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YORK FORWARD

COMPREHENSIVE PLAN UPDATE

ADOPTED MARCH 6, 2023

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1 INTRODUCTION

Introduction



"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency" - Daniel Burnham, American architect

Purpose

Growing by 24.8% since 2010, York County is the 4th fastest-growing county in South Carolina and is ranked number 69 among all counties nationwide, according to the 2020 U.S. Census. This growth has been fueled by a strong regional economy, excellent schools, lower taxes, and a high quality of life. Continuing this rate of growth can increase the demand for services and infrastructure, placing financial pressure on County budgets. However, keeping pace with that demand is paramount to maintaining the quality of life for which the area is known. Maintaining the appropriate balance of growth between residential and non-residential uses will help with tax revenue disparity in South Carolina. As a bedroom community of Charlotte, and a desirable place to live, residential growth can easily absorb vacant land. Steady housing demand combined with limited supply can quickly lead to substantial increases in both market prices and rents, creating issues with housing affordability. It's essential to maintain a clear distinction between agricultural and suburban areas, in order to protect the County's rural character and natural resources. An important tool to achieve this is the Comprehensive Plan, in conjunction with a future land use map that identifies land for residential, office, industrial, and retail uses.

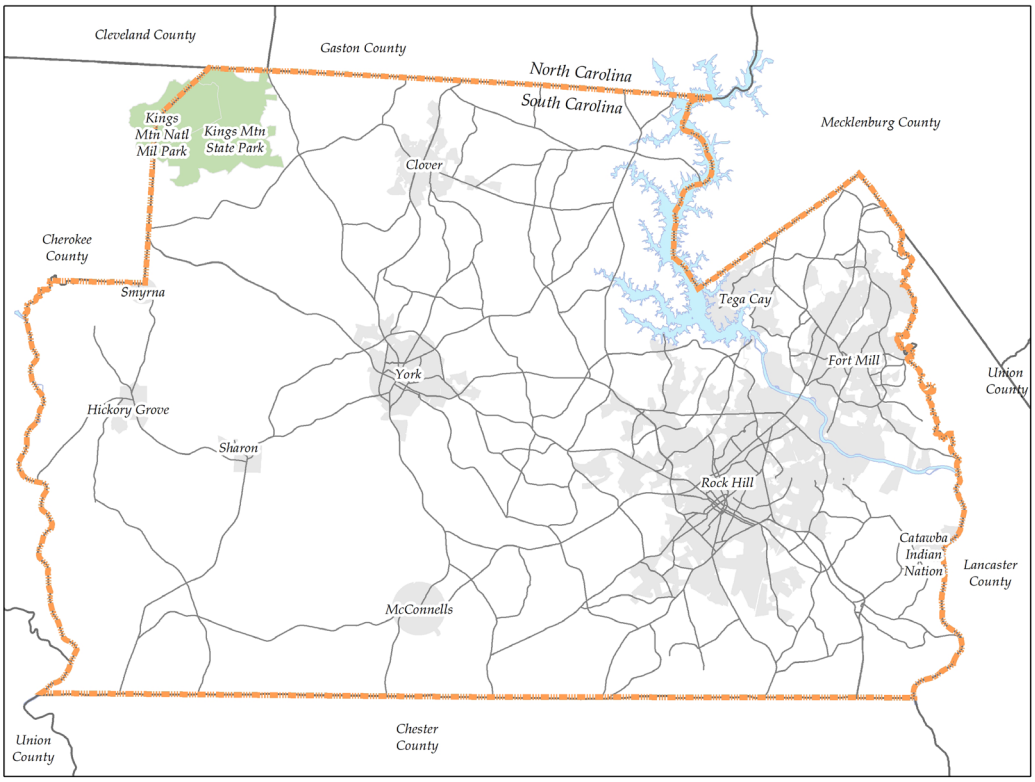
A comprehensive plan is best described as a guide to the County's future. It informs current and future decision makers on where they are now, where they want to go, how they intend to get there, and who will help them along the way. The comprehensive plan provides the basis for York County's regulations and policies that guide its physical development. The plan establishes priorities for public action and direction for complementary private

decisions. It provides a flexible framework that can be updated, revised, and improved upon over time to stay relevant to the issues the County must address, as well as the opportunities the County chooses to pursue. It serves as a tool to evaluate new development proposals, direct capital improvements, and to guide public policy in a manner that ensures that York County continues to grow as a premier destination within the greater Charlotte area.

The currently approved plan, York Forward, was adopted in 2016 and served as the 10-year complete re-write of the previous plan. At this time, the County is completing its 5-year update as required by South Carolina's Planning Enabling Act. However, it is always beneficial to take a moment to assess a plan's success in achieving its goals and implementing its strategies. It presents an opportunity to reflect on any unforeseen issues of the last five years, address any changing needs of the community, and continue on the path of positive growth. This effort will result in a plan that is relevant to current conditions, identifies new key programs and new partners to facilitate growth management initiatives, and celebrates actions completed.

Study Area

York County encompasses 696 square miles in the North-central section of South Carolina. While the York County government is responsible only for the unincorporated areas of the County, the environmental and infrastructure systems cross jurisdictional lines; therefore, coordination is required with the nine municipalities within the County. York is one of three South Carolina counties that comprise a 14-county bi-state region anchored by the Charlotte economy. It lies within Charlotte's metropolitan area and the northern part of the County is within commuting distance of the central business district of downtown Charlotte. So, while the study area does not extend beyond the County boundaries, the context is taken into consideration to better understand the opportunities associated with—and the impacts of infrastructure investments made in support of—regional economic growth.



Planning Process

The process to draft a new version of a comprehensive plan, or an update to an existing plan is very similar; however, the steps along the way may be more robust for a new version. The first step focuses on data collection, reviewing existing plans and studies, and physical excursions throughout the planning area. The next step is an inventory of existing conditions to help identify issues and opportunities to be considered in subsequent phases. Based on the results of the previous phases, a set of goals and implementation strategies that support the concepts are established. The final phase of the process merges all plan components—including maps, tables, and charts—into a single, comprehensive document.

For this plan update, the process began with a review of the current plan's goals, policies, and strategies to determine if they were complete, still relevant, or needed to be updated to consider changing circumstances. Demographic data, land use ratios, and market data were updated to reflect the numbers from the 2020 census and new and entitled development.

Public Involvement

An important and overarching component of any planning effort is an inclusionary public engagement process. Understanding community values today ensures that the plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term.

Community Meetings

Community meetings are held at the onset of the process and again towards its completion. The meetings provide an opportunity for property owners, residents, and other interested stakeholders to learn about the project, provide comments on plan components, react to concepts developed in response to that input, help define the future land use map, and suggest ways in which the plan can be effectively implemented over time. For the updated plan, five community meetings were held towards the end of the process to provide feedback on staff and Planning Commission's review and recommendations of the current plan.

Advisory Committee

The 2016 effort was guided by an Advisory Committee appointed by County Council. This committee included two representatives from each Council District. This group met regularly throughout the process to set goals, provide feedback, and advise the project team on plan concepts and recommendations. For the update, the Planning Commission served in that capacity. Each month, staff provided the Planning Commission an overview of a specific plan element and received their input for recommended changes.

Stakeholder Interviews

Stakeholder interviews provide information necessary to verify and supplement the data gathered, explain the conditions observed and further understand the issues and opportunities that affect the study area. Their input supplements the feedback received directly from citizens and property owners participating in the process. In the 2016 process, the stakeholders included key personnel from County departments as well as representatives of interest groups who addressed questions about the following topics: economic development, transportation, neighborhoods, utilities, and farming.

Relationship to Other Plans

York County has a long-standing tradition of preparing plans to guide county operations. Each department undertakes a regular planning process to identify a program of work to strengthen and assist in the management of the County. Together, all of these plans, ordinances and programs make up a growth management system intended to guide development and create opportunities within the community. A comprehensive plan considers how each of these elements are interrelated and interdependent. It builds on previous planning efforts and provides an opportunity to examine these individual efforts collectively. The result, this comprehensive plan, is one that aligns individual departmental programs and serves as the general plan for the development of and investment by the County.

Demographic Overview

An important step in preparing a Comprehensive Plan is gathering data to create a snapshot of one of the County's greatest assets – its people. Unlike a municipality, which can grow its population by increasing its geography through annexation, the population of a county changes through migration, birth, and death. According to the Census Department, in the United States one person is born every eight seconds and one person dies every twelve. By 2050, the US population is projected to grow from 331 million (2020 Census) to 458 million, an increase of 38%. However, the County's population growth is projected to be even faster than the US, with York adding another 407,300 people by 2050, or a 44% increase. Meanwhile, the nation will become more diverse with the aggregate minority population projected to become the majority by 2045. The average age of the population is also expected to become much older, with nearly one in five US residents aged 65 or older by 2030. It is expected that York County's demographics will follow a similar pattern as the national trends.

Historical Population

As noted in Table 1.1, York County has seen its population grow every decade for at least the past 50 years. In the 1980's, the rate of growth accelerated and continued at that pace for three consecutive decades, almost doubling the County population in 30 years.

TABLE 1.1: YORK COUNTY POPULATION, 1970-2020

Year	Population	Total Increase	Percent Increase
1970	85,216	6,456	8.2%
1980	106,720	21,504	25.2%
1990	131,497	24,777	23.2%
2000	164,614	33,117	25.5%
2010	226,073	61,459	37.3%
2020	282,090	56,017	24.8%

During the ten years from 2000 to 2010, the population grew at a still faster rate and the number of people in York County increased to more than 200,000 for the first time. No doubt the recession that began in 2008 slowed that tempo significantly, as fewer new jobs were created to bring in new residents. Additionally, the booming housing market virtually came to a halt as the financial industry tightened their lending practices and consumer confidence slumped. The 2010 decade saw the highest percentage increase, but by 2020, while still growing, the pace of growth returned to a rate more similar to the start of the millennium, of 24.8%. York County was not alone, most counties throughout the Charlotte metro continued to welcome new residents.

Regional Historical Population and Projections

York County is part of a larger region that includes the Charlotte-Gastonia-Concord Metropolitan Statistical Area (MSA). According to the 2020 Census, the population of the MSA increased by almost 20% since 2010, and now totals 2,660,329 people. This equates to the 22nd largest MSA in the United States, an increase from the 2010 rank of 37th. The counties within the MSA include York, Lancaster, and Chester in South Carolina and Mecklenburg, Gaston, Lincoln, Iredell, Cabarrus, Union, and Rowan counties in North Carolina.

Although York County is part of this much larger area for statistical reporting purposes, and is involved in a variety of projects with its neighbors throughout the region, the counties listed in the two tables below have a more impactful relationship with York County, given their proximity. In 2010, York County's growth rate among this group moved up to second place behind only Union County. Simultaneously, it also surpassed Gaston County and became the second most populated county within the region after Mecklenburg County. The 2020 Census has Union County, NC and Lancaster County swapping ranks, with the latter moving up to the fastest growing county with this region. The 2010 census showed a low or negative growth rate for the counties of Chester, Union, SC, and Cleveland. Their distance from Charlotte and a lack of utilities are likely reasons for their declining population.

Population projections are used by governments, businesses, and non-profits for their planning and research needs. The Census Bureau stopped producing state-level

TABLE 1.2: REGIONAL POPULATION GROWTH BY COUNTY, 2000-2020							
	2000	2010	% Change	Growth Rank	2020	% Change	Growth Rank
York	164,614	226,073	37.3	2	282,090	24.8	2
Chester	34,068	33,140	-2.7	-	32,294	-2.6	-
Lancaster	61,351	76,652	24.9	4	96,016	25.3	1
Union	29,881	28,961	-3.1	-	27,244	-5.9	-
Cleveland	96,287	98,078	1.9	6	100,359	2.3	6
Gaston	190,365	206,086	8.3	5	230,856	12.0	5
Mecklenburg	695,454	919,628	32.2	3	1,122,276	22.0	3
Union, NC	123,772	201,292	62.6	1	243,648	21.0	4
SOURCE: US CENSUS BUREAU							

population projections in the 2010s, and demographers within private consulting firms ramped up to fill the void. Establishing distinct methodologies, gathering data, and forming a series of assumptions is the common process used when developing population projections. York County is included in the Metrolina Regional Travel Demand Model (MRM). The MRM was developed as the primary tool for evaluating existing and future travel demand in the greater Charlotte area. One of the data inputs of the MRM is the number of projected households for each county. Table 1.3 includes the population projections from the MRM's data set.

