

# Land Use Sub-Committee

December 19, 2016

5:00-7:00pm

Planning Commission Office  
230 East Main Street

Georgetown-Scott County  
Comprehensive Plan Update



# Time Line and Work Plan

## Nov:

### USB and FLU Map

- a. Review Draft Map
- b. Urban Growth Policies

## Dec:

### FLU Map Rural Areas

- a. Rural Residential Areas
- b. FLU Map recommendations

### Joint Meeting:

- a. Land Use Committee
- b. Agriculture & Environment Committee

## Jan:

### Public Presentation of USB and FLU Map and policy text

- a. Densities and Land Use categories
- b. Policies for plan.



# Rural Land Use Policy

Agricultural Uses, Rural Residential Uses, Conditional Use Permits,  
Minimum Lot Size, and Building Standards

# Unincorporated Area Statistics

## Rural Parcel Information

Average lot size:  
17.22 acres

Median lot size:  
4.91 acres

Parcel Size	Percentage of Unincorporated Land (Total 160,345.45 acres)	Percentage of Parcels (Total 9,223 parcels)
<u>&lt;10 acres</u> 19,591.37 acres 6,823 parcels	12.22 %	73.98 %
<u>10-25 acres</u> 15,629.63 acres 1,003 parcels	9.75 %	10.87%
<u>25.01-100 acres</u> 51,025.46 acres 997 parcels	31.82%	10.81%
<u>100.01-250 acres</u> 50,571.47 acres 342 parcels	31.54%	3.71%
<u>&gt;250 acres</u> 23,527.54 acres 58 parcels	14.67%	0.63%

# Unincorporated Area Statistics

Zone District	Total Acreage	Percent
A-1	154,672.29	97%
A-1S	9.94	0%
A-1R	92.55	0%
A-5	200.05	0%
B-1, B-2, B-3, (B-4), B-5, (BP-1), (P-1A/B)	134.49	0%
C-1	1,162.82	1%
Greenbelt	0.16	0%
R-1A, B, or C, R-2, R-3	3,586.36	2%
I-1, I-2	214.96	0%

Future Land Use	Total Acreage	Percent
Agricultural	142,500.884	90%
Greenbelt	482.76	0.30%
Rural Residential	14,028.30	8.85%
Urban Residential	0.02	0%
Commercial	23.00	0.01%
Industrial	0	0%
Quasi-Public	1,403.46	0.89%

# Agricultural & Rural Residential Goals & Objectives

1. Preserve prime farmland for agricultural uses.
2. Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.
3. Provide an interconnected system of local and regional public open space and recreational opportunities.
4. Encourage sustainable development practices at site and community-wide levels.
5. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.
6. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
7. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for environmentally sensitive development within the Urban Service Boundary (USB).
10. Protect the natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes.
11. Increase access to local healthy foods and nutritional educational programs.
12. Protect water quality.
13. Protect creek conservation corridors.
14. Ensure the pristine water quality of the reservoir once it is constructed.
15. Protect the aquifer recharge area and county karst topography areas.
16. Minimize the amount of impervious coverage in rural areas.
17. Minimize the impact of waste produced in Scott County.
18. Promote clean air practices.
19. Protect environmentally sensitive areas.
20. Discourage development of areas with a concentration of sensitive resources or areas prone to health and safety hazards.
21. Require rezoning to conservation for any creek conservation corridors in any area proposed for development.
22. Monitor the Environmentally Sensitive Areas ordinance for potential updates to sensitive areas and best management practices.
23. Support green spaces, parks & walkways.
24. Encourage agricultural economic growth in Scott County.
25. Work with agricultural advocacy groups to maintain and enhance the agricultural base.
26. Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.
27. Encourage cluster development when new major rural residential subdivisions are proposed.
28. Provide greater flexibility in land use regulations to adapt to shifting housing demands.

