



Comprehensive Plan 2031 Summary and FAQ

Prepared by the Van Wyck Planning Commission
July 2021

What is a Comprehensive Plan?

According to the Municipal Association of South Carolina, the comprehensive plan, also known as a general plan, master plan, or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range objectives for all activities that affect the local government. The Van Wyck Planning Commission chose to first develop the elements required as a foundation to land development regulations. The remaining elements will be developed in future phases of the plan. A comprehensive plan is required for the Town of Van Wyck by South Carolina Planning Act of 1994.

An effective Comprehensive Plan ensures that Van Wyck will develop and grow in a way that reflects local values. The goals in the plan should achieve the desired vision despite the growth pressures currently effecting the Town. The strategies incorporated within the Comprehensive Plan include development impacts and how capital improvements will be achieved.

Key Items about the Plan

The entire plan can be found on the Town website, townofvanwyck.net.

Vision Statement 2031

Chapter 2

The Town of Van Wyck is a rural community rich in history and natural resources. This authentic, rural lifestyle provides access to greenways, river trails, and parks that connect modern amenities, services, and cultural facilities. Stewards of the natural environment, the community is committed to development with sensitive site and architectural design that preserves and enhances the native landscape, farmland, and forest lands.

Community Input

Appendix A Community Engagement

The Comprehensive Plan was prepared based on input from the 2020 Community Survey. Based on a question as to where survey respondents resided, 104 of 754 property owners responded to the survey, a 14% response rate. The citizens indicated the most important characteristics for living in Van Wyck are as follows: rural living, connections to neighbors, and access to natural resources. In this same survey, citizens most often mentioned the following opportunities as enhancements for Van Wyck: (1) parks and green spaces, (2) trails and bike paths, (3) restaurants, and (4) housing. The Comprehensive Plan incorporates the following Town of Van Wyck core values:

- Rural Lifestyle Page 18
- Natural Landscape Page 19
- Small Town Feel Page 19
- Regional Context Page 20

Land Use

Chapter 3

In summary, the land use map for the Town envisions much of the land use designated as rural conservation property (70%) with select areas designated as farmland preservation (18%), protected open space (1%), residential (2%), and residential historic (2%). The remaining land uses include institutional, mixed-use, and employment centers for public, commercial, and/or business land uses (6%). Mixed-use centers are planned along the Highway 521 and 5 corridors, and the Town anticipates reviving the former downtown beside the historic residential area as a special mixed-use neighborhood center.

Mixed-Use Examples:

Mixed-Use Regional	Mixed-Use Rural	Mixed-Use Neighborhood
Where: Intersection of Rebound Road and Highway 521 labeled in the Comprehensive Plan as the <i>Village at Van Wyck</i> .	Where: Intersection of Old Hickory and Highway 5.	Where: <i>Van Wyck Brickyard District</i> , The former downtown area.
Shopping, dining, and professional offices with a maximum building height ranging from 2 to 3 stories, a village green and open spaces, and residential diversity including cottage courts, town homes, and other detached residential housing	Rural architectural style that includes services to support the local community, such as agricultural or farm centers, hardware stores or garden centers, local shops, farm to table restaurants, riding stables, veterinarians, or bed and breakfasts	Mix of town and civic services that integrate housing, shopping, and social spaces with the adjacent residential neighborhoods. Use may include small coffee shops, bookstore or library, professional uses, open air market, trail head, or parks.

New development along major corridors would be designed with an integrated approach of both the natural and built environments and incorporate strong site design, landscaping, and architectural standards. Transportation corridors are identified to preserve habitat core areas and natural resources, such as tree canopies, topography, and rolling hills. Lighting and signs should be discreet. As corridors are enhanced, crosswalks, protected bike lanes, and trails should be considered and incorporated to provide mobility choices.



Source: Southernliving.com, Peter Frank Edwards.

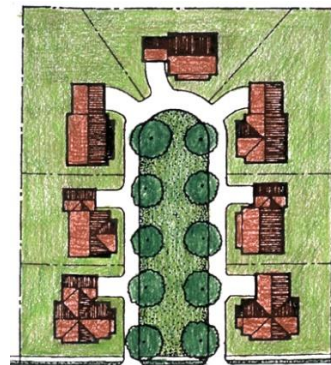


Source: Randall Arendt, *Rural by Design, Planning for Town and Country*, Route 94, Warwick, NY.

Rural Conservation developments can be achieved through techniques such as conservation subdivisions. Best practices to achieve conservation subdivisions are recommended by Randall Arendt in *Rural by Design, Planning for Town and Country* and begin with identifying primary and secondary conservation and open space areas and ensuring connections to the Town’s planned greenways and park network. Other actions are to identify potential development areas and locate sites for homes, then identify street and trail design, followed by lot line design. Pictures are illustrative only and do not represent development guidelines.



Subdivision Design, Natural Lands Trust in Randall Arendt’s *Planning for Town and Country*.



Source: Conservation
Natural Lands Trust in Randall Arendt’s *Rural by Design, Planning for Town and Country*.

Natural Resources

Chapter 4



Source: Leslie Schlender, Town of Elkin, NC Trail.

The Comprehensive Plan also includes goals to preserve, enhance, and expand access to natural resources. One action is to create the **Van Wyck Trail** along Three Crow Road, Millstone Branch, and Obensky rural roadways as **greenways** and **blueways** with water quality restoration along Twelve-Mile Creek connecting to the Catawba River.



Source: Bill Lane, National Park Service, Dolly Cooper Park Saluda River ADA Access.