TABLE 1.3: POPULATION PROJECTIONS, BY COUNTY			
	2030	2040	2050
York	316,800	364,600	407,300
Chester	34,000	37,600	N/A
Lancaster	94,300	106,500	119,800
Union	28,800	28,700	N/A
Cleveland	109,071	122,022	137,400
Gaston	239,359	257,220	295,100
Mecklenburg	1,300,900	1,492,100	1,849,500
Union, NC	295,900	339,800	392,600

Population Trends by Locality

The greatest population growth within York County has occurred along the I-77 corridor, specifically within the towns of Fort Mill, Tega Cay, and Rock Hill. This is mostly due to their close proximity to the interstate and relatively easy commute to the many employment centers in and around Charlotte. Most notably, as shown in Table 1.4, the Town of Fort Mill has more than doubled its total population over the last decade, as new home construction has dominated the landscape. As additional large new neighborhoods like the Elizabeth are just commencing construction, and assuming no dramatic changes in the local economy, Fort Mill's total population will continue to grow, but not likely at the same rate as the previous decade.

While not an official municipality, the area known as Lake Wylie has also experienced tremendous population growth and will continue this pace into the near future. The approved preliminary plats for the residential projects known as Westport, Lakeside Glen, and Meriway Point alone will bring more than 1,500 new homes along Hands Mill Highway. The other community to watch over the next few years will be the City of York. After many years of modest new residential construction, the City currently has over 2,500 entitled lots, with most new residential developments still in the land clearing stage.

Urban and Rural Population Comparison

As noted in Table 1.5, in 2010, York County was continuing its pattern of becoming more urbanized with 77.0% of the County's total population living in an urban area. The Census Bureau's urban areas represent densely developed

TABLE 1.4: MUNICIPAL POPULATION GROWTH, 2000-2020					
	2000	2010	% Change	2020	% Change
Clover	4,014	5,094	26.9	6,671	31.0
Fort Mill	7,587	10,811	42.5	24,541	127.0
Hickory Grove	337	440	30.5	449	2.0
McConnells	287	255	-11.5	280	9.8
Rock Hill	49,765	66,154	32.9	74,372	12.4
Sharon	421	494	17.3	590	19.4
Smyrna	59	45	-31.1	55	22.2
Tega Cay	4,044	7,620	88.4	12,832	68.4
York	6,985	7,736	10.5	8,503	9.9

residential, commercial, and other non-residential urban land uses. There are two types of urban areas: "urbanized areas" of 50,000 or more people and "urban clusters" of at least 2,500 and less than 50,000 people. For instance, the towns of York and Clover are considered urban clusters. The nation's urban population increased by 12.1 percent from 2000 to 2010, which outpaced the nation's overall growth rate of 9.7%. Among the US urbanized areas with populations of one million or more, the Charlotte-Gastonia-Rock Hill area grew at the fastest rate from 2000 to 2010, increasing by 64.6%. This pattern of increased urbanization is most likely to continue. The data to distribute the urban and rural population from the 2020 Census is projected to be released in December 2022, at which time the table below will be updated.

TABLE 1.5: YORK COUNTY URBAN AND RURAL POPULATION DISTRIBUTION		
	Rural Population	Urban Population
1990	56,673	74,824
% of Total	43.1	56.9
2000	58,766	105,846
% of Total	35.7	64.3
2010	51,895	174,178
% of Total	23.0	77.0

Population by Age

Reviewing data on a population's age composition is one of the ways to better understand how a population is changing over time. The 2020 Census revealed that the national population has continued to grow older, with 40 now the median age of many states (South Carolina's median age is 37.9). Table 1.6: Population by Age Cohorts contains population data that is grouped into specific age related categories and tracked over four decades. The table highlights that while the total number of all the age groupings has increased over time, the proportion of some groups has declined. For instance, the workforce age group is declining as a proportion of the total population, while the 65 and older group is increasing. Health and Human Services "anticipated the tide of baby boomer retirees will double America's senior population by 2030." York County will need to address land use strategies and public facilities to support the demographic shifts as the population ages and becomes more diverse.

Household Income

A real-life glimpse of how well individuals are doing financially is household income. Median income means that half of the population earn less than that figure and half earn more. In 2020, the state with the highest median income was Maryland ($93,384) and the lowest was Mississippi ($44,966). South Carolina's median income was $59,318. The median household income in York County

TABLE 1.6 YORK COUNTY POPULATION BY AGE COHORTS, 1990-2020								
	1990	% of Total	2000	% of Total	2010	% of Total	2020	% of Total
Pre-School 0-4	9,642	7.3	11,144	6.8	15,534	6.9	16,331	6.0
School Age 5-19	24,430	18.6	32,140	19.5	42,210	18.7	56,837	20.8
Workforce Age 20-64	83,424	63.4	104,528	63.4	142,703	63.1	161,387	58.9
65 and Older	14,001	10.6	17,072	10.4	25,626	11.3	39,332	14.4
Total	131,497		164,884		226,073		273,887	

continued to rise in the decade between 2010 and 2020 from $51,925 to $62,431, an increase of just over 20%.

TABLE 1.7 MEDIAN HOUSEHOLD INCOME, 2000-2020			
	2000	2010	2020
York	44,529	51,925	62,431
Chester	32,425	32,743	40,080
Lancaster	34,688	38,959	55,223
Union	31,441	33,470	40,120
Mecklenburg	50,579	55,294	74,890
Gaston	39,482	43,253	54,734
Union, NC	50638	63386	86,606
S. Carolina	37,082	41,101	59,318

York County continues to have a higher median income than the state and ranks third within the region. Census figures across the board show that wages are on the rise, with some communities rising at a faster rate than others.

Poverty

The poverty rate is one of several indicators used to evaluate economic conditions. It measures the percentage of people whose income fell below the federally established poverty threshold. The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If a family's income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index. The poverty line for a family of four has hovered around $23,000 for the past few years. Additionally, the official poverty calculations do not take into account the value of in-kind benefits, such as the Supplemental Nutrition Assistance Program (SNAP) and housing and energy assistance.

According to the American Community Survey 5-year estimates, published by the Census Department, 12.8% of Americans were below the poverty level in 2020, compared to 15.3% in 2010. As noted in Table 1.8, the York County's poverty rate was 9.5%, which is a decline of 3.6% from the previous decade. It is the second lowest poverty rate in the region and continues to be lower than the state and national rates.

TABLE 1.8: REGIONAL POVERTY RATES, 2000-2020						
	2000		2010		2020	
	Below Poverty Level	% of Total	Below Poverty Level	% of Total	Below Poverty Level	% of Total
York	16,082	10.0	29,380	13.1	25,696	9.5
Chester	5,157	15.3	6,561	20.1	5,923	18.5
Lancaster	7,599	12.8	16,051	21.1	12,233	13.2
Union	4,230	14.3	6,126	21.6	5,336	19.9
Cherokee	7,176	13.9	10,480	19.1	10,069	17.9
Gaston	20,309	10.9	41,514	20.5	34,660	15.3
Cleveland	12,446	13.3	19,948	20.7	18,089	18.3
Union, NC	9,926	8.1	15,719	7.8	17,717	7.4
Mecklenburg	62,652	9.2	138,893	15.3	109,956	9.9
S. Carolina	547,869	14.1	815,755	18.2	726,470	14.7

2 FUTURE LAND USE

Future Land Use



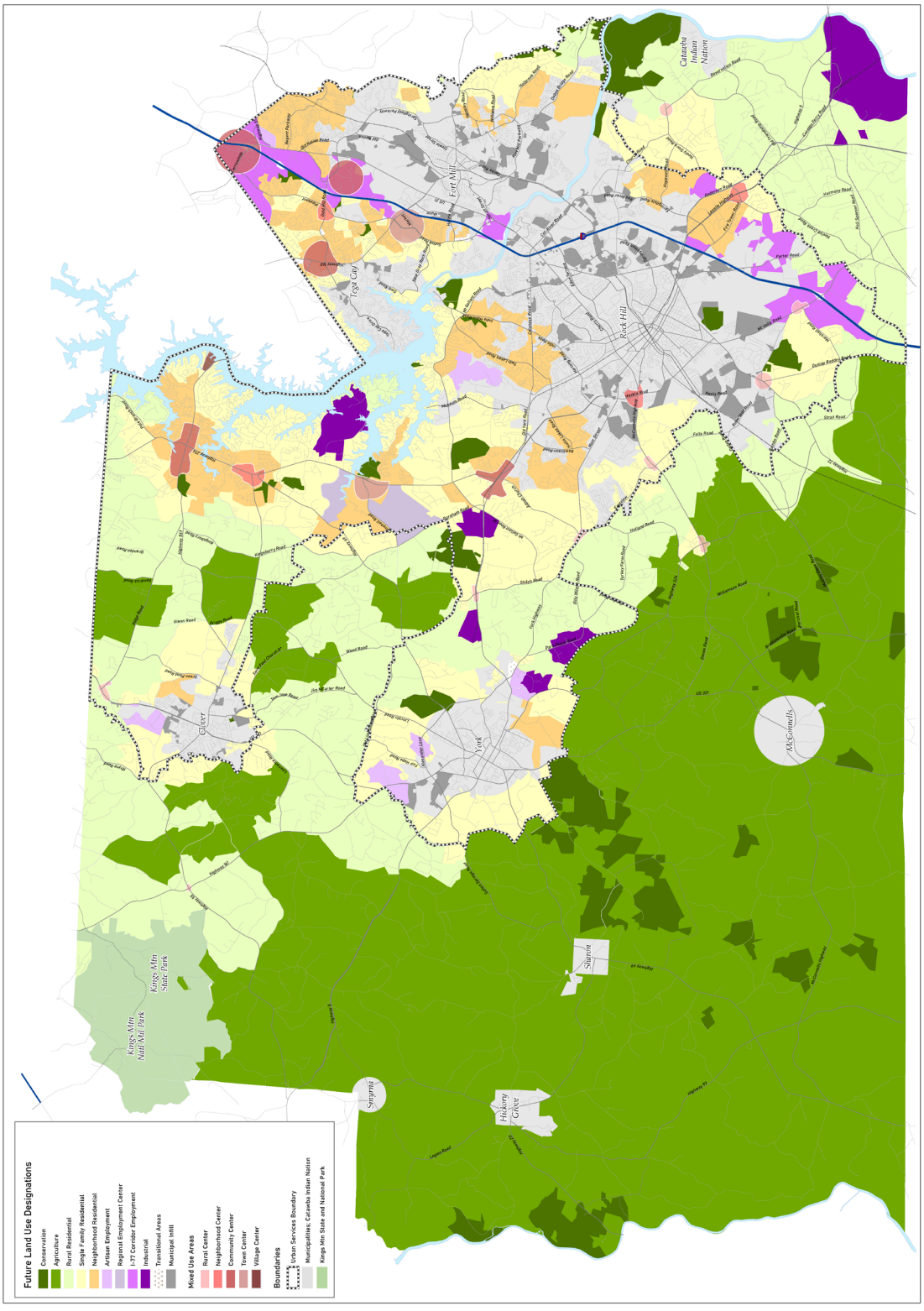
The Future Land Use Map depicts the community's vision for a development pattern that balances the economic, social and environmental needs of York County; strengthens the local economy; and preserves the high quality of life for all residents. "The Future depends on what we do in the present." - Mahatma Gandhi

Future Land Use Designations

There are 16 land use designations illustrated on the map. Each designation is intended to indicate a predominant land use—or set of uses—as well as other features that define the character of development in connection with the category. A brief description of each category is provided below. Each description is consistent with the ideas and vision the community has for the future development pattern. These descriptions do not propose a change to existing development within each category; instead, they suggest an appropriate direction moving forward and describe the qualities to be embodied by new development and redevelopment.

Purpose

The York County Future Land Use Plan is a conceptual representation of the development pattern leaders and citizens of York County envision for the future. The map is descriptive, not prescriptive, conveying the community's desires for the future and the flexibility needed to respond to market opportunities over the next two decades. It was developed with the community's goals in mind.



York County Comprehensive Land Use Plan - 2035

Future Land Use Map - 2023 Update

Adopted March 6, 2023

Conservation

Places where land remains in a natural state or provides for crop or timber production in perpetuity. The public enjoys parks or nature preserves, while private landowners benefit from conservation easements that protect scenic or environmentally-sensitive areas. Open space within a larger development is not considered a conservation area.

