of updated data elements and amendments to the Comprehensive Plan for Lancaster County 2014-2024; and

8) Lancaster County Council held a public hearing on June 22, 2020 on the Comprehensive Plan amendments reflected on Appendix B for the Lancaster County Comprehensive Plan 2014-2024.

Section 2. Amendment of Ordinance 2014-1318

Ordinance 2014-1318 (Lancaster County Comprehensive Plan 2014-2024), is amended by the addition and inclusion of "Appendix B" attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

<signature page follows>

AND IT IS SO ORDAINED

Dated this 20th day of JULY, 2020.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	June 8, 2020
Second Reading:	June 22, 2020
Public Hearing:	June 22, 2020
Third Reading:	July 20, 2020

Approved as to form:

for John DuBose

John DuBose, County Attorney

Amendment to Comprehensive Plan Data
In compliance with SC Local Government Comprehensive Planning Enabling Act

Article 3, Section 6-29-510 of the South Carolina Local Government Comprehensive Planning Enabling Act requires that the Planning Commission review the Comprehensive Plan or elements not less than once every five years. The entire Comprehensive Plan must be updated at least every ten years.

The intent of this update is to meet the five year requirement established by the Planning Enabling Act. The updated data shall take the place of previous data listed in the current Comprehensive Plan. Data being updated reflects the most pertinent data to our growing community and that which is available from outside sources.

The updated data is located here in Appendix B. Not all data has been updated, but a significant portion has been. Each data element refers back to the original section of the Comprehensive Plan for reference.

This section is intended to serve as an updated addendum with data for some key elements within the Comprehensive Plan through 2019. The items listed below refer back to the applicable section of the Comprehensive Plan.

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Population Element

Historic Trends & Projections

Refer to Page P3

The table below represents data from the 2014 Comprehensive Plan through 2012. Data from 2015 has been provided as well as the estimated population for 2018. Chester and Union Counties both experienced a decrease in population from 2012-2015 and 2015-2018 while Lancaster and York Counties both experienced increases in population.

Population Update					
County	2012	2015	2018 Estimate	% Change 2012-2015 *	% Change 2015-2018
Chester Co	33,028	32,267	32,251	-2.30%	-0.05%
Lancaster Co	76,364	85,842	95,380	12.41%	11.10%
Union Co	28,804	27,736	27,410	-3.71%	-1.18%
York Co	226,576	251,195	274,118	10.87%	9.13%
*Note: % Change from 2014 Comp Plan data to available 2015 data					
Source: UNC Charlotte Urban Institute & US Census					

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Market Element

Market Analysis

Refer to Page H2

The table below represents Building Permits issued by Lancaster County for 2019. Data from the 2014 Comprehensive Plan consisted of combined years from 2011-2014.

Building Permits		
Type of Permit	**2011-2014 Total ***	**2019 Total**
Residential New Construction	2,738	1,214
New Mobile Home	112	39
Multi-Family	16	4
**Note: Data from 2014 Comp Plan*		
Source: Lancaster County		

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Housing Affordability (Continued)

Refer to Page H7

The annual monthly income compared to Fair Market rent price amongst other data is shown in the table below.

Lancaster County Rental Affordability (2019)	
Affordability Factors	**Amount**
Total # of Renter Household	6,631
Area Median Income (AMI)	Not Listed
30% of AMI (Income Level)	$22,410
Rent Affordable at 30% of AMI	$560
One-Bedroom FMR	$626
One-Bedroom Housing Wage	$12.04
Two-Bedroom FMR	$796
Two-Bedroom Housing Wage	$15.31
Mean Renter Wage	$12.97
Source: National Low Income Housing Coalition	

Transportation Element

Road Network

Refer to Page TR2

The table below lists who is responsible for road ownership in Lancaster County. Lancaster County responsibility increased from 400 miles of road in 2014 to 450 miles of road in 2019 at a rate of 12.5%.