It is anticipated that the trail will be planned and developed in phases through collaboration with property owners, new developments, state agencies, nonprofits, foundations, grants, and donations. Strategies envisioned are a potential partnership with Katawba Valley Land Trust for the dedication of lands during development and collaboration with other trail partners such as the Carolina Thread Trail and the Lindsay Pettus Greenway. Other initiatives under Natural Resources are to encourage the utilization of Andrew Jackson State Park and to provide for additional greenways along the Catawba River.

Community Facilities

Chapter 5

Community facilities include utility infrastructure, sheriff and fire services, parks and recreation, and education. Excellent community facilities are important Town assets that contribute to the quality of life of residents. Goals under this element include providing well-maintained and high-quality community facilities that can be enjoyed by all and developing a multi-modal transportation system that connects communities to destinations in the Town and the Planning Area. Transportation examples are trails, bike lanes, roundabouts, crosswalks, sidewalks, and other roadway enhancements. The Community Center Park and the broadband infrastructure projects are highlighted in this element of the Comprehensive Plan.

Housing

Chapter 6

The Housing element provides for decent, safe, and affordable housing that meets the needs of the present and future residents of Van Wyck. Plan goals include preserving and enhancing the physical and social fabric of the existing neighborhoods and limiting the impact of development on environmentally sensitive areas. Visual preferences by citizens included houses of various sizes with trees, open spaces, and connections to Town amenities by trails, sidewalks, and bike lanes.



Source: Allison Ramsey Architects, Inc.



Source: Natural Lands Trust in Randall Arendt's *Rural by Design, Planning for Town and Country*.



Source: southernmanorsvenue.com.

Priority Investment

Chapter 7

Priority investment provides for the coordination between local jurisdictions on capital needs for public investments. The goal is to foster growth and ensure development contributes to the costs of public facilities and impacts on services and programs. The development of a Capital Improvements Program will provide a ten-year financing strategy for capital expenditures and annual budgeting needs. Other goals are the collaboration with agencies and organizations on public infrastructure improvements and public-private partnerships to enhance public infrastructure and facilities.

Action Plan

Each element includes goals with actions to execute in a 1–2-year time frame, short-term; 3-5 years, mid-term; and 6-10 years, long-term. One of the key short term action items is reviewing existing ordinances relating to land development

and developing new regulations by engaging the residents and the community prior to adoption. This item also includes developing guidelines to ensure high-quality architecture and the preservation of the natural environment.

The Planning Commission together with the Town Council intend to reach out to community residents to be involved in drafting the ordinances associated with the plan.

Frequently Asked Questions

- 1) What is the difference between the Town of Van Wyck and the Planning Area? Does the Town have any influence outside of the Town?

The Planning Area encompasses the Van Wyck fire protection district because the Planning Commission determined this area represented the geographic area that influences the quality of life for the Town of Van Wyck. Coordination with Lancaster County will occur as the vision is implemented.

- 2) Is the Comprehensive Plan a legal document?

The Plan is a legal foundation for land development and zoning regulations as mandated in the Planning Act. The Plan has no regulatory impact but is a guide for the future actions of a community. The Plan is the “road map” for the Town to prepare land development, zoning, tree, conservation, and other ordinances necessary to implement the Comprehensive Plan. As town leadership and the citizens work with the plan, it is fully expected that changes to the comprehensive plan will be needed to balance the people, economy, and environment.

- 3) Will the zoning change at my house or farm?

The Comprehensive Plan does not change any zoning. It is a guide or vision for the future. This means that uses for your property permitted under the current Lancaster county zoning do not change.

- 4) What happens once the Comprehensive Plan is adopted?

In each element of the plan, there are action strategies for the Town and the Planning Commission to implement the Plan. For example, preparation of land development ordinances as outlined in Chapter 3 are key short-term priorities.

- 5) If Van Wyck permits subdivisions, will we lose our rural living and natural resources?

The intent of the plan is to provide guidance to the Town leaders on how the town will preserve the rural lifestyle. Leaders want to keep regulations to a minimum while balancing the need to provide the necessary regulations especially for large developers on what type of land use and developments we want in our community.

All proposed subdivision development will go through a site plan/approval process with the Planning Commission to ensure rural conservation continues whether it be large tracts of property with rural living or compact, small-scale rural residential areas designed as conservation subdivisions that provide connected open spaces, intact forest lands, and protected sensitive natural areas. See pages 28 and 29 in the Plan for additional information. Proposed major subdivisions will be subject to a public hearing with the community.

- 6) Will the Town of Van Wyck have to levy taxes to pay for the implementation of the Comprehensive Plan?

No changes to the Town of Van Wyck taxes are anticipated.

7) What does protect the tree canopy mean?

The Town envisions developers would submit a site plan that includes a plan for trees so clear cutting is avoided. The protection plans would not interfere with property owners planting or removing trees as part of landscaping, disease or property damage management, horticulture, agriculture, or forestry activities.

8) Does creating the comprehensive plan mean that Van Wyck no longer is interested in farming?

The Town vision statement includes a commitment to farmland. In addition, the Town passed the Right To Farm Land Development Code. Copies of the code can be found on the Town Web Site under Code of Ordinances.

9) If the proposed Van Wyck trail is planned for near my property, what input do I have as to the trail plans?

The creation of the Van Wyck Trail would be planned in collaboration with property owners. All aspects of building the trail which include property easements, parking, trail heads, property signage would be considered with input and discussion with the citizens.

*Planning Commission: Gabe Gregory, Chair, Tommy Broome, Vice-Chair, Maggie Norris, Becky Peed, Linda Pelletier, Roy Sansbury
Consultant: Kara W. Drane, AICP, Senior Planner, Catawba Regional Council of Governments*