Land Uses

- Public parks or nature preserves, and historic sites
- Privately-owned expanses of open space protected by a conservation easement held by a public agency or non-profit conservation entity
- Field crop or timber production in perpetuity
- Excludes open spaces as part of a larger development

Character

- Properties remain in a natural state unless they are producing timber or field crops
- Properties may have 100 year floodplains, wetlands, riparian buffers, steep slopes, and other sensitive environmental features

Building Typology

- Homesteads on large conserved land tracts
- Small-scale structures designed for the comfort or education of the visiting public

Connectivity

- Public parks may be connected to nearby neighborhoods through a multi-use path or greenway
- Private property under conservation is typically separate from adjacent properties







Agricultural

Places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

Land Uses

- Active farms
- Forestry operations
- Agri-tourism
- Single-family homes on five acres or more
- Agricultural processing
- Animal hospitals and services
- Commercial kennels
- Farm and garden supply stores
- Light manufacturing



Character

- Farms, fields, pastures, and forests
- Sparse residential development
- Destination farms with seasonal produce markets and farm-related attractions
- Limited commercial and industrial development primarily serves the rural community



Building Typology

- Single family homes and accessory buildings
- Commercial and industrial buildings are typically less than 20,000 SF
- Event venues within farm buildings
- Roadside produce stands



Connectivity

- The large size of the land tracts and distances between different uses makes bike/ped connectivity impractical
- Homes typically front existing state roads, which often connect different parts of the County

Rural Residential

Places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. Farmers markets, cottage industries, and agri-tourism serve the community and support agriculture.

Land Uses

- Active farms
- Forestry operations
- Ag-supportive commercial
- Cottage industries
- Agri-tourism
- Single-family homes on one acre or more

Character

- Residential areas composed of single-family homes on large lots and agricultural homesteads
- Land tracts being used for farms and forestry
- Rural subdivisions with 1 to 2 acre lots and private utilities are dispersed through the landscape
- Minimal commercial businesses, which are ideally located within rural centers

Building Typology

- Single family homes and accessory buildings
- Small-scale commercial buildings
- Event venues within farm buildings
- Roadside produce stands

Connectivity

- The large size of the land tracts and distances between different uses makes bike/ped connectivity impractical





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Low
Building Height	1-2 stories
Residential Density	1 dwelling unit/acre
Walkability	Low
Typical Lot Size	1 acre or more
Typical Lot Width	100 ft
Maximum Lot Coverage	50%
Typical Open Space	20% - 50%
Parking Location	Front, side

Single Family Residential

Places composed primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

Land Uses

- Single-family residential (detached)
- Office (doctor, dentist, local professional)
- Civic (school, library, post office)
- Day care center

Character

- Rural to suburban character
- Residential subdivisions of single-family homes on a ½ acre or more of land
- Non-residential uses are located only at major intersections or next to similar existing uses and blend in with the surrounding residential area

Building Typology

- Single-family homes with large front yards
- Non-residential uses are contained within buildings at the same scale and height of surrounding residential homes
- Parking areas and commercial vehicles are placed behind buildings or screened from the view of the street and adjacent residential properties

Connectivity

- Streets within a subdivision are connected except where impractical due to natural features, such as streams, steep slopes, or wetlands
- Sidewalks connect residential subdivisions, small-scale commercial and office, and civic uses





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Low
Building Height	1-2 stories
Residential Density	1 - 2 dwelling units/ acre
Walkability	Moderate
Typical Lot Size	½ - 1 acre
Typical Lot Width	65 ft
Maximum Lot Coverage	50% - 75%
Typical Open Space	20% - 50%
Parking Location	Front, side

Neighborhood Residential

Places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections on major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle.

Land Uses

- Single-family residential (detached or attached)
- Duplex, triplex, quadplex
- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Office (doctor, dentist, local professional)
- Civic (school, library, post office)
- Religious assembly
- Assisted living facilities
- Day care centers



Character

- Suburban neighborhoods near designated centers
- Mix of residential housing types and lot sizes
- Public utilities allow for smaller lots
- Commercial, office, and civic uses are clustered along major streets and are complementary in appearance to the surrounding neighborhoods



Building Typology

- Residences on narrow lots have front porches and alley-loaded garages to promote social interaction
- Building size, style, and form varies within a block
- Non-residential buildings are less than 15,000 SF, and tenant spaces are less than 3,000 SF
- Parking areas are most often placed beside or behind buildings, and are screened from the view of the street and adjacent residential properties

Connectivity

- Streets within a subdivision are connected except where impractical due to natural features, such as streams, steep slopes, or wetlands
- Streets and sidewalks connect residential neighborhoods to complementary non-residential uses and trails, reducing trips on major streets

DEVELOPMENT ATTRIBUTES	
Integration of Uses	Medium
Building Height	1 - 4 stories
Residential Density	2 - 8 dwelling units/ acre
Walkability	High
Typical Lot Size	Varies by Housing Type
Typical Lot Width	Varies by Housing Type
Maximum Lot Coverage	50% - 75%
Typical Open Space	20% - 50%
Parking Location	Front, side, rear

Rural Center

Places in the form of a cluster of small-scale civic and/or commercial buildings located at the intersection of major or minor roads in the rural areas of York County. Residents from the surrounding rural communities rely on rural centers to provide basic goods and services through convenience stores, gas stations, and the post office.

Land Uses

- Convenience retail
- Local restaurants
- Ag-supportive commercial
- Gas stations
- Post office
- Emergency services

Character

- Low intensity non-residential properties clustered at the intersection of rural highways and local roads
- Serves agricultural or rural residential areas

Building Typology

- Buildings are limited to 20,000 SF in size

Connectivity

- Drive aisles and parking areas should be connected between non-residential uses
- Sidewalks may be required where designated pedestrian paths are shown on adopted plans





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Low
Building Height	1 - 2 stories
Residential Density	N/A
Walkability	Low
Typical Lot Size	Varies
Typical Lot Width	Varies
Maximum Lot Coverage	75%
Required Open Space	0-15% RC, NC, RI, LI
Parking Location	Front

Neighborhood Center

Places comprised of neighborhood-serving businesses located at or near the intersection of major and minor arterials in the suburban areas of York County. Residents of nearby neighborhoods rely on the Neighborhood Center to provide daily goods and services such as groceries, dry cleaning, banking, and local dining options.

Land Uses

- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Office (doctor, dentist, local professional)
- Civic (library, post office)
- Assisted living facilities
- Day care centers
- Upper-story residential

Character

- Provides essential goods and services to the surrounding neighborhoods
- Commercial, office, and civic uses are clustered at or near major street intersections and are complementary in appearance to nearby homes
- Assisted living facilities and buildings with upper-story residential are scaled appropriately to blend in with their surroundings

Building Typology

- Non-residential buildings are typically less than 15,000 SF, except for grocery stores, which may be as large as 55,000 SF
- Tenant spaces within non-residential buildings are typically less than 3,000 SF
- Parking areas are placed interior to the site to allow buildings to front the street

Connectivity

- Streets and sidewalks connect residential neighborhoods to complementary non-residential uses, reducing trips on major streets
- Sidewalks and multi-use paths connecting neighborhoods are placed as shown on adopted plans
- Typically includes door to door pedestrian networks within developments





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Medium
Building Height	1 - 2 stories
Residential Density	<12 dwelling units/acre
Walkability	High
Typical Lot Size	Varies
Tpical Lot Width	Varies
Maximum Lot Coverage	75%
Typical Open Space	15%
Parking Location	Side, rear

Village Center

Places offering a mix of retail, restaurant, and entertainment options designed in a compact, walkable atmosphere. The distinctive identity of the Village Center attracts local and regional residents and serves as a popular gathering place. Patrons who don't live in the residences above the street level businesses arrive by foot, bicycle, or vehicle.

Land Uses

- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Entertainment
- Upper-story office
- Upper-story residential
- Live-work units

Character

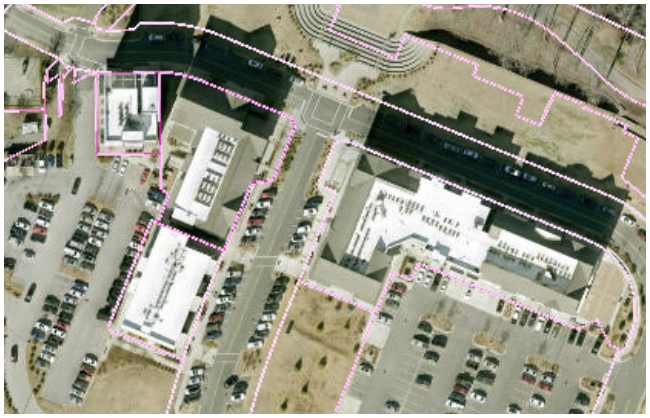
- Destination center that offers pedestrian-oriented shopping, dining, and entertainment
- Distinct design and unique businesses may draw patrons from outside the immediate area
- Attractive public spaces serve as a gathering place

Building Typology

- Multi-story buildings with shops, restaurants, and entertainment space at the street level, and residential or office space on the upper stories
- Buildings have high levels of articulation and transparency on all street-facing facades
- Buildings enclose outdoor public spaces
- Tenant space is typically 1,000 to 5,000 square feet, although entertainment destinations may be as large as 30,000 square feet
- Parking is located along the street, behind buildings, or in a small structured parking deck

Connectivity

- Streets and parking areas are internally connected to adjacent neighborhoods and businesses to reduce vehicle trips along major roads
- Robust pedestrian pathways such as sidewalks or multi-use paths connect to nearby residential areas





DEVELOPMENT ATTRIBUTES	
Integration of Uses	High
Building Height	2 - 3 stories
Residential Density	Varies
Walkability	Very High
Typical Lot Size	Varies
Typical Lot Width	Varies
Maximum Lot Coverage	75%
Typical Open Space	20%
Parking Location	Street, rear, structured

Town Center

Places that provide a blend of residential, retail, office, and civic uses within an integrated, walkable setting. Buildings are human-scaled and designed to place auto-oriented elements out of sight. Lush open spaces foster recreation opportunities for all. A prime location at a major intersection promotes easy access for nearby residents.

Land Uses

- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Office (doctor, dentist, local professional)
- Civic (library, school, YMCA)
- Day care centers
- Single-family residential (detached or attached)
- Upper-story residential
- Multifamily
- Live-work units

Character

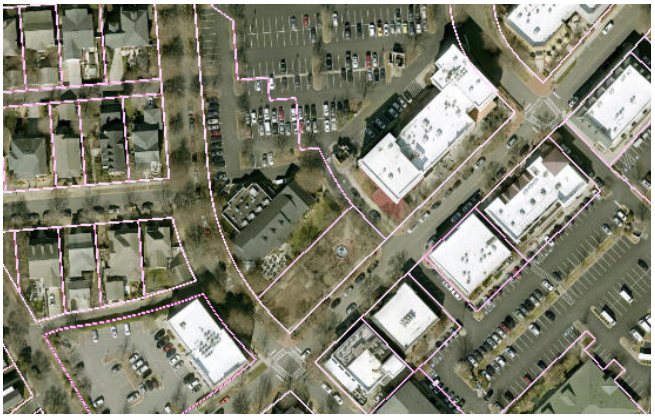
- Main street character offering pedestrian-oriented shopping, dining, and services
- Abundant public spaces serve as gathering places for residents and visitors alike
- Civic uses are well-integrated into the community

Building Typology

- Multi-story buildings with street level commercial or civic space and upper story residences or offices
- Buildings have high levels of articulation and transparency on all street-facing facades
- Tenant space is typically less than 3,000 SF
- Parking is located along the street, behind buildings, or in a small structured parking deck
- Residences most often have front porches and alley-loaded garages to promote social interaction

Connectivity

- Town Centers function as a cohesive community connected by a tight-knit set of streets, sidewalks, and trails
- Cul-de-sacs exist only where topography or other environmental features prohibit connectivity
- Ideally, located on planned transit system





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Very High
Building Height	1 - 3 stories
Residential Density	Varies
Walkability	Very High
Typical Lot Size	Varies
Typical Lot Width	Varies
Maximum Lot Coverage	60% - 90%
Typical Open Space	50%
Parking Location	Street, rear, structured

Community Center

Places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

Land Uses

- Retail
- Restaurant, with limited drive-thru service
- Office and medical office
- Civic
- Assisted living facilities
- Day care centers
- Single-family residential (detached or attached)
- Duplex, triplex, quadplex
- Upper-story residential

Character

- Walkable, urban atmosphere composed of mixed-use buildings surrounding amenitized green space
- Predominately non-residential uses at the street level, with residences either concentrated above or surrounding the mixed-use activity areas
- Residential density decreases with distance away from mixed-use buildings

Building Typology

- Multi-story buildings with street level commercial or civic space and upper story residences or offices
- "Big box" retailers may be stacked into a multi-level building with structured parking
- Buildings have high levels of articulation and transparency on all street-facing facades
- Parking is located along the street, behind buildings, or in structured parking decks

Connectivity

- Community Centers function as a cohesive development, with an integrated network of streets, sidewalks, and parking areas
- Community Centers connect to surrounding areas and the region through transit, multi-use paths, streets, and sidewalks





DEVELOPMENT ATTRIBUTES	
Integration of Uses	High
Building Height	Varies
Residential Density	Varies
Walkability	High
Typical Lot Size	Varies
Typical Lot Width	Varies
Maximum Lot Coverage	65% - 75%
Typical Open Space	25%
Parking Location	Street, rear, structured

Regional Employment Center

Places where targeted business sectors, such as financial services, business services, and data analytics, are strategically located to an educated workforce and the CLT Airport. Regional Employment Centers attract employees with a mixed-use campus designed to integrate work spaces, green space, retail and services, and residences.