# Agricultural Development Policy

## **GREEN: AGRICULTURAL AREAS**

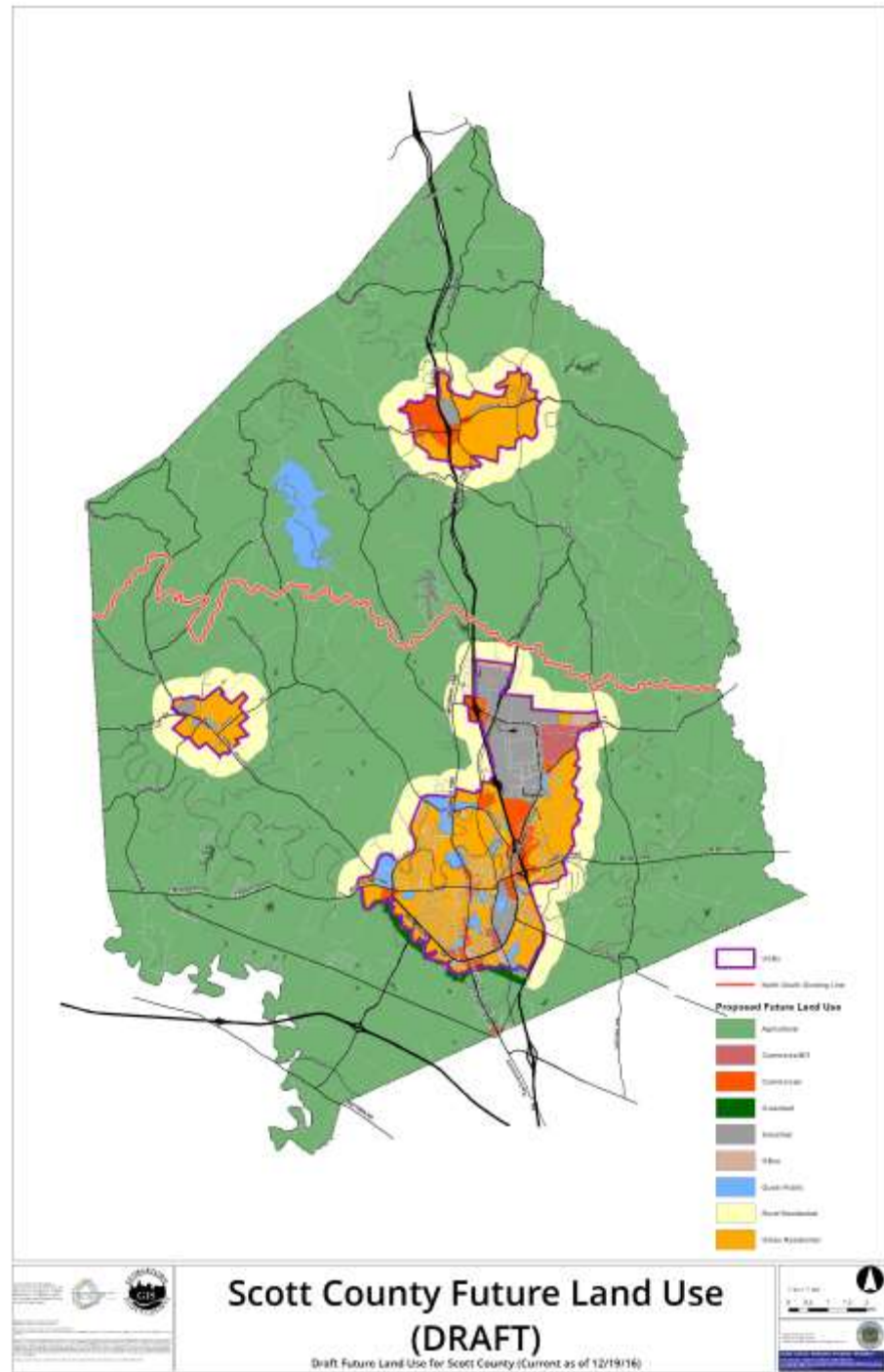
- Minimum Lot Size
  - 10-acre minimum lot size should be considered to preserve prime farmland
    - Neighboring counties to the south have more restrictive minimum lot sizes and subdividing policies, putting pressure on Scott County prime farmland to develop into residential property.
  - An official study should be conducted to discover the best method for preserving prime farmland in Scott County.
- Conditional Use Permits
  - Limit all conditional uses to buildings 10,000 square feet or less.
  - Remove:
    - Slaughterhouses

# Rural Residential Development Policy

## **LIGHT YELLOW: RURAL RESIDENTIAL AREAS**

- Locations – where is rural residential appropriate?
  - Rural residential should be located within a half-mile of the urban service boundary of each city.
    - Clustering reduces costs for emergency services
    - Reduces costs for school transportation
    - More efficient system of utilities (water, electric, internet)
  - North-South Dividing line identified in previous Comprehensive Plans
- Buffer Requirements for A-5 zone district and/or minor subdivisions
  - Buffering from cluster developments would remain the same
  - Buffers for all other rural subdivisions would be:
    - A single row of trees spaced 60 feet,
    - Fencing as currently required,
    - Would apply to major and minor subdivisions





# FLU Map and USB Public Review Process

Final Draft, Meeting Dates, and Appeal Deadlines

# Timeline for FLU and USB Map Review

- **Jan. 12, 2017 Presentation of FLU and USB**  
Planning Commission meeting, 6pm at Scott County Courthouse
- **Jan. 26, 2017 Applications for inclusion/exclusion in the USB**  
Due at Planning Office by close of business, 4:30pm
  - FLU – no appeals to Future Land Use designations
  - USB – may apply for inclusion or exclusion in the USB only
  - If applying for inclusion in the USB, applicant will be required to provide a concept plan and narrative to justify the FLU the applicant feels is most appropriate for the property
  - Cost: \$75 (administrative appeals)
- **February 9, 2017 Review of USB Applications**  
Planning Commission meeting, 6pm at Scott County Courthouse