Lancaster County Roads			
Road Ownership	**2014 Miles ***	**2019 Miles**	**% Change 2014-2019**
Lancaster Co	400	450	12.50%
SCDOT	900	900	0%
Private	50	Data Unavailable	Data Unavailable
**Note: Data provided in 2014 Comprehensive Plan*			
Source: Lancaster County			

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Economic Element

Labor Force Characteristics

Refer to Page ED 2

The South Carolina Department of Employment and Workforce indicated that Lancaster County had 38,043 persons in the labor force. The total employment is represented in the table below for the years 2008-2018.

Annual Unemployment Rate

Lancaster County			
Year	Employment	Unemp	Rate
2018	38,043	1,500	3.8%
2017	37,491	1,833	4.7%
2016	36,255	2,049	5.3%
2015	34,369	2,314	6.3%
2014	32,717	2,550	7.2%
2013	31,119	3,184	9.3%
2012	30,478	3,872	11.3%
2011	29,600	4,552	13.3%
2010	28,955	4,997	14.7%
2009	25,070	5,270	17.4%
2008	26,181	3,401	11.5%

Source: SC Department of Employment & Workforce, Business Intelligence Department

Economic Element (Continued)

Commuting Patterns

Refer to Page ED 4

The table below lists the number of residents: 1) living in Lancaster County and working within and outside of the County, and 2) residents living outside of Lancaster County and working within and outside of the County. The total number of employed in Lancaster County increased by 54% in 2017, while the total number of those employed and living in Lancaster County increased by 39% in 2017.

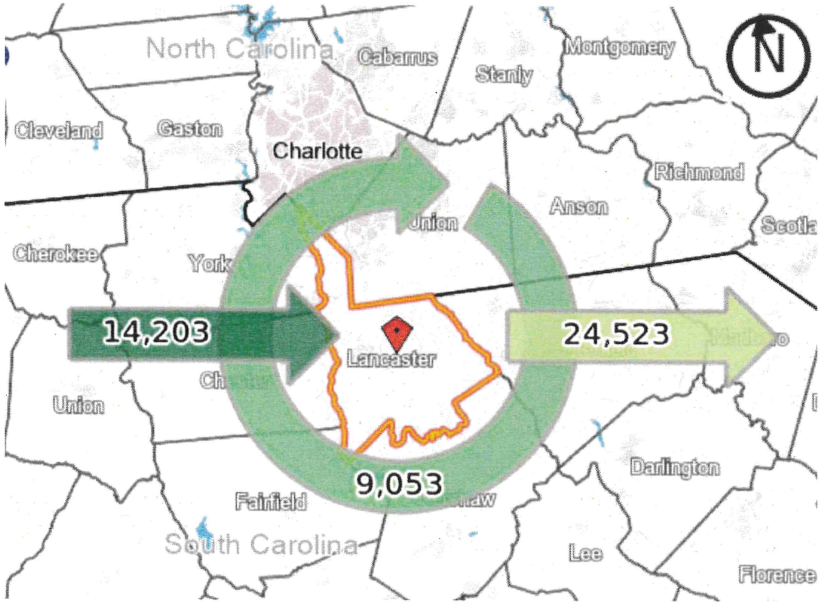
Inflow/Outflow Job Counts (Primary Jobs) 2017				
	2011 Count *	2011 Share *	2017 Count	2017 Share
Employed in Selection Area	**15,096**	**100%**	**23,256**	**100%**
Employed in Selection Area but Living Outside	8,351	55.30%	14,203	61.10%
Employed & Living in Selection Area	6,745	44.70%	9,053	38.90%
Living in Selection Area	**24,131**	**100%**	**33,576**	**100%**
Living in Selection Area but Employed Outside	17,386	72.00%	24,523	73.00%
Living & Employed in Selection Area	6,745	28.00%	9,053	27.00%
*Note: Data from 2014 Comprehensive Plan				
Source: US Census Bureau Center for Economic Studies				

Economic Element (Continued)

Commuting Patterns (Continued)

Refer to Page ED 5

Illustration below corresponds to table provided above.