Land Uses

- Corporate offices
- Manufacturing (pharmaceuticals, computers and electronics, machinery, and textiles)
- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Craft breweries, brewpubs, and micro-distilleries
- Hotels
- Day care centers
- Multifamily
- Upper-story residential

Character

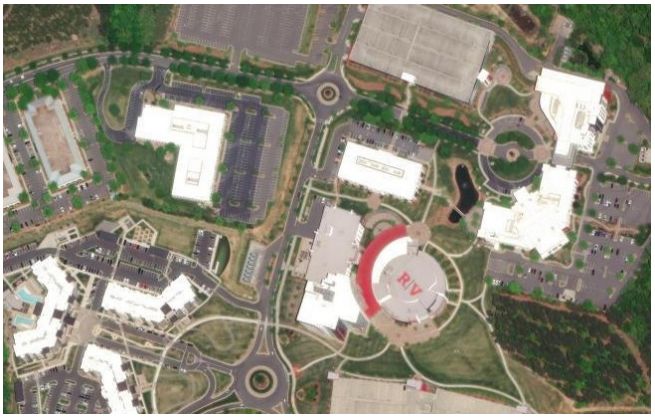
- Campus atmosphere composed of mixed-use buildings connected by amenitized green space
- Predominantly office and manufacturing space with complementary services or retail for workers
- Residences may be located above street-level retail and services or in separate multifamily buildings

Building Typology

- Multi-story office and multifamily buildings, some comprised of street level commercial uses
- Buildings with manufacturing or warehouse uses are designed with facades that offer articulation and transparency to create visual interest
- Parking is located along the street, behind buildings, or in structured parking decks

Connectivity

- Regional Employment Centers function as a cohesive development, with an integrated network of streets, sidewalks, trails, and parking areas
- Connections are made to adjacent properties with compatible existing or planned development types





DEVELOPMENT ATTRIBUTES	
Integration of Uses	High
Building Height	Varies
Residential Density	<20 dwelling units/acre
Walkability	High
Typical Lot Size	
Typical Lot Width	
Maximum Lot Coverage	75% - 85%
Typical Open Space	10% - 15%
Parking Location	Street, rear, structured

Artisan Employment

Places where artisans provide goods and services to fulfill the needs of the surrounding community. Businesses benefit from the synergies of clustering together in small, multi-tenant buildings with like companies. Artisan Employment areas are typically located in a light industrial setting near major roads, but set apart from residential areas.

Land Uses

- Cabinet and countertop production
- Craft breweries and micro-distilleries
- Vehicle and boat service and repair
- Machine shops
- Metal Shops
- Sign manufacturing
- Technical and trade schools
- Nurseries and landscape supply facilities

Character

- Light industrial setting with limited outside storage
- Located near commercial, office, or more intense industrial areas near a major road

Building Typology

- Buildings are typically less than 25,000 SF
- Mix of single-tenant and multi-tenant buildings
- Buildings are set back from the street

Connectivity

- Parking lots and drive aisles are connected to reduce curb cuts on major roads
- Limited connectivity to surrounding areas





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Low
Building Height	1 - 2 stories
Residential Density	
Walkability	Low
Maximum Lot Coverage	75% - 85%
Typical Lot Size	
Typical Lot Width	
Typical Open Space	10% - 15%
Parking Location	Front

I-77 Corridor Employment

Places, often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing, benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

Land Uses

- Light Manufacturing
- Warehousing, wholesale, and distribution facilities
- Office
- Retail, excluding auto-oriented businesses
- Restaurant, without drive-thru service
- Craft breweries, brewpubs, and micro-distilleries
- Hotels
- Day care centers
- Multifamily
- Upper-story residential

Character

- Campus setting composed of predominantly light industrial and/or office buildings, connected by amenitized green space
- Corporate campuses may have multi-story, mixed-use buildings with street-level space for restaurants, shops, and services that primarily serve workers
- Residences, if any, are located above street-level businesses or in separate multifamily buildings

Building Typology

- Buildings are typically greater than 25,000 SF
- Buildings 50,000 SF and larger are placed away from residential areas and are designed to minimize the visual impact on their surroundings
- Buildings facades are designed with articulation and transparency to create visual interest

Connectivity

- Functions as a cohesive development, with an integrated network of streets, sidewalks, trails, and parking areas
- Connections are made only to adjacent properties with compatible existing or planned development





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Moderate
Building Height	Varies
Residential Density	<20 dwelling units/acre
Walkability	Moderate
Maximum Lot Coverage	75% - 85%
Typical Lot Size	
Typical Lot Width	
Typical Open Space	10% - 15%
Parking Location	Street, side, rear, structured

Industrial

Places that are isolated from residential areas where one large employer or utility may operate to minimize adverse impacts on surrounding properties. While they are an important component of the regional economy, such operations demand a scale and intensity of development that is not compatible with other types of development.

Land Uses

- Heavy manufacturing
- Energy production
- Waste management facilities
- Salvage operations
- Mining

Character

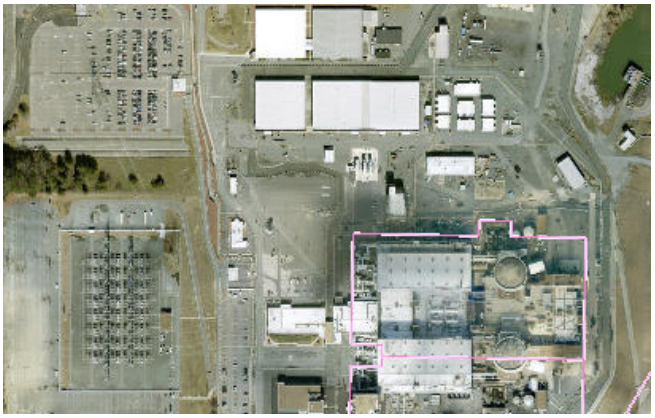
- The area may contain the impacts of industry, such as noise, odors, and dust
- There may be portions of the site that are unsafe for the public to access

Building Typology

- Large-scale buildings and structures designed for function over appearance

Connectivity

- Development within this area is self-contained and intentionally separated from adjacent properties





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Low
Building Height	<60 ft
Residential Density	N/A
Walkability	Very low
Maximum Lot Coverage	75%
Typical Lot Size	
Typical Lot Width	
Typical Open Space	10%
Parking Location	Front, side

Residential Transition

Places where single-family homes have been adapted for primarily small office uses, or where other residential properties can be assembled and redeveloped into office, civic, or more dense residential uses that are compatible with the surrounding neighborhoods. These areas benefit from their location along or near heavily-traveled roads.

Land Uses

- Single-family residential
- Duplex, triplex, quadplex
- Townhomes
- Office and medical office
- Child or adult day care center
- Assisted living, nursing home, or continuing care retirement facility

Character

- The overall area retains a residential character
- Single-family properties fronting major roads that are no longer suitable for residential use may transition into neighborhood-serving, low-traffic non-residential uses
- Properties may be assembled into 2+ acres for redevelopment into a neighborhood-serving use

Building Typology

- Existing buildings that have been converted to non-residential uses retain a residential appearance
- New buildings are scaled and articulated to be compatible with the surrounding residential homes
- Parking areas and commercial vehicles are placed behind buildings or screened from the view of the street and adjacent residential properties

Connectivity

- Suburban subdivision layouts may prevent desired connectivity to adjacent residential areas
- Pedestrian connections are made where practical to reduce vehicle trips between transitional uses and the residences that they may serve





DEVELOPMENT ATTRIBUTES	
Integration of Uses	Moderate
Building Height	1 to 2 stories
Residential Density	2 - 4 dwellings/acre
Walkability	Moderate
Typical Lot Size	>2 acres
Typical Lot Width	>150 ft
Maximum Lot Coverage	50% - 75%
Typical Open Space	10% - 15%
Parking Location	Rear or side

Municipal Infill

Places that are abutting or in close proximity to a municipal boundary line or are completely surrounded by a municipality and are typically being served by municipal utilities. These area provide a seamless transition between County and incorporated properties and reflect the desired goals of the municipality.

Land Uses

- Properties are designated as Municipal Infill based on their close proximity to incorporated areas and municipal water/sewer service regardless of existing or proposed land use
- Adopted future land use plans for these areas should guide County rezoning decisions
- Land uses should be compatible with existing or planned uses within nearby incorporated areas

Character

- Existing areas often consist of a mix of properties that are vacant, underutilized, or incompatible with surrounding properties
- New development or redevelopment within these areas should complement the character of existing surrounding development unless municipal plans specify otherwise

Building Typology

- Existing buildings may be obselete, vacant, or non-conforming to current development standards
- New development or redevelopment within these areas should be of a similar scale as surrounding properties unless municipal plans specify otherwise

Connectivity

- Municipal Infill is often located in urban areas of the County where connectivity is increasingly promoted through municipal policies
- New development or redevelopment should be designed to connect to adjacent existing or future development where physically possible

3 LAND USE



Land Use



"Intricate minglings of different uses in cities are not a form of chaos. On the contrary, they represent a complex and highly developed form of order." Jane Jacobs, urban studies influencer, author of ***The Death and Life of Great American Cities***

Purpose

The Land Use element is included as a component of the Comprehensive Plan to provide strategies for the intensity, direction, and quality of new development. This element addresses the long-term vision for land use and establishes strategic actions to achieve these goals. An essential component of the Land Use element is the future land use map. It is critical for any community to provide an appropriate mix of land uses to serve a wide variety of community needs, and this map offers a visual representation of where, according to consideration of growth trends and best planning practices, these various land use types should occur.

Element Progress

Since the adoption of the Comprehensive Plan in 2016, County Council has adopted two small area plans and Recode York County, a comprehensive rewrite of the zoning and land development ordinances. Many of the policy recommendations of York Forward were implemented as a result of these projects. The I-77 South Corridor Small Area Plan is intended to address potential land use conflicts between new development and the surrounding well-established, low-density and rural residential communities. Soon after adopting the plan, County Council adopted zoning text amendments which established supplemental regulations to large warehousing and distribution uses. The Lake Wylie Small Area Plan focuses on strategies to help manage the impacts of a rapidly growing area in the County. Implementation of one of the plan's goals—

to improve the quality of residential development—began immediately with the adoption of site and design standards for most new residential development.

Recode York County established new zoning districts for office and institutional uses, mixed-use development, and business and technology parks to promote economic development as well as a greater diversity of place types in the County. In addition, the quality of all types of residential development will improve with new provisions regarding open space, amenities, and sidewalks, among other enhancements. Finally, new site layout requirements will improve the pedestrian experience among various types of new, non-residential development.

Overview

York County is 695.6 square miles (445,203 acres) in total land area. Of this area, 615 square miles (88%) is county jurisdiction and 80.7 square miles (12%) is located within municipalities and the Catawba Indian Nation. Land use patterns in York County are a product of the County's agricultural past, historic settlements, transportation infrastructure, and regional growth pressure as part of the Charlotte metropolitan area. Land use is defined by the activities that take place on a given piece of land, and the structures and infrastructure that are present to enable those activities. Land use varies in intensity, ranging from forestry and farming, to single family residential, to more intensive uses such as commercial centers and industrial operations.

The eastern portion of the County is more developed than the central or western portions, primarily due to its proximity and access to Interstate 77 and the City of Charlotte. Fort Mill, Rock Hill, Tega Cay, and Lake Wylie are popular bedroom suburbs for Charlotte workers, and have grown exponentially in recent decades. Schools, daycares, and some office and commercial development have followed the residential growth in unincorporated areas of the County. The main commercial corridors in the area north of the Catawba River are Highway 160 W and portions of Gold Hill Road, with large commercial centers located at the intersections of major roads. This area is home to Baxter Village, a well-known retail and residential development built using a traditional neighborhood development pattern with a pedestrian-scaled "Main Street".

Along the I-77 South corridor and within the City of Rock Hill, the demand for light industrial development in the form of warehouses and distribution centers has increased because of its readily available interstate access. A new interchange in this area and the potential for a large mixed-use development provides an opportunity to transform an area of Rock Hill along I-77 and N. Anderson Road that was largely underutilized with aging commercial or industrial uses. Just beyond the eastern edge of Rock Hill, the County quickly transitions to a more rural development pattern where a lack of access to public utilities limits potential growth.