# Updates to the Urban Area FLU and Supplemental Maps

Base Map, Commercial Center Nodes, Gateways and Corridors,  
Mobility Infrastructure, Parks and Recreation, and Community Facilities



# Future Land Use Map

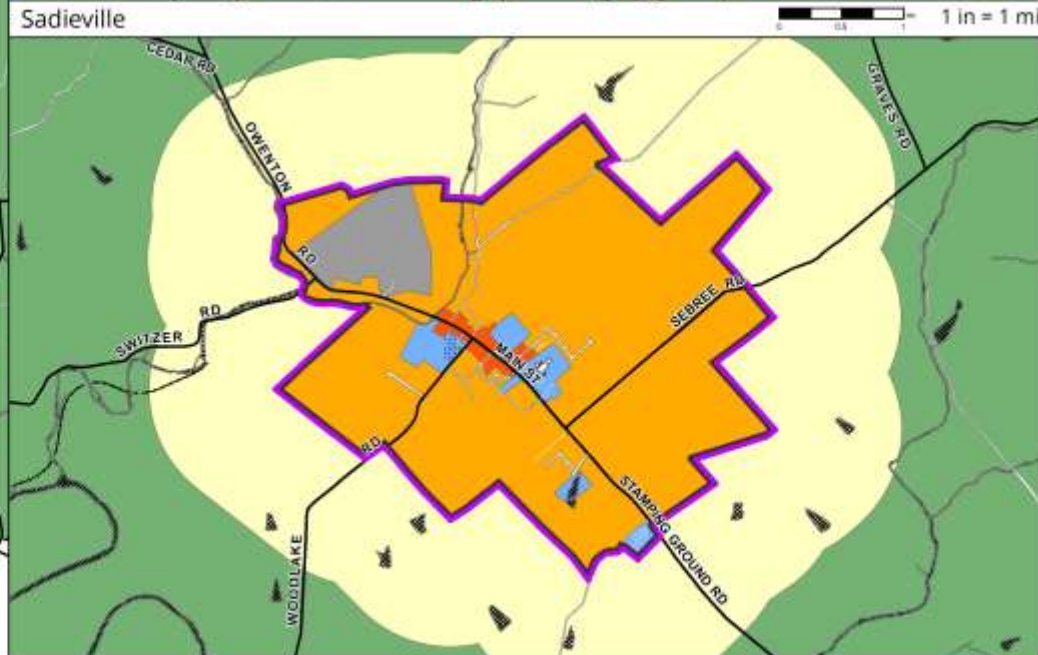
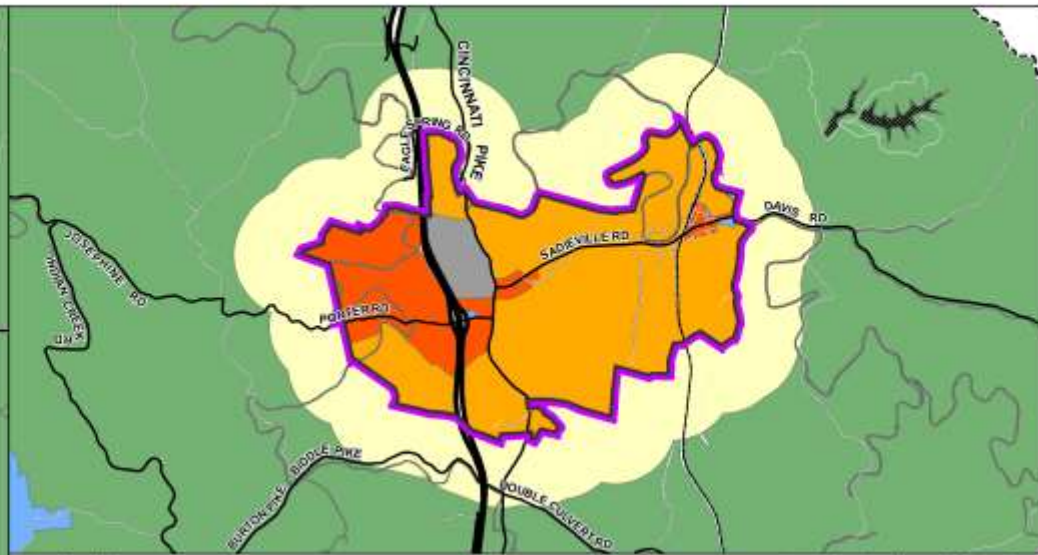
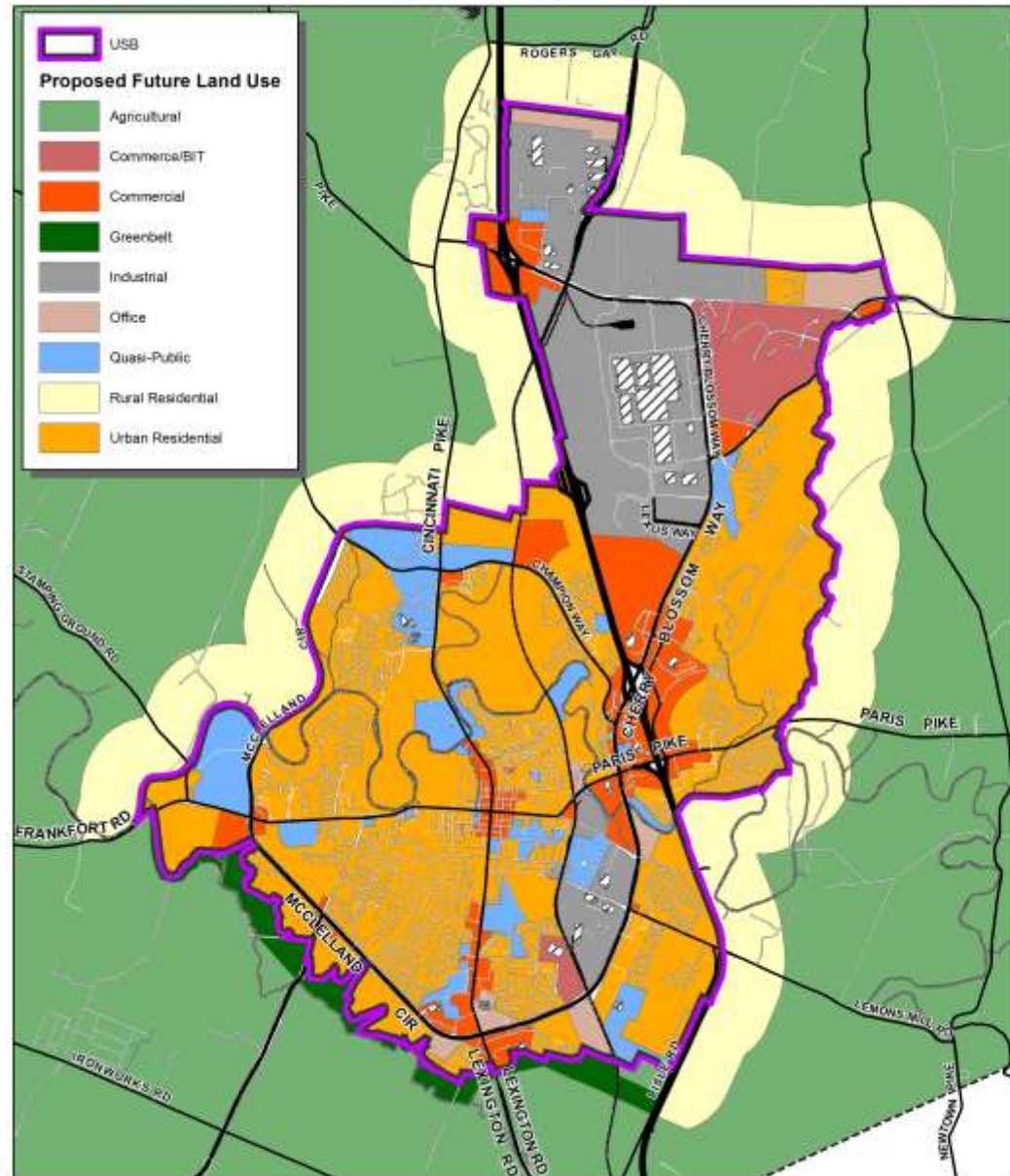
## Base Map:

- Our “traditional” FLU Map
- Expanded to include both unincorporated areas and all cities
- Pair with Policy Guidance (Comp Plan text) and/or future small area studies to provide recommendations on future development.

## Supplemental Maps:

- Neighborhood Center “Nodes”
- Gateways and Corridors
- Mobility Infrastructure
- Parks and Recreation
- Community Facilities

# Future Land Use (Urban)



# Neighborhood Centers

## Mixed Use Nodes

These nodes are scaled to fit the pedestrian shed at ¼ mile radius. This distance has been shown to be the general distance an individual can comfortably walk in 5-10 minutes and a distance most people are willing to walk to access transit or community uses.

- Mixed Used Commercial Retail/Office/Residential
- Higher density development
- Pedestrian-oriented development, parks, civic uses, trail and sidewalk linkages (density bonus)

**Area 1:** Downtown Georgetown

**Area 2:** West Georgetown

**Area 3:** Champion Way/Interchange 127

**Area 4:** Connector Road/Old Oxford Road

**Area 5:** Amerson Lemons Mill

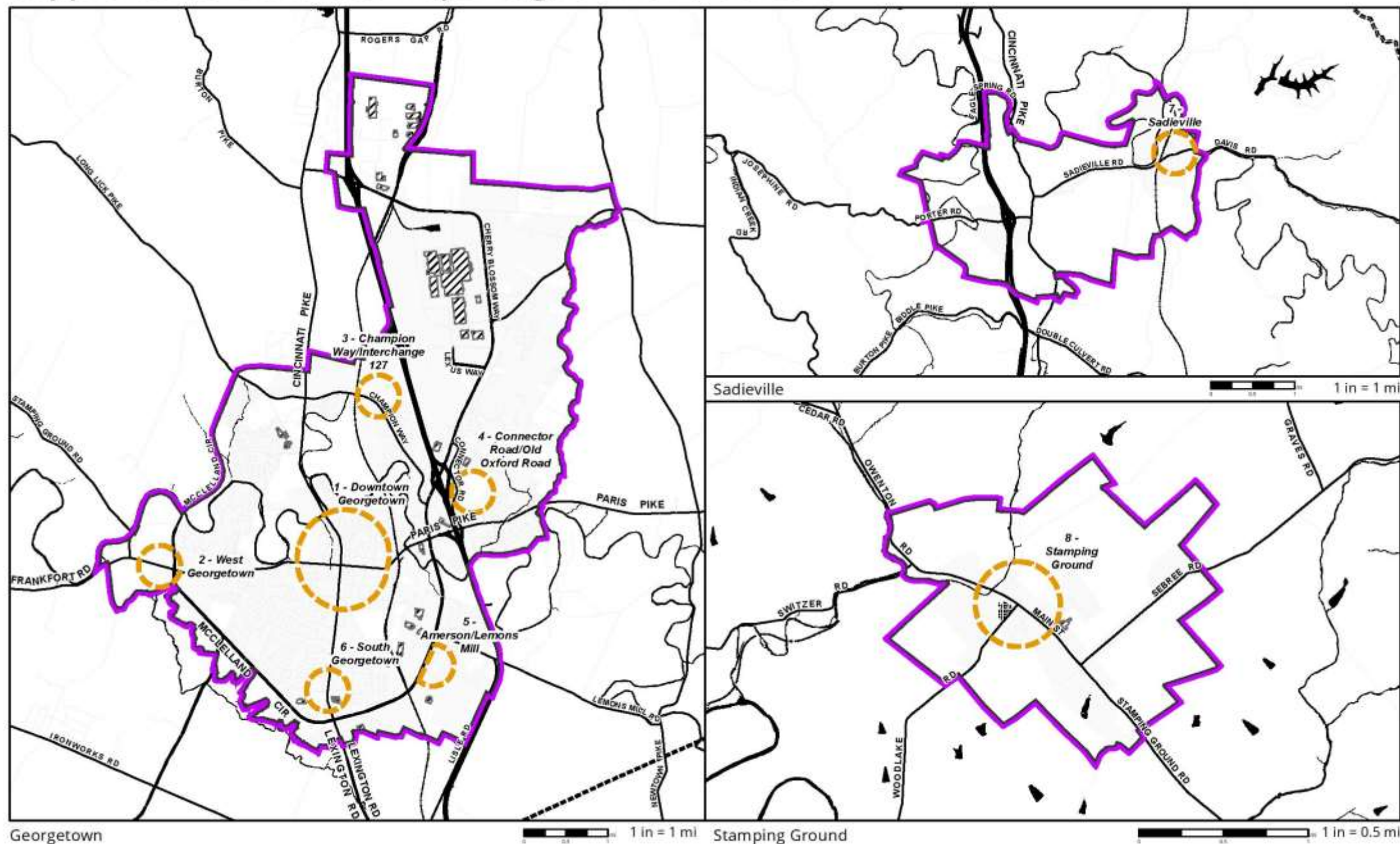
**Area 6:** South Georgetown

**Area 7:** Sadieville

**Area 8:** Stamping Ground



# Supplemental Land Use Map: Neighborhood Centers





# Gateways & Corridors

This supplemental map addresses concerns raised over the way residents and visitors experience and perceive our communities. Locations are prioritized for pedestrian and aesthetic improvements.

