

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2017-1468

AN ORDINANCE

TO AMEND THE LANCASTER COUNTY UNIFORM DEVELOPMENT ORDINANCE THROUGH THE ADDITION, DELETION OR REVISION OF EXISTING WORDING WITHIN THE TEXT OF THE PRESENT LANGUAGE CONTAINED THEREIN IN SEVEN (7) SEPARATE INSTANCES.

WHEREAS, on November 28, 2016, Lancaster County did pass the existing Uniform Development Ordinance (UDO), thereby establishing and defining a series of terms, conditions and criteria for future development in a multitude of diverse sectors throughout the County; and

WHEREAS, a six month review process by the Planning Department and the UDO Advisory Committee has determined that it would be useful and beneficial to all segments of the development industry that seven (7) changes to the UDO be modified so as to reflect a more practical and thorough application and implementation of these new development standards; and

WHEREAS, County Council has reviewed the various proposals and has received the recommendations of both the Planning Department and the Planning Commission and now concurs that it would be in the best interest of all parties concerned that the revisions be accepted.

NOW, THEREFORE, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

Section 1. Amendments

The following seven (7) text amendments to the Lancaster County Uniform Development Ordinance are approved and accepted.

1. **Current Text:** Chapter 2, District Standards, Section 2.5.3 Use Table; Does not allow the use of major repair/body work in the Institution Zoning District.

Proposed Text: Vehicle Services – Major Repair/Body Work – to add PR in the Institution Zoning District

2. **Current Text:** Chapter 2, District Standards, Section 2.5.3 Use Table; Allows a CU for the Vehicle Rental/Leasing/Sale in the General Business District.

Proposed Text: Vehicle Rental/Leasing/Sale- Change it from CU to PR for the General Business District.

3. **Current Text:** Chapter 4, Overlay Districts, Section 4.4. Character Protection Overlays, Subsection 4.4.1 Cluster Subdivision Overlay District (CSO), Subsection F. Open Space Requirement, Subsection 3. “Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters, and intermittent stream channels;”

Proposed Text: Chapter 4, Overlay Districts, Section 4.4. Character Protection Overlays, Subsection 4.4.1 Cluster Subdivision Overlay District (CSO), Subsection F. Open Space Requirement, Subsection 3. Need to add 100 year floodplain includes a primary conservation area.

4. **Current Text:** Chapter 6, Subdivision and Infrastructure Standards, Subsection 6.18 Utilities, Subsection 6.18.1 Fire Protection Fire Hydrants, Subsection C, #2. “Provision of safe and convenient traffic access and circulation. (i.e.) Avoid long straight roads (not over 2,000 feet) which can be used for speeding. Provide curves in the roads, speed humps or other traffic calming devices, etc.”

Proposed Text: Delete speed humps or other traffic calming devices in the above sentence.

5. **Current Text:** Chapter 2, District Standards; Subsection 2.4 District Development Standards, a minimum of 3 acres to develop in a Light Industrial District.

Proposed Text: A minimum of 2 acres to develop in a Light Industrial District.

6. **Current Text:** Appendix C, Lancaster County Manual of Specification and Standard Details, R-11—Cul-de-sac Diagram states 900 feet.

Proposed Text: To amend : Appendix C, Lancaster County Manual of Specification and Standard Details, R-11 for the cul-de-sac diagram to state 800 feet instead of 900 feet. The 800 feet is the requirement in the UDO and diagram needs to reflect the correct measurement for the cul-de-sac.

7. **Current Text:** Chapter 9, Administration, Section 9.2.9 Site Plan and Master Development Plan Process Chart, Subsection B. Mixed-Use District/Master Development Plan, #4 “Required Application Information: Site Analysis, Preliminary Plat and Building

Elevations for Design Review (may be waived by Administrator as appropriate) and a Stormwater Permit shall be required as prerequisite approvals as per the following table:"

Proposed Text: Chapter 9, Administration, Section 9.2.9 Site Plan and Master Development Plan Process Chart, Subsection B. Mixed-Use District/Master Development Plan, #4 "Required Application Information: Site Analysis, Preliminary Plat and Building Elevations for Design Review (may be waived by Administrator as appropriate) and a **Schematic Stormwater Design** shall be required as prerequisite approvals as per the following table:"

Section 2. 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 3. 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.

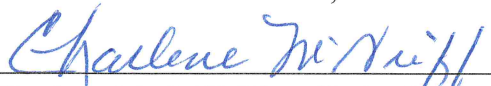
Section 4. Effective Date.

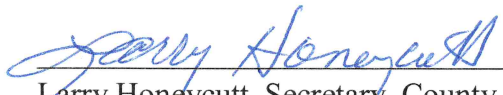
This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

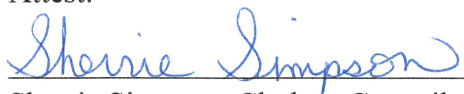
Dated this 25th day of September, 2017.

LANCASTER COUNTY, SOUTH CAROLINA


Charlene McGriff, Vice-Chair, County Council


Larry Honeycutt, Secretary, County Council

Attest:


Sherrie Simpson, Clerk to Council

First Reading: 8-28-2017

Second Reading: 9-12-2017

Third Reading: 9-25-2017