The central and western portions of the County are served primarily by US 321, Highway 5, and Highway 49. US 321 is a rural highway that connects the towns of Clover, York, and McConnells with Gastonia to the north and Chester to the south. Highway 5 is another rural highway that connects Interstate 85 to York and Rock Hill, and Highway 49 connects Lake Wylie, York, and Sharon to Interstate 485 and Uptown Charlotte. Areas near York and Clover and east of US 321 are experiencing increasing growth pressure in the form of large-lot subdivisions or "piano key" lots off of existing roads, while areas west of US 321 are more agricultural in nature and include the towns of Smyrna and Sharon as well as Kings Mountain State Park, Kings Mountain National Military Park, and Worth Mountain Wildlife Management Area. Limited employment and commercial land uses are most often located within the incorporated areas of York and Clover.

Existing Conditions

Existing Land Use by Type

The majority of land in the County is vacant or in agricultural uses. According to the 2017 Census of Agriculture, there were 120,164 acres of active farmland in York County. Of this land, 37% was managed for timber. This includes many tracts in the western part of the County in excess of 2,000 acres. Rural-residential uses make up the second largest land use behind vacant and agriculture lands. This type of use includes homes and manufactured homes

on large parcels (typically two - five acres), more often developed as single lots, rather than as part of a larger subdivision. These parcels may also include an agricultural use on a portion of the parcel. Single-family residential uses make up about 14% of the land area. The majority of single-family residential uses are located east of US 321. Concentrations of higher-density residential uses, marked by smaller-lot subdivisions, are located close to the downtown areas of Clover, York, and Rock Hill. A similar type of development is found near Lake Wylie, and areas north of the Catawba River—including throughout the Fort Mill and Tega Cay area. Areas of subdivisions with larger lots (one - two acres) are evenly spread throughout the County, with concentrations east and west of Rock Hill, and also in areas between York, Clover, and Lake Wylie.

Non-residential uses—including commercial, office, institutional, and industrial uses—make up 8.9% of the land area within the County. These uses are concentrated mainly within the municipalities and along major arterials, or near Interstate 77.

Lastly, land classified as open space, which includes parks and conservation easements, makes up 6.2% of the County land area. Of this land, Kings Mountain State Park and Kings Mountain National Military Park are the largest tracts, and comprise over 8,000 acres. Other large tracts of open space include Worth Mountain Wildlife Management Area, which is owned by York County and managed by DNR, the privately-managed Anne Springs Close Greenway in Fort Mill, and the County's Catawba Bend Preserve located on the County's eastern edge.

Zoning Districts

The York County Zoning Code establishes zoning and overlay districts that regulate the use of property for the purposes of protecting public health, safety, and general welfare of the community. Every district contains uses that are allowed by right, with specific conditions, or require a special exemption from the Board of Zoning Appeals. The code includes provisions that specify dimensional standards like density, building height, and setbacks.

The largest zoning district by land area in the County is the Agricultural Conservation Districts (AGC and AGC-I). This zoning category is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, to protect and support the business of agriculture, and to protect agricultural character. The Rural Development Districts (RUD and RUD-I) allow many of the same types of uses, but requires a minimum lot size of only one acre. This is the second largest district covering and is intended to support limited growth for rural neighborhoods in areas where development pressure in increasing, but public water and sewer are not readily available.

The zoning code includes five residential districts that range in minimum lot sizes from 6,000 – 40,000 square feet. The density of these districts range from one dwelling unit per acre for single-family detached units, to 20 dwelling units per acre for multifamily developments. In terms of land coverage, the largest residential zoning district is RSF-40 and RSF-30, which allow single-family detached dwellings on lots 40,000 square feet and 30,000 square feet respectively. The RMX-20 and RMX-10 districts allow slightly smaller lots sizes and accommodate a mixture of residential types by also allowing duplex, triplex and quadplex dwelling types. The most permissive residential zoning district is RMX-6, which also allows for townhomes and multi-family. Recode added Cottage Homes, a type of residential development comprised of a group of small, detached dwellings units arranged around a shared courtyard.

Commercial zoning districts cover a very limited land area. There are three traditional commercial districts with





a stair step of intensity from Rural Commercial (RC), to Neighborhood Commercial (NC), to General Commercial (GC). Recode renamed the BD-II district to Office and Institutional (OI) to logically reflect the purpose and allowed uses of this district. Another new zoning district, Outdoor Amusement (OA), regulates Carowinds and the area immediately around the amusement park.

Industrial Development (ID) and Light Industrial (LI) districts account for the smallest portion of the County's land area. Much of this land is developed, but large vacant tracts remain along I-77 (south of the Catawba River), within the East York Industrial Park, and along SC Highway 274.

The zoning code also contains four special districts: Business and Technology Park, Mixed Use, Planned Development, and Baxter Village Traditional Neighborhood Development (formerly the Traditional Neighborhood District). These districts are similar to the base districts, but contain standards that best implement their specific intent and purpose. Because of their individualized nature, special districts are subject to additional staff review and site plan approval as part of the rezoning application process.

Historically, the Urban Development District (UD) was considered a very use permissive district, and as such, created conflict among adjacent parcels. It has been a Council and staff goal to reduce the number of parcels within this district. In 2015, Council removed residential uses as permitted within the district, which created numerous non-conforming properties. During a two-year project, staff worked with individual property owners to encourage them to rezone to a residential district, including waiving the application fee. In the end, this project rezoned over 1,500 parcels. To continue this goal, Recode officially labeled the UD District as a Legacy District and added the provision requiring any new development with a floor area ratio (FAR) greater than 0.25 must rezone the parcel to a base district that allows the proposed development. This provision will most affect large non-residential proposals, such as industrial or warehouse projects, and will incentivize new development to rezone to a more appropriate district.

Zoning Overlay Districts

Because certain locations have special characteristics that need additional protection and regulation, the Zoning Ordinance established five overlay districts: the Airport, Historic Sites, Lake Wylie, Scenic, and Transportation Corridor Preservation overlays. Each overlay has its own purpose, application, and regulations.

Isues and Opportunities

Need for Balanced Growth

York County has experienced rapid population growth in recent decades. The County's population grew by over 45% between 2000 and 2020. With increasing opportunities this growth affords county residents comes new challenges. Sprawling residential development has increased the demand for parks, public facilities, and emergency services, and has led to overcrowded schools in several of the County's school districts. Local government budgets require increased property tax revenue to pay for a rising demand for such public services.

As controlled by the state, local residential property taxes are often insufficient to cover the public service demands that are created by residential development; rather, non-residential development in the form of office, commercial, and industrial uses subsidizes residential growth with a higher property tax rate. A mix of residential growth with non-residential growth is necessary to balance a local government's budget and to pay for the high level of services that new residents expect. In recent decades, the County's non-residential growth has lagged behind its residential



development, sometimes consuming land that would have been more suitable for employment or commercial uses. Ensuring a fiscally-sound future will require a future land use map that identifies land for office, industrial, and retail uses. It is incumbent upon County staff, the Planning Commission, and County elected officials to protect these properties from encroaching residential development.

In addition to the fiscal benefits of balanced residential and non-residential development, there are transportation benefits that affect the quality of life. Currently, a significant proportion of County residents commute to Mecklenburg County for employment, goods, and services. Such commutes create traffic congestion and cost time, money, and frustration that could be reduced if employment and commercial uses were more prevalent in York County. As residential sprawl expands into outlying areas, these trips become longer, impacting more roads along a destination path. A focus on attracting, supporting, and providing places for desirable employers in York County would be beneficial to local governments and residents alike.

Residential Uses near Existing and Future Transportation

The expansion of the transportation network, through road widening, building new road connections, and extending transit lines from Mecklenburg County provides opportunities for more dense development in York County. While compact residential neighborhoods are not suitable for outlying areas with limited infrastructure, they are often the most suitable land use for the County's suburban areas where access to services and underutilized infrastructure exists. The more moderate density neighborhoods that are located in conjunction with existing infrastructure, the less demand there will be on infrastructure expansions into more rural parts of the County.

Moreover, residential development in the form of townhomes and apartments are most suitable as a high-efficiency use along arterials with excess capacity and within mixed-use projects where future transit stops may be identified. The perpetuation of large-lot subdivisions in these areas reduces the viability of future transit stops and minimize the benefits of walkability between residences and places providing goods and services. New zoning districts were created in Recode to provide for mixed-use development and medium residential densities. These specialized districts should be utilized for the types of projects in suburban areas where they are most suitable.

Development of Smaller Parcels

The pattern of vacant or underutilized properties within the unincorporated suburban areas of Lake Wylie and Fort Mill present both challenges and opportunities for planning future growth in the County. The challenge lies with the piecemeal development of these properties along existing property lines, resulting in properties that don't share common architecture, parking, or access points. There is often an opportunity for a larger, more cohesive



project if these parcels were assembled into a whole that is greater than the sum of its parts. Desirable places such as mixed-use centers, communities with a mixture of housing types, and employment campuses are now possible with Recode York County where developers have the vision and financing to create them. As the cost of land acquisition in the region continues to rise, the inventory of vacant land wanes, and the County's growth attracts more development interest, the viability of place-making projects—as part of an assemblage of smaller parcels—increases.

Loss of Rural Character

Residents in the transitioning areas of York County are concerned about the loss of scenic cultural and natural assets that contribute to the rural character of some parts of York County. Previous planning efforts recognized the need to protect rural character while accommodating growth. For example, the corridor management plan for the Western York Scenic Byway documents the agricultural, architectural, cultural, military, and natural history and intrinsic resources that make the western part of York County so unique. Moving forward it will be essential to identify ways to maintain a clear distinction between the suburban areas of York County, its existing rural communities, and the farmed and forested landscapes in between.

Goal LU-1: Direct growth in York County to areas where there are adequate utilities, infrastructure, and services.

- **LU-1.1**
  Apply growth management best practices to facilitate orderly development that is consistent with the availability and capacity of existing and planned infrastructure and services.
  - LU-1.1A
    Monitor and prepare an annual report on growth trends.
- **LU-1.2**
  Support strategies that direct the majority of growth to areas within the Urban Services Boundary.
  - LU-1.2A
    Discourage rezoning land outside the adopted Urban Services Boundary to higher density residential or higher intensity commercial uses.
  - LU-1.2B
    Periodically evaluate the Urban Services Boundary, considering land availability, economic development opportunities, location and practical expansion of utility services, transportation capacity, and agricultural interests.
  - LU-1.2C
    Consider creating an official comment process with municipalities on rezoning applications for adjacent properties.
- **LU-1.3**
  Focus office, commercial, and higher density residential growth within or in close proximity to designated Centers on the Future Land Use Map.
  - LU-1.3A
    Promote a mix of housing types around designated centers that is compatible with nearby residential neighborhoods and can be served by existing utilities and infrastructure.
  - LU-1.3B
    Between Plan updates, identify emerging Centers based upon available and planned utilities, infrastructure, and services.
- **LU-1.4**
  Ensure that allowable residential densities are consistent with the intentions of the corresponding future land use designations.
- **LU-1.5**
  Update the Future Land Use Map to account for new major projects that may change the planned development pattern.
  - LU-1.5A
    Review the Future Land Use Map and the Urban Services Boundary as utility services are extended.
  - LU-1.5B
    Review the Future Land Use Map to reflect potential changes in development patterns from newly funded large roadway projects.
  - LU-1.5C
    Update the Future Land Use Map when potential transit corridors are determined to allow for uses and densities that support transit.
  - LU-1.5D
    Require Land Use Plan and Map amendments for larger projects that substantially differ from the current Future Land Use Map.

Goal LU-2: Promote a balanced mixture of uses that results in a diverse tax base and countywide job creation.

- **LU-2.1**
  Encourage predominantly office and industrial development in Employment Areas to promote job growth.
  - LU-2.1A
    Allow commercial and residential uses as a limited component within Employment Areas on the Future Land Use Map, provided that the uses are functionally compatible and located within close proximity to an interstate interchange or at the intersection of two major thoroughfares.
  - LU-2.1B
    Coordinate with utility providers to ensure adequate service can be provided to key employment areas identified on the land use map.
  - LU-2.1C
    Conduct "hot spot" utility studies in conjunction with utility providers to ensure land highly suitable for industrial or office development can be adequately served.
- **LU-2.2**
  Promote mixed-use development projects within designated centers on the Future Land Use Map as

a preferred alternative to segregated, single-use developments.

- **LU-2.3**
  Allow for small-scale commercial, retail, service, office uses and/or mixed use development at locations outside of an existing or planned Town, Community, Neighborhood, and Village Center, provided the following conditions exist:
  - Building footprint of proposed non-residential development is less than 40,000 square feet;
  - Site has access to adequate utilities;
  - Site is located at the intersection of two major roads;
  - Proposed use is part of a Special District; and
  - Site is located at least one mile from existing and planned Town, Community, Neighborhood, and Rural Centers.
- **LU-2.4**
  Support the transition of older, disjointed residential properties as redevelopment projects on major thoroughfares.
  - LU-2.4A
    Must be located in areas designated "Transitional" on the Future Land Use Map.
  - LU-2.4B
    Must be compatible with existing scale and intensity of the surrounding neighborhoods; utilizing conditions in the rezoning process if necessary.
  - LU-2.4C
    May require an assemblage of properties to prevent a strip of individually converted properties along identified corridors.
- **LU-2.5**
  Discourage the rezoning of land ideally suited for commercial or employment uses to low-density residential development.