## **Blue:** Major Community Corridors

- Increased clean-up efforts
- Improved Sign Regulation Enforcement

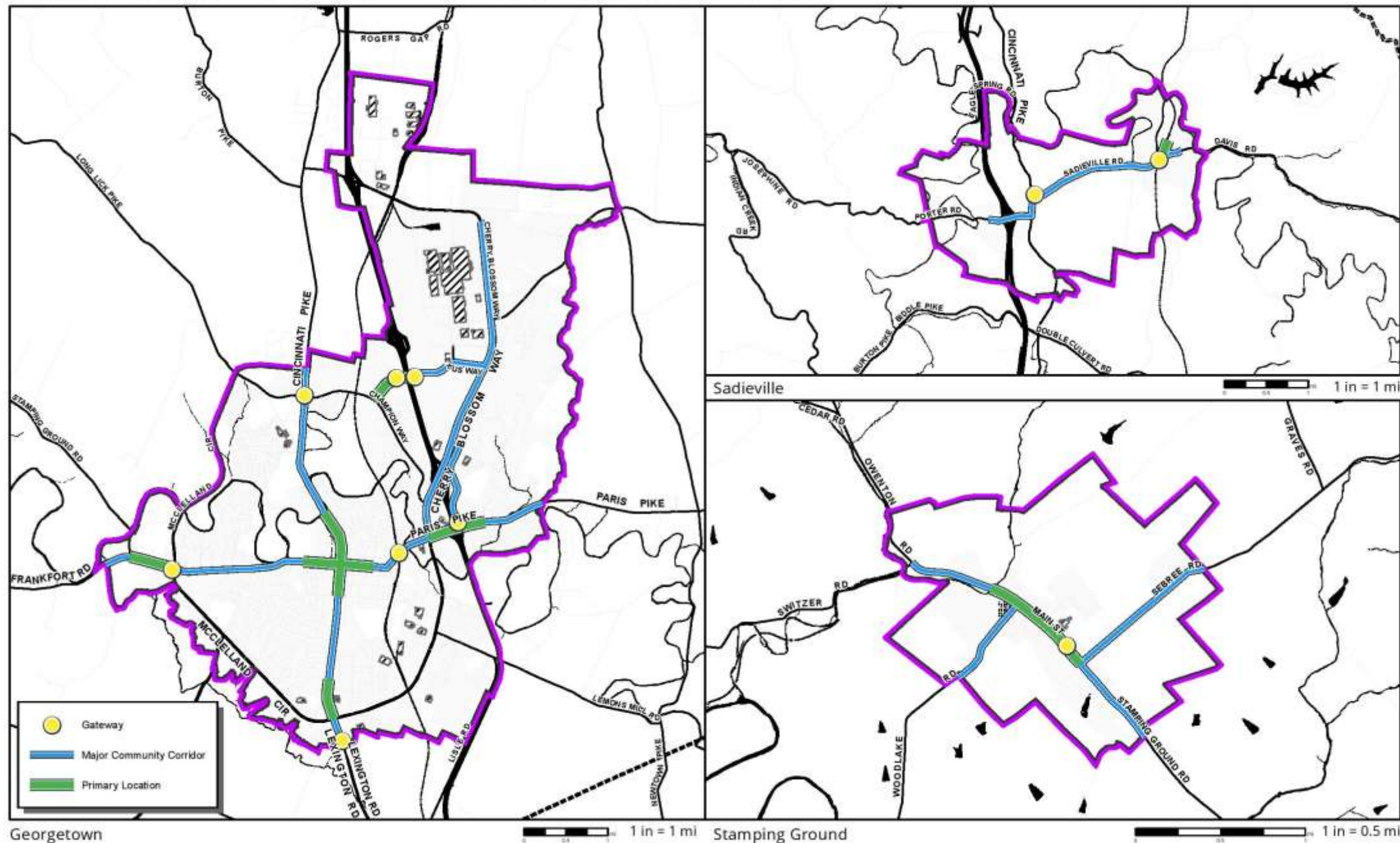
## **Green:** Priority Locations

- Beautification efforts, such as trees, flowers, landscaping
- Develop more restrictive sign standards
- Potential for Form-Based Codes

## **Yellow:** Gateways

- New or improve welcome signs
- Seasonal flowers or landscaping

# Supplemental Land Use Map: Gateways & Corridors



# Mobility Infrastructure

This map includes proposed improvements to vehicular, bicycle, and pedestrian transportation infrastructure.

## **Minor Projects: Existing Surfaces**

- Small upgrades to existing infrastructure
- Surface improvements,
- Restriping, paint, road diets, crosswalks