Source: US Census Bureau Center for Economic Studies

Economic Element (Continued)

Commuting Patterns (Continued)

Refer to Page ED 5

The table below shows job counts according to places where workers live. Since 2011, those who live in Lancaster County and commute to Charlotte increased by approximately 49%, while those living in Lancaster County and working within the City of Lancaster decreased by 0.87%.

Job Counts by Places Where Workers are Employed - All Jobs					
	2011 Count *	2011 Share *	2017 Count	2017 Share	% Change from 2011
All Places	**25,491**	**100.0%**	**35,641**	**100.0%**	
Charlotte, NC	5,173	20.30%	7,703	21.60%	48.91%
Lancaster, SC	4,030	15.80%	4,065	11.40%	-0.87%
Rock Hill, SC	1,597	6.30%	2,004	5.60%	
Columbia, SC	1,216	4.80%	1,141	3.20%	
Monroe, NC	789	3.10%	880	2.50%	
Fort Mill, SC	323	1.30%	502	1.40%	
Springdale, SC	243	1%	359	1%	
Heath Springs, SC	NA	NA	325	0.90%	
Pageland, SC	NA	NA	319	0.90%	
Pineville, NC	289	1.10%	311	0.90%	
All Other Locations	11,200	43.90%	18,032	50.60%	61.00%
*Note: Data from 2014 Comprehensive Plan					
Source: US Census Bureau Center for Economic Studies					

Economic Element (Continued)

Commuting Patterns (Continued)

Refer to Page ED 5

The table below shows job counts according to places where workers are employed. Since 2011, those who live in Lancaster County and commute to Charlotte increased by 117.52%, while those living in Lancaster County and working within the City of Lancaster decreased by 29.94%.

Job Counts by Places Where Workers Live (All Jobs)					
	2011 Count *	2011 Share *	2017 Count	2017 Share	% Change from 2011
All Places	**15,969**	**100.00%**	**24,636**	**100.00%**	
Charlotte, NC	1,313	8.20%	2,856	11.60%	117.52%
Rock Hill, SC	660	4.10%	1,242	5.00%	
Lancaster, SC	885	5.50%	1,150	4.70%	29.94%
Elgin, SC	328	2.10%	431	1.70%	
Springdale, SC	233	1.50%	329	1.30%	
Fort Mill, SC	173	1.10%	288	1.20%	
Kershaw, SC	170	1.10%	209	0.80%	
Irwin, SC	122	0.80%	175	0.70%	
Waxhaw, NC	NA	NA	158	0.60%	
Indian Trail, NC	78	0.50%	156	0.60%	
All Other Locations	11,905	74.60%	17,642	71.60%	48.19%
*Note: Data from 2014 Comprehensive Plan					
Source: US Census Bureau Center for Economic Studies					

Economic Element (Continued)

Commuting Patterns (Continued)

Refer to Page ED 5

The table below indicates how far residents of Lancaster County travel for work. The percentage of workers commuting 10 miles or less increased 49% from 2011 to 2017 and those commuting more than 50 miles increased 55% in the same time.

Jobs by Distance - Work Census Block to Home 2017					
	2011 Count *	2011 Share *	2017 Count	2017 Share	% Change Since 2011
Total All Jobs	**15,969**	**100%**	**24,636**	**100%**	
Less than 10 Miles	6,462	40.50%	9,629	39.10%	48.96%
10 to 24 Miles	4,927	30.90%	8,310	33.70%	68.66%
25 to 50 Miles	1,928	12.10%	2,581	10.50%	33.87%
Greater than 50 Miles	2,652	16.60%	4,116	16.70%	55.20%
*Note: Data from 2014 Comprehensive Plan					
Source: US Census Bureau Center for Economic Studies					

Economic Element (Continued)

Economic Base Analysis

Refer to Page ED 10

The table below shows traded industries, which are industries that are concentrated in a subset of geographic areas and sell to other regions and nations. The total number of jobs increased from 5732 in 2012 to 7915 in 2016 at a percentage of 38.08%.