Goal LU-3: Promote development that enhances local character, protects environmentally sensitive areas, and provides long-term value.

- **LU-3.1**
  Enhance the quality, appearance, and pedestrian orientation of new development.
  - LU-3.1A
    Evaluate the benefits of additional design guidelines and subdivision standards to improve the quality of residential, commercial, and industrial development.
  - LU-3.1B
    Consider expanding select residential design standards from the Lake Wylie Overlay District to other growth areas of the County.
  - LU-3.1C
    During the rezoning process, develop reasonable conditions to enhance the quality, appearance, and pedestrian orientation of high-visibility projects.
- **LU-3.2**
  Encourage development to be environmentally responsible.
  - LU-3.2A
    Promote the utilization of Low Impact Development techniques to reduce runoff from developed land while also reducing stormwater maintenance costs and improving water quality.
- **LU-3.3**
  Encourage seamless transitions between Municipal Infill areas of the county and incorporated areas.
  - LU-3.3A
    Support rezonings that are consistent with adopted municipal plans and the scale and density of existing adjacent land uses.
  - LU-3.3B
    Coordinate with adjacent municipalities to maximize the compatibility of design standards for development between municipal and unincorporated areas.

Goal LU-4: Preserve rural character in areas beyond the adopted Urban Services Boundary, while providing opportunities for compatible rural development.

- **LU-4.1**
  Maintain the character of rural and agricultural areas.
  - LU-4.1A
    Allow only a limited amount of commercial development in areas designated as Rural Centers.

- LU-4.1B
  For areas with a future land use designation of Agriculture, limit support for proposals to rezone property from AGC to RUD to only properties that are not active farms, are adjacent to parcels zoned RUD, or are already less than five acres.
- LU-4.1C
  Allow some population growth to occur around existing rural towns that still maintains the existing character of the surrounding area.

- **LU-4.2**
  Encourage the development of cluster subdivisions to preserve scenic or natural assets.
- **LU-4.3**
  Support industrial development that does not require urban services, complements the surrounding rural area, and is buffered appropriately from residential uses.

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4 TRANSPORTATION



Transportation



"Our decisions about transportation determine more than where roads or tunnels or rail lines will be built. They determine the connections and barriers people will encounter in their daily lives - and thus how hard or easy it will be for people to get where they need and want to go." Elijah Cummings, US House of Representatives

Purpose

The purpose of the transportation element is to ensure that York County's transportation system is able to efficiently move goods and people across the County and throughout the region. The element addresses the mobility of motorized vehicles, pedestrians, bicyclists, and transit users. The transportation system can play a critical role in determining where growth should or will occur, while also promoting economic opportunities. Positive growth trends in population and employment bring many challenges to providing a safe and efficient transportation system in York County, including managing congestion, providing equitable access, and budgeting for maintenance expenses.

Element Progress

Since the adoption of York Forward, progress has been made to implement components of the transportation element:

- In 2017, voters approved the fourth Pennies for Progress referendum for an estimated $278 million, funding more than 60 projects including road widening, intersection improvements, road extensions, and over 40 resurfacing projects.
- Planning staff developed the Traffic Impact Analysis Guidelines & Methodology to clarify the process for completing a TIA and providing mitigation.
- York County completed a transportation impact fee study as an alternative method for mitigating roadway impacts, although the analysis yielded a maximum

fee that was lower than anticipated and has not been adopted.

- The Centralina Regional Council and the Charlotte Area Transit Systems enacted a new initiative, CONNECT Beyond, the region's first coordinated bi-state transit system planning process, working to connect the Charlotte region with multiple modes of transportation.
- The Recode project incorporated new code requirements that improve the transportation system, such as limiting the use of cul-de-sacs, requiring access agreements for commercial projects, and increasing the requirements for sidewalks in new development.

Existing Conditions

The existing network of highway and interstate corridors within York County provides accessibility to Greenville, Columbia, and the greater Charlotte metropolitan region. This accessibility is further enhanced by the presence of rail and airport facilities, which offer the potential for intermodal transportation and the associated economic development opportunities. The growing presence of bicycle routes and pedestrian infrastructure in the rural and urban areas demonstrates the County's commitment to support active lifestyles and alternative modes of transportation. As York County continues to be one of the fastest growing counties in South Carolina, it is imperative that the County leverages its partnerships with multiple jurisdictions and transportation organizations to achieve the goals of the transportation element.

Roadways

The roads in York County are owned and maintained as public or private facilities by several entities that include the state, York County, municipalities, and private individuals or corporations. The South Carolina Department of Transportation (SCDOT) system consists of interstate routes, primary routes (SC and US routes), and secondary routes, totaling approximately 1,368 centerline miles of paved roads and bridges. York County's Public Works department maintains the county road inventory, with 661 centerline miles of paved and gravel roads. The majority of these roads are local residential streets, with the exceptions being two collector streets, Daimler Boulevard and Regent Parkway.

York County uses SCDOT's C-Funds for many roadway improvement and preservation projects. The program is funded by the gasoline sales tax and distributes money to all 46 counties across the state, based on the volume of fuel sales within each county. Over the past five years, the annual C-fund amount granted to York County has fluctuated between $5.7 and $6.4 million. C-Funds can be spent within public road rights-of-way for transportation improvements, such as paved road resurfacing and gravel road paving. York County also uses C-Funds to provide the local match for transportation grants for pedestrian improvements. The program is administered by the Engineering Department, and funding for road improvements is allocated equally across the County's seven council districts, with 15% of all C-Funds received committed to transportation improvements requested by the York County Economic Development Department to encourage business growth and retention. The roads are prioritized, then selected by the York County Transportation Committee, considering all public road requests. Project requests are accepted for all publicly-maintained roadways, including those owned by the State, County, and Municipality. A minimum of 25% of the C-Funds allocated to York County must be used on SCDOT-maintained roads, although the typical amount spent by York County on state roads is closer to 75% due to the poor asphalt condition of the SCDOT secondary road system.



In an effort to further address challenges to County-maintained roadways, County Council established the Critical Needs Program. This program is funded by annual allocations within the general fund. The roads are selected by a scoring formula which includes weighted values based upon pavement condition, traffic volume, road classification, projected development, and connectivity. The level of funding is determined during each annual budget cycle, in recent history ranging from $1 million to $3 million. The mileage of roadways impacted for either of these funding sources fluctuates based on the road ownership, lane mileage, pavement condition, and most importantly, the costs associated with materials and asphalt. The present estimated cost is $450,000-$500,000 per mile, on a two-lane roadway.

As road funding from the state is very competitive, in 1997 York County established the Capital Projects Sales and Use Tax program, "Pennies for Progress", to provide residents with a safer and more efficient road system. This one cent sales tax program was the first in the state and since its inception more than 30 other counties have implemented a similar program. Transportation projects are chosen by a Sales Tax Commission representing the citizens of York County. Throughout the program's 20-year history, the projects have been focused on road widening, safety improvements, congestion management, and most recently - resurfacing. In fact, 39 of the 61 Pennies 4 projects were for resurfacing roads across the county. Pennies has completed numerous major transportation projects, such as widening of Highway 5 to Cherokee County, constructing the Fort Mill and Springfield Parkway, and widening Highway 274 in the Lake Wylie area. In 2022, Pennies completed the first divergent diamond interchange (DDI) in the state of South Carolina. The new interchange configuration is located at the Gold Hill Road exit on Interstate 77. Pennies 5 and a new list of projects will be on the ballot in November 2024.

TABLE 4.1: PENNIES FOR PROGRESS REFERENDUMS

Program Name	Voting Year	# of Projects	Value of Projects (million)	% of Voter Approval
1	1997	14	$103	51
2	2003	25	$182	73
3	2011	24	$186	82
4	2017	61	$278*	78

*Estimate of current referendum

Bike and Pedestrian

York County has beautiful landscapes accompanied by moderate temperatures throughout most of the year, making it ideally suited for bicycle and walking trails. York County currently has five interconnected bike routes that link rural areas to all municipalities in York County and the Catawba Indian Nation. The bike routes are suitable for the experienced, long distance cyclist or bicycle commuter. Residents of York County have been very vocal at public forums when highlighting the needs for bike and pedestrian facilities. Public feedback has been influential in infrastructure projects where bike and pedestrian facilities might have otherwise been considered as low-rated priorities. Because of these grassroots efforts, additional pedestrian facilities were included in the recently approved reconfiguration of the Highway 160 interchange on I-77.

Recently, the Rock-Hill Fort Mill Area Transportation Study (RFATS) Policy Committee allocated ten million dollars of its federal Guideshare funds for the construction of regional bike and pedestrian projects. The Bike Walk RFATS plan includes a list of various potential facilities or improvements throughout the County, including bike lanes, shared-use paths, and wide paved shoulders. Two large projects from this list were selected to move forward to implementation by the Policy Committee. One project will be a sidewalk that will link downtown Fort Mill, through the future Elizabeth development, to the trail system at Riverwalk in Rock Hill. The second project will provide a safe pedestrian connection from the Galleria Mall, under I-77, to Manchester Meadows in Rock Hill. The Policy Committee's goal was to select big,



bold projects to demonstrate to the community the value in pedestrian connections, and possibly secure their support to allocate additional funding in future budgets.

The Carolina Thread Trail is a regional trail system that connects communities to nature in 15 counties in North and South Carolina along its 1,610 miles—and growing—of trails and blueways. York County adopted the Thread Trail's Master Trail Plan in February 2009 and continues to support and expand the existing pedestrian network through policies and ordinance requirements, as well as utilizing grants and tax funding to fill in the system gaps.

Transit

Public transportation is an important contributing factor to sustainability in urbanizing and urbanized areas. In 2006, the County created a public, demand-response transit service known as York County Access throughout the non-urbanized areas and into the Rock Hill urbanized area for trips to essential services. The demand-response program facilitates trips for medical appointments, shopping, and other purposes. The transportation service operates Monday through Friday, from 6:00 am to 6:00 pm. The fare for the service is $2.50 per one-way passenger trip.

After years of managing the service, in 2013 the County worked with the York County Council on Aging (YCCOA) to assume responsibility of operations. The County reimburses the YCCOA at a rate of $2.10 per passenger mile and has provided YCCOA with four vehicles. YCCOA is a private, non-profit organization with administrative headquarters in the City of Rock Hill. YCCOA also receives federal and state mass transit funds and serves as a regional Medicaid transportation contractor, operating social services for senior citizens in York County.

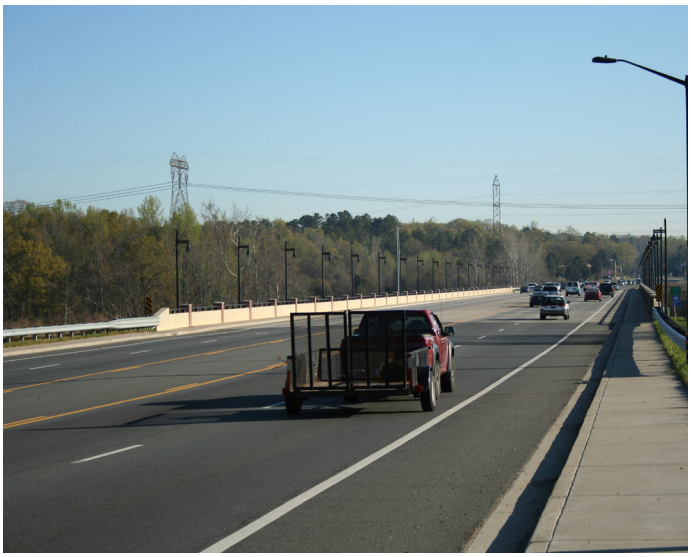
York County Access is not provided north of the Catawba River or the Lake Wylie area. However, County, City, and RFATS leaders are exploring expansion of the Access service into these areas. Congestion Mitigation and Air Quality (CMAQ) funds are proposed to fund this new expansion.

The Charlotte Area Transit System (CATS) provides several bus routes into York County. The 82X express bus service offers weekday service from downtown Rock Hill with stops at White Street, Manchester Village, Baxter Village, and Cabela's Drive (Carowinds) to uptown Charlotte. CATS also offers weekday express bus service route 42 to the LYNX I-485 Station from Wells Fargo on Stateview Blvd in Fort Mill. This route also has stops along Springhill Farm Road in Fort Mill and the Southpoint Business Park in North Carolina.