## **Major Projects: Expansion of Infrastructure**

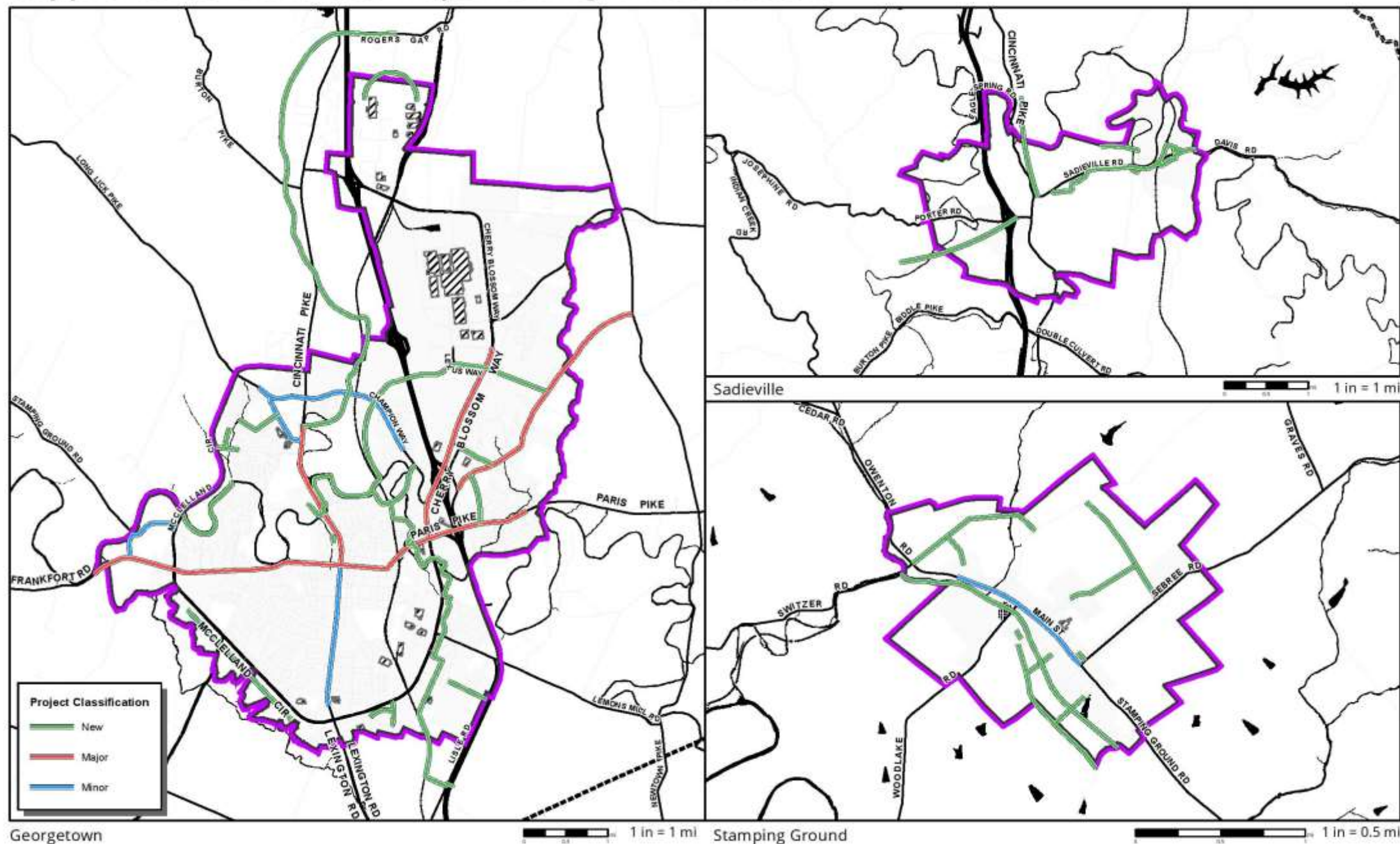
- Large upgrades to existing infrastructure
- Road widening projects
- Adding new sidewalks, curb ramps,
- Grading work required

## **New Projects: Completely New Infrastructure**

- New roadways, trails, or connections
- Complete connections with new development
- Fund some projects with CIP and/or grants



# Supplemental Land Use Map: Mobility Infrastructure





# Parks and Recreation

Existing (light line weight) and proposed (heavy line weight) parks and recreation areas are indicated on this supplemental map.

Proposed parks and recreation facilities are either:

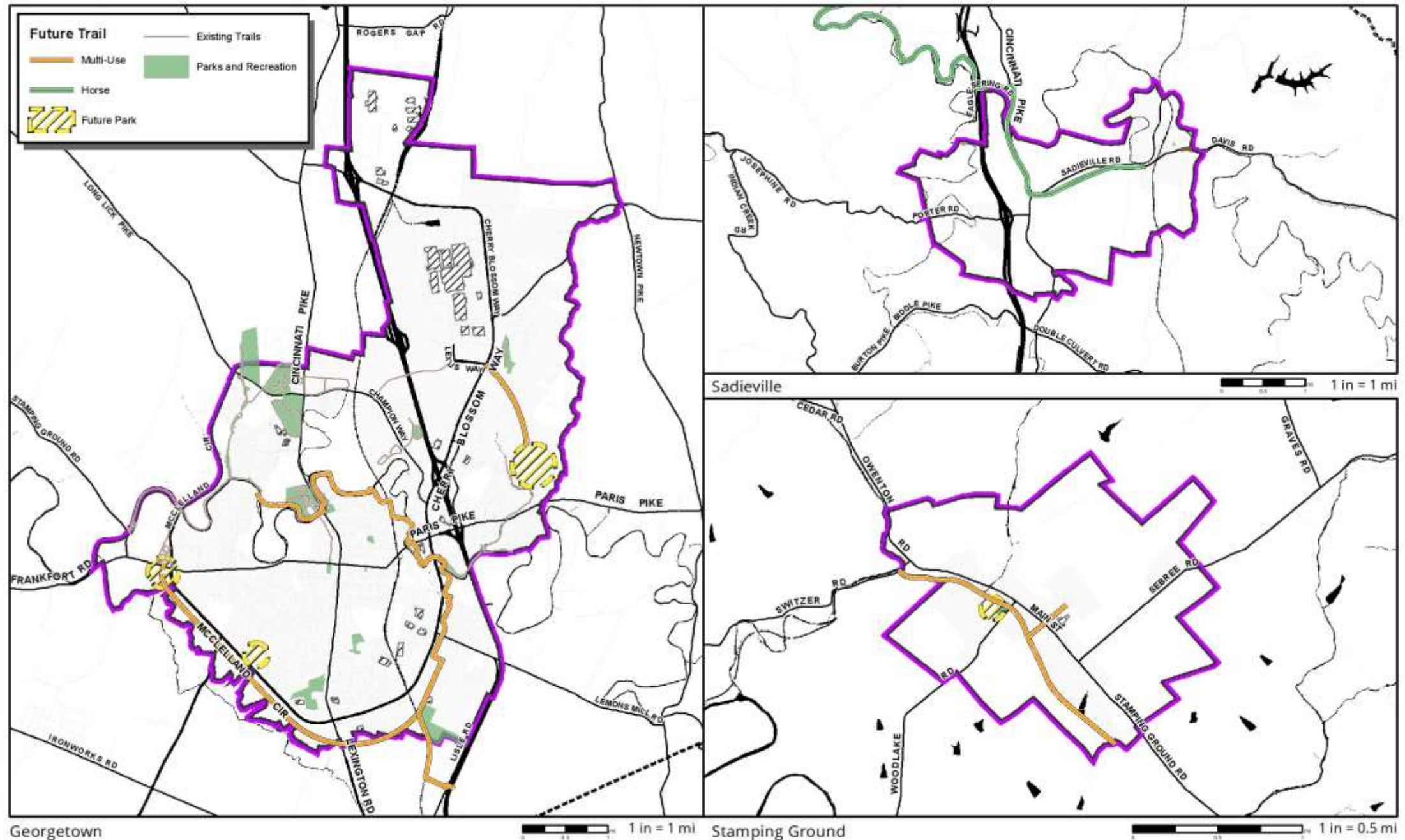
## **Linear: Trails, Paths, Etc.**

- Legacy Trail Project
- Connecting existing park facilities
- Mobility focused
- Recreation, but also transportation
- Sadieville includes horse trails, not just pedestrian or bicycle trails

## **Areas: General locations for More Traditional Parks**

- Proposed park in the Bradford neighborhood
- Corresponding to the Neighborhood Centers
- Northeast Georgetown

# Supplemental Land Use Map: Parks & Recreation



# Community Facilities

Existing (solid) and proposed (dashed/hatched/shaded) Community Facilities areas are indicated on this supplemental map.

**Categories include:**

- Schools
- Libraries
- Fire Stations
- EMS Stations
- Hospital
- Government Offices
- Parks and Recreation

General locations are proposed for types of community facilities that are under-represented in those areas of our community.



The figure consists of three maps of Georgetown, South Carolina, illustrating fire service areas. The top map is a detailed view of the downtown area, showing a network of roads including Rogers Gay Rd, Cherry Blossom Way, Paris Pike, and Lexington Rd. A legend in the bottom left corner identifies symbols for Areas of Need (blue dashed line), Fire Stations (red square), EMS Stations (green square), Government Offices (blue square), Schools (yellow square), Library (blue square), Hospital (red square), Parks and Recreation (green area), and Georgetown USB (purple outline). A scale bar indicates 1 in = 1 mi. The middle map shows the Sadieville area, with a library located near Davis Rd and Sadieville Rd. A scale bar indicates 1 in = 1 mi. The bottom map shows the Stamping Ground area, with a Community Center Library located near Main St and Stamping Ground Rd. A scale bar indicates 1 in = 0.5 mi.

0 0.2 1 1 in = 0.5 m



# What happens next?

## Next Sub-Committee Meeting

- TBD, as needed

## At-Home/On Your Schedule

- Action Item Review
- By each committee
- Due Jan. 9, 2017
- Check your emails!

## FLU Map Dates

- Jan. 12, 2017 Anticipated Release at the Planning Commission meeting, 6pm
- Jan. 26, 2017 Appeal/Applications to USB due at Planning Office by close of business, 4:30pm
- February 9, 2017 Hearing at Planning Commission meeting, 6pm