Lancaster County Job Creation by Traded Cluster		
Cluster Name	2016 Employment	National Rank
Business Services	2614	417
Distribution and Electronic Commerce	1315	621
Communications Equipment and Services	455	172
Downstream Metal Products	410	297
Insurance Services	399	350
Printing Services	375	289
Food Processing and Manufacturing	245	841
Marketing, Design, and Publishing	235	474
Textile Manufacturing	235	201
Apparel	185	105
Biopharmaceuticals	175	231
Metal Mining	175	39
Environmental Services	175	154
Upstream Metal Manufacturing	130	589
Financial Services	128	914
Plastics	120	966
Hospitality and Tourism	91	1831
Transportation and Logistics	83	1483
Wood Products	60	1403

Lancaster County Job Creation by Traded Cluster		
Cluster Name	2016 Employment	National Rank
Lighting and Electrical Equipment	60	660
Vulcanized and Fired Materials	60	806
Education and Knowledge Creation	30	1364
Forestry	20	805
Furniture	20	1197
Construction Products and Services	20	2003
Oil and Gas Production and Transportation	20	1035
Downstream Chemical Products	10	1153
Electric Power Generation and Transmission	10	867
Agricultural Inputs and Services	10	1449
Information Technology and Analytical Instruments	10	954
Production Technology and Heavy Machinery	10	1902
Recreational and Small Electric Goods	10	979
Video Production and Distribution	10	674
Metalworking Technology	10	1466
All Other Categories	0	
Lancaster County Totals (Traded Cluster)	7915	
Source: U.S. Cluster Mapping Project		

Economic Element (Continued)

Economic Base Analysis (Continued)

Refer to Page ED 11

Local industries are industries present in most (if not all) geographic areas and primarily sell their goods and services locally. The total number of jobs increased from 11,829 in 2012 to 14,136 in 2016 at a percentage of 19.50%.

Lancaster County Job Creation by Local Cluster		
Cluster Name	2016 Employment	National Rank
Local Health Services	2411	966
Local Hospitality Establishments	2301	787
Local Real Estate, Construction, and Development	1612	824
Local Commercial Services	1156	711
Local Retailing of Clothing and General Merchandise	1100	767
Local Financial Services	1016	444
Local Food and Beverage Processing and Distribution	917	745
Local Community and Civic Organizations	805	847
Local Motor Vehicle Products and Services	787	975
Local Household Goods and Services	459	648
Local Utilities	436	485
Local Personal Services (Non-Medical)	412	851
Local Entertainment and Media	295	738
Local Logistical Services	192	1331
Local Education and Training	130	1135
Local Industrial Products and Services	107	883
Lancaster County Totals (Local Cluster)	14136	
Source: U.S. Cluster Mapping Project		

Community Facilities Element

Library System

Refer to Page CF 16

The table below provides information regarding circulation (transactions) for Lancaster County. ***Population has not been updated to reflect 2019 estimate.***

Library Fast Facts			
Data	**2014 Data**	**2019 Data**	**% Change 2014-2019 ***
Services Population (Residents)	76,364	76,652	0.38%
Collection Size (Volumes)	176,723	176,801	0.04%
Annual Circulation (Transactions)	228,208	304,266	33.33%
*Note: % Change from 2014 Comp Plan data to available 2019 data.			
Source: Lancaster County Library			

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Community Facilities Element

Public Recreation Facilities

Refer to Page CF 20

Table below lists parks maintained by Lancaster County Parks & Recreation. The number of parks decreased from 39 parks on 312 acres as stated in 2014 Comp Plan due to change of ordinance with Lancaster County municipalities.

Lancaster County Public Recreation Facilities	
LC currently maintains	23 Parks
Parks to be maintained in 2021	25 Parks
Total approximate acreage of parks	270 Acres
Total approximate acreage including new parks	290 Acres
Twelve Mile Creek Carolina Thread Trail, Completed	3.4 Miles
Source: Lancaster County Parks & Recreation	

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