On July 1, 2019, the City of Rock Hill started a new, full service fixed-route bus system called My Ride Rock Hill. The new buses are all-electric and the service is free to riders. There are four fixed routes traveling along key corridors. The City of Rock Hill is currently exploring potential opportunities to expand the service north of the Catawba River.

Regional Partnerships

York County partners with local, state, regional, and federal agencies to implement its transportation goals. A Metropolitan Planning Organization (MPO) is the agency that is responsible for regional transportation planning, and in order to remain eligible for federal transportation funds, urbanized areas with a population of 50,000 or greater must maintain a formal transportation planning process. The Rock Hill-Fort Mill Area Transportation Study serves that role for the urbanized area of the County, while the Catawba Regional Council of Governments (CRCOG) supports the transportation needs of the non-urbanized area. The goal of both agencies is to plan the most efficient,



responsive, cost effective transportation system for the movement of people and goods. The MPO establishes a local forum for transportation decision making; evaluating transportation alternatives; developing and updating the long range transportation plan; developing a Transportation Improvement Program (TIP); and public outreach. The COG assists local jurisdictions and the SCDOT in transportation planning by producing a regional long range transportation plan and a rural TIP for areas outside the RFATS planning area.

Other regional transportation partners include SCDOT, Carolina Thread Trail, and Charlotte Area Transit System. SCDOT's transportation planners and engineers review RFATS' long range plans, manage CMAQ and Transportatio Alternative Program (TAP) construction projects, and review and provide comments on Traffic Impact Analysis for large scale projects. As previously mentioned, the County partners with the Carolina Thread Trail to locate, fund, and construct portions of the Thread Trail identified on the adopted trail plan. While the majority of the communication with CATS is through RFATS, the County works directly with the agency regarding park and ride locations and can provide information regarding potential new bus routes.

Air Quality

As a result of York County's proximity to the Charlotte region and the growth of the region, air quality is monitored in the eastern urbanizing portion of York County. The air quality boundary that the Environmental Protection Agency (EPA) has designated includes the RFATS boundary for York County. RFATS has been fortunate to receive Congestion Mitigation and Air Quality (CMAQ) grant funding for projects that demonstrate reductions in ozone and particulate pollutants within EPA designated non-attainment areas, as well as incident response services. CMAQ funds have been beneficial to York County residents, as they have supplemented local funding to make several major intersections safer and more efficient.

The Clean Air Act requires the EPA to set National Ambient Air Quality Standards (NAAQS) for six principal pollutants which can be harmful to public health and the environment. The Clean Air Act identifies two types of national ambient air quality standards. Primary standards provide public health protection, including protecting the health of "sensitive" populations such as asthmatics, children and the elderly. Secondary standards provide public welfare protection, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. In 2004, the EPA designated the portion of York County within the RFATS boundary as a moderate nonattainment area for the 8-hour ozone standards. York County has strived to improve its air quality, and on the basis of the 2012 to 2014 air monitoring data, in 2015, the entire Charlotte metro area has been re-designated to attainment, and has remained at that designation since.

Issues and Opportunities

The Land Use and Transportation Connection

A system of well-organized land uses creates the opportunity to expand transportation choices. Land use and development intensity impact transportation factors such as trip generation, accessibility, and eventually the need for different or expanded modal facilities. The design and function of the transportation system, in turn, affects the character of a community, impacting quality of life factors such as safety, security, access, and mobility. In order to create a well-connected and efficient transportation system, land use decisions made in the present need to ensure the opportunity will exist for additional modes of transportation in the future. A land use pattern that limits roadway connectivity, increases travel distances, and relies

exclusively on personal vehicles will increase congestion, sustain a high risk of traffic incidents, and reduce long-term economic sustainability. Goals and policies must be in place in order to implement an efficient transportation system.

Sidewalks and Infill Development

It's not uncommon to have gaps in the sidewalk network throughout York County. Many of these gaps can be found on undeveloped property, which could be left incomplete for years until development occurs, requiring the installation of sidewalks. Gaps are also found in older subdivisions where, at the time of construction, sidewalks were not required. It is often a challenge to install sidewalks after development has occurred because of the need to coordinate with multiple property owners, right-of-way acquisition, and increased construction cost. There are opportunities to fund the completion of the sidewalk network through RFATS' managed CMAQ grants and the state's TAP funding. York County has the opportunity to apply for project funding through these programs on an annual basis. It would be beneficial for the County to have an identified list of potential projects when these funding opportunities become available.

Foster Regional Partnerships

Continued collaboration with regional partners that support transportation initiatives will help shape the regional transportation network. In 2007, RFATS and its local governmental partners studied the I-77 corridor from Rock Hill north to the state line to consider opportunities for various transit modes. The modes included light rail, bus rapid transit (BRT), and commuter rail. The estimated costs ranged from $400 million for BRT to $1 billion for light rail at the time of the study. It has been 15 years since the study was completed and the need for and viability of transit along the corridor has only increased.

In more recent years, a new initiative called CONNECT Beyond kicked off as the first regional transit vision and plan with the intention of providing real mobility solutions and opportunities for residents and visitors across two states and 12 counties. The goal is to provide access to jobs, education, medical facilities, and services to continue the region's economic competiveness and quality of life. CONNECT Beyond established a blueprint for building a mobility network with five key strategies that will help the region remain focused on the Plan's key priorities. These strategies are: create mobility friendly places, expand mobility choices, strengthen rural to urban connections, build a better bus network, and invest in strategic mobility corridors. The Plan includes key recommendations paired with specific steps to build a modern mobility network. This document will serve as a resource to determine which strategies best fit the needs and policy directions of York County.

Goal T-1: Provide a well-connected and efficient transportation system.

- **T-1.1**
  Develop, adopt, and implement plans and policies that enhance the transportation system.
  - T-1.1A
    Adopt a complete streets resolution that requires context-sensitive facilities for all modes of transportation along major roads in the County.
  - T-1.1B
    Complete the county-wide Thoroughfare Plan which identifies potential corridors for new road alignments that will improve street connectivity and promote economic growth.
  - T-1.1C
    Implement policies that require development and transportation projects to provide context-sensitive facilities for all users.
  - T-1.1D
    Ensure the proposed Pennies for Progress projects facilitate the goals of the Plan and consider compatibility with the Future Land Use Map.
- **T-1.2**
  Research, develop, and adopt ordinances that enhance the transportation system.
  - T-1.2A
    Consider a Transportation Impact Fee ordinance as a tool to offset the costs of maintaining, improving, and constructing roadways to meet the transportation infrastructure demands of new development.
  - T-1.2B
    Update the ***York County Preserved Transportation Corridors*** document as major roadway projects are added and completed.
  - T-1.2C
    As technology and best practices change, consider new ordinances that improve public roadway connectivity and access management to decrease travel distances, mitigate traffic congestion, and reduce risk of accidents.

Goal T-2: Create a safe, comfortable, and connected bike and pedestrian network throughout York County.

- **T-2.1**
  Develop, adopt, and implement bike and pedestrian plans to span all of York County.
  - T-2.1A
    Review and consider adopting the ***RFATS Bike Walk Plan***.
  - T-2.1B
    Develop and adopt a County-wide bicycle and pedestrian master plan that aligns with existing RFATS and municipal plans to improve feasibility of walking and cycling to local destinations and increase opportunities for physical activity.
  - T-2.1C
    Require improvements recommended by adopted plans to be constructed during project development.
  - T-2.1D
    Coordinate bike and pedestrian facilities recommended by adopted plans with Pennies for Progress improvements.
  - T-2.1E
    Include striped bike lanes on appropriate roadways when resurfacing projects are designed along adopted bike routes.
- **T-2.2**
  Enhance the safety, comfort, and availability of existing bike and pedestrian amenities.
  - T-2.2A
    Survey locations and conditions of existing facilities and identify where maintenance and new facilities is needed.
  - T-2.2B
    Incorporate destinations such as schools, parks, food, retail, etc. into new and existing bike routes.
  - T-2.2C
    Maintain County bike route signage and modify bike routes as necessary to improve safety and accessibility to riders.
- **T-2.3**
  Create new bike and pedestrian facilities that are safe, comfortable, attractive, and accessible.
  - T-2.3A
    Establish design standard details for pedestrian and bicycle facilities for use by developers.
  - T-2.3B
    Promote landscape strips between sidewalks and streets to increase pedestrian comfort, especially along arterials.
  - T-2.3C
    Analyze areas of the County where protected bike lanes might be part of an effective road diet instead of a five lane road widening.
  - T-2.3D
    Work with railrod operators to establish a Rails-to-Trails program to create new shared-use paths on dormant rail lines, to include creating a network connection between Rock Hill and York.

Goal T-3: Plan for and support opportunities for a regional transit system.

- **T-3.1**
  Increase availability of public transportation to York County residents for work commutes and daily needs.
  - T-3.1A
    Support RFATS efforts to offer transit services in York County's urbanized areas.
  - T-3.1B
    Collaborate with CATS to reevaluate the feasibility of extending transit service along Highway 49 from Charlotte into the Lake Wylie area.
  - T-3.1C
    Fund demand-response transit service in the non-urbanized area.
  - T-3.1D
    Coordinate with RFATS to reassess the previously identified Bus Rapid Transit Corridor (BRT) route by updating the study to reflect current development conditions and costs.

Goal T-4: Maintain the efficiency and safety of the existing transportation system.

- **T-4.1**
  Increase street connectivity and relieve congestion at major intersections through construction of new alignments connecting arterial and collector roads.
- **T-4.2**
  Provide congestion relief though more cost-effective improvements other than road widening.
  - T-4.2A
    Support installation of technology by SCDOT, such as traffic cameras and fiber optic lines to improve function of traffic signals.
  - T-4.2B
    Promote the development of turn lanes and medians that improves access management, allow for the removal of excess curb cuts, and reduces unprotected left turn movements.
- **T-4.3**
  Maintain a high standard of pavement condition for roads in the York County.
  - T-4.3A
    Use local funds to supplement resurfacing projects on SCDOT maintained roads.
  - T-4.3B
    Maintain County roads through the General Fund and C-Fund resurfacing programs.
  - T-4.3C
    Pave County gravel roads using General Funds, C-Funds, and private funding as right-of-way is acquired.
  - T-4.3D
    Include the resurfacing of State roads in future Pennies for Progress referendums.

Goal T-5: Participate with public and private organizations that support transportation related initiatives.

- **T-5.1**
  Partner with committees, regional planning agencies, and municipalities to coordinate transportation planning initiatives across jurisdictional boundaries that promote congestion management, improve safety, and promote economic development.
  - T-5.1A
    Work with the SCDHEC Bureau of Air Quality to proactively implement policy, programmatic, and environmental changes that reduce emission of pollutants.
  - T-5.1B
    Seek creative funding solutions (grants, fees, tolls, right-of-way dedication, etc.) from public and private entities to help fund transportation projects and multi-modal improvements.
  - T-5.1C
    Work with SCDOT to include wider paved shoulders with modified rumble strip skip patterns on arterial and collector roads, include striped bike lanes on appropriate roadways when resurfacing projects are designed along adopted bike routes, and seek funding to construct wider paved shoulders for new road construction and resurfacing projects.
  - T-5.1D
    Coordinate with RFATS and the Catawba Regional Council of Governments (CRCOG) on the implementation and future updates of the ***Long Range Transportation Plan*** **(LRTP)**.
  - T-5.1E
    Participate with regional partners on the development of a regional freight plan that provides tools to mitigate congestion at key bottlenecks and road crossings.

5 ECONOMIC DEVELOPMENT



Economic Development



High-tech employers recognize that we will only be as successful as the employees that we attract. When it comes to transportation, envionmental, housing, and land use decisions, we don't view investments as tax and spend, but rather as invest and prosper." - Carl Guardino, President, Silicon Valley Leadership Group

Purpose

The purpose of the Economic Development element is to align business and economic growth with land use, housing, and transportation goals. Many of this element's tools seek to utilize infrastructure and capital investments to support job creation throughout York County. The element includes a review of historic trends and characteristics of the labor force, employment, and market conditions affecting the local community. York County Economic Development (YCED) identifies, pursues, and partners with employers who seek to make strategic investments in the County and its people.

Element Progress

Since the adoption of York Forward, progress has been made to implement components of the economic development element, such as:

- York County Economic Development engaged a consultant to develop a Competitive Realities Report for York County, SC and to update the Countywide Economic Development Strategic Plan.
- Planning and Development Services created the I-77 South Corridor Small Area Plan to better plan the location and type of employment uses along that corridor.
- The new Zoning and Land Development ordinances were adopted early in 2022, which implemented many of the action items listed in York Forward and the small area plan.
- Technical improvements are also underway to support economic development in the County. YCED upgraded

its online property search tool to better assist prospective developers and employers in the site-selection process.

Existing Conditions

Office Market

The office market in York County offers interstate access, greater affordability, and a high quality of life for office workers. York County comprises approximately 6.1% of the Charlotte regional office market inventory, similar in size to the Ballantyne Corporate Park in Charlotte. For the purposes of this element, the Charlotte regional market includes the counties of York, Gaston, Lancaster, and Mecklenburg, as well as an area labeled as the "South/I-485 Submarket." Office space within the County has expanded by over 28% since 2015, a rate second only to Lancaster County in adjacent markets.

TABLE 5.1: REGIONAL OFFICE MARKET SHARE

	Office Market Share	2015 - 2021 Increase (% of sf)	Under Construction SF
York	3.1%	28.3%	60,902
Lancaster	2.2%	37.2%	128,302
Gaston	3.4%	0.9%	0
485 Submarket	6.2%	22.5%	16,000
Mecklenburg	75.1%	11.3%	4,637,689

As shown in Figure 5.1, office market rents had been rising between 2015 and 2019, but have stagnated since the onset of the pandemic in 2020. York County has consistently offered market rents under the regional market average, and with a lower rent growth rate. The County holds the second lowest vacancy rate of office space in the area, at just under 8%. The vacancy rate spiked across the region in 2020 due to the impacts of Covid-19; however, York County's increase in vacancy was less pronounced than most of the surrounding submarkets as shown in Figure 5.2. These two factors indicate that York County maintains a stable office submarket in the Charlotte region.

FIGURE 5.1: OFFICE MARKET RENT 2015-2021

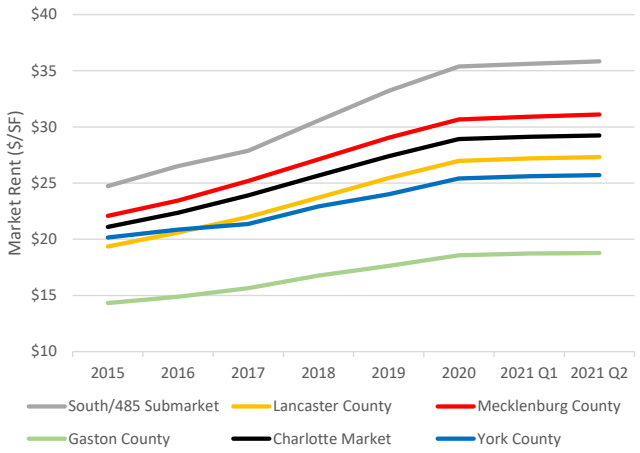
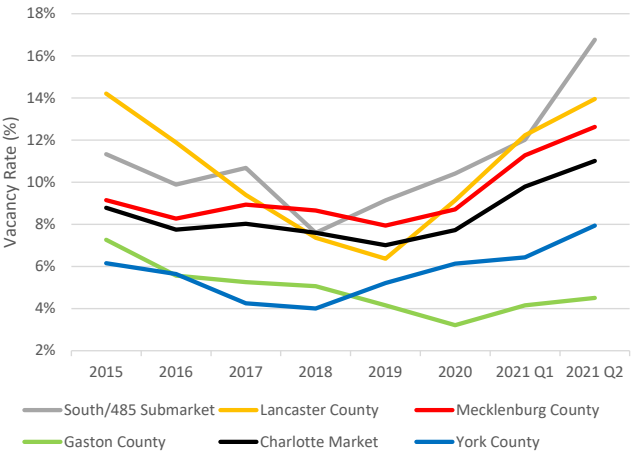


FIGURE 5.2: OFFICE VACANCY RATE



Industrial Market

In recent decades, the state of South Carolina has emerged as a major player in industrial land use with a diverse base of industrial companies choosing to locate or expand their operations. Locally, York County's proximity to Charlotte, interstate highway access, and large tracts of inexpensive land have attracted many single-tenant users and build-to-suit distribution sites. According to the data analytics company CoStar, as of 2021, the County comprises nearly 10% of the industrial space within the Charlotte market, and has grown at a rate of approximately 19.1% since 2015—faster than any adjacent submarket.

Market rents have increased across the region at least 40% since 2015, unaffected by Covid-19 impacts. York

County industrial market rents have consistently been just under the Charlotte market average, offering a slightly more affordable location along I-77 of the Charlotte, NC - State Line submarket. The industrial vacancy rate in York County has fluctuated since 2015, and has been above the Charlotte market vacancy rate since 2020. The vacancy rate will likely increase in the near term, as over two million square feet of industrial space, currently under construction in York County, is absorbed into the market. Overall, York County shows signs of a growing industrial submarket in the Charlotte region.

York County offers a wide range of quality and size of industrial space. The Costar Building Rating System provides

FIGURE 5.3: INDUSTRIAL MARKET RENT

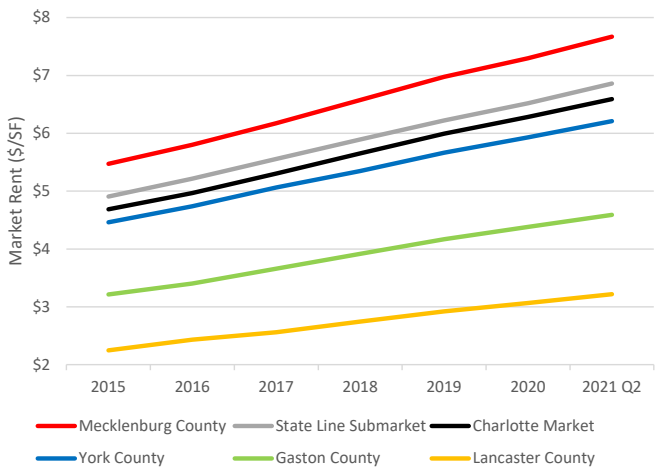


FIGURE 5.4: INDUSTRIAL VACANCY RATE

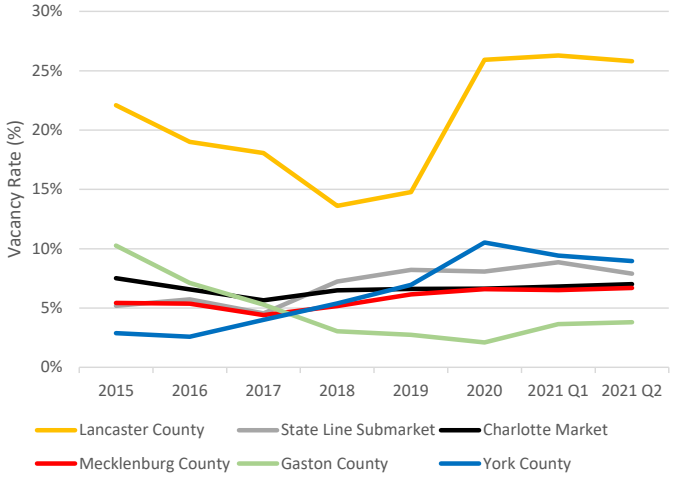
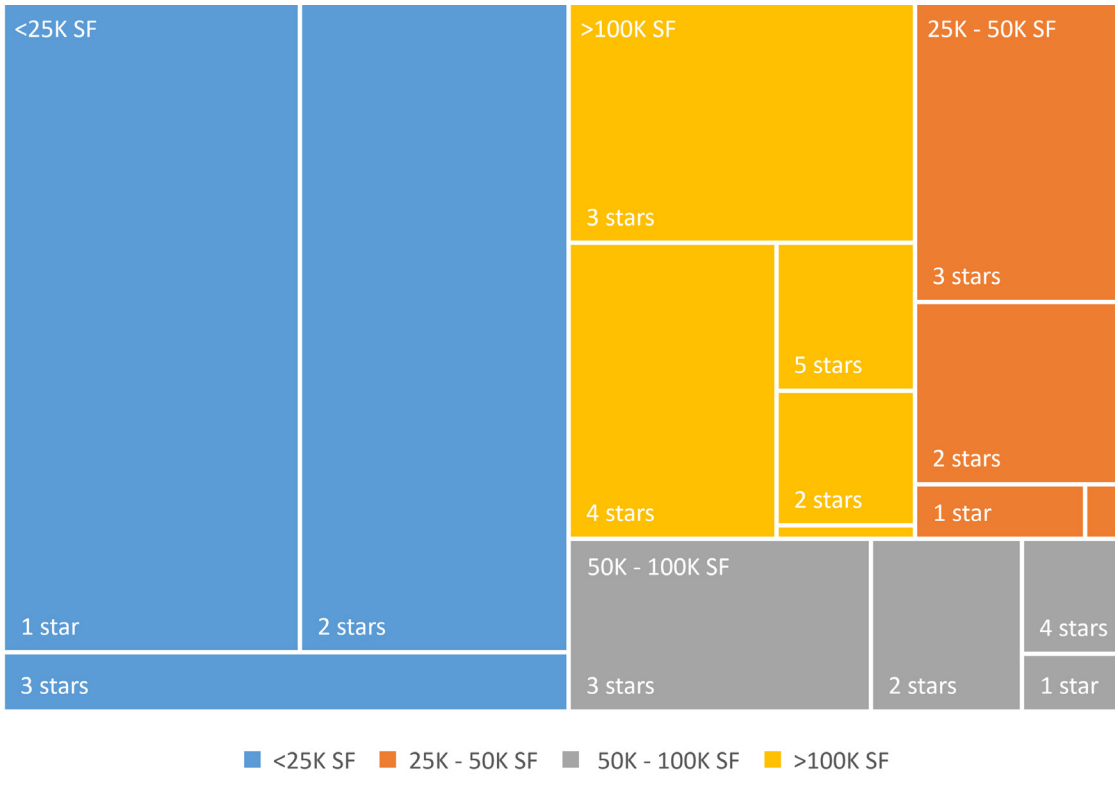


FIGURE 5.5: YORK COUNTY INDUSTRIAL BUILDING BREAKDOWN

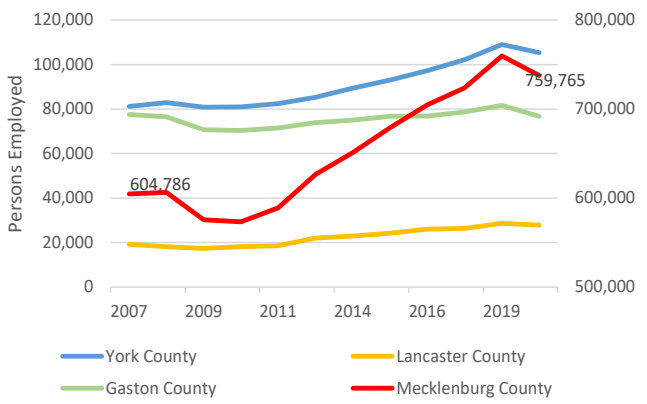


a national rating for multi-family, office, and industrial buildings. Properties are evaluated using a 5-star scale based on architectural attributes, structural and systems specifications, amenities, site and landscaping treatments, third party certifications, and detailed property type specifics. This system allows for a consistently comparable analysis nationwide. Figure 5.5 shows the proportional breakdown of industrial buildings in York County, based upon the building's size and rating. Based on CoStar's rating system, over half of the industrial space in York County is within buildings with less than 25,000 square feet, which are overwhelmingly of lower rated construction. The next most common size of industrial buildings are at least 100,000 square feet, which are mostly medium to high quality construction. Buildings with between 25,000 and 100,000 square feet make up the remaining quarter of the County industrial space, with a mix of low to medium quality construction.

Employment and Wages

York County continues to benefit from close proximity to Charlotte, with consistent job growth and low unemployment. In the last 15 years, employment in York County has grown by 41%, while Mecklenburg County grew by only 32% during the same time period. All regional jurisdictions saw a reduction in employment from 2008 to 2009 during the Great Recession and from 2019 to 2020 during the Covid-19 pandemic.

FIGURE 5.6: TOTAL COUNTY EMPLOYMENT



Historically, York County's unemployment rate has been higher than the region, state, and nation; however, since 2016, the County has enjoyed the lowest unemployment rate of the comparable regions. Both the Great Recession and the pandemic resulted in spikes in the unemployment rate, which was otherwise below 8% for all geographies shown. Despite the pandemic, the 2021 second quarter unemployment rate in York County was 3.9%, down from 6.1% in 2020. Before the pandemic struck in 2020, the County, state, region, and nation all boasted unemployment rates under 4%—the lowest rates in the last 15 years.

Between 2005 and the first quarter of 2021, the average annual wage in York County has risen by 54% to $50,442. This increase is in line with the Charlotte MSA and the state of South Carolina increases. Although the County's

FIGURE 5.7: UNEMPLOYMENT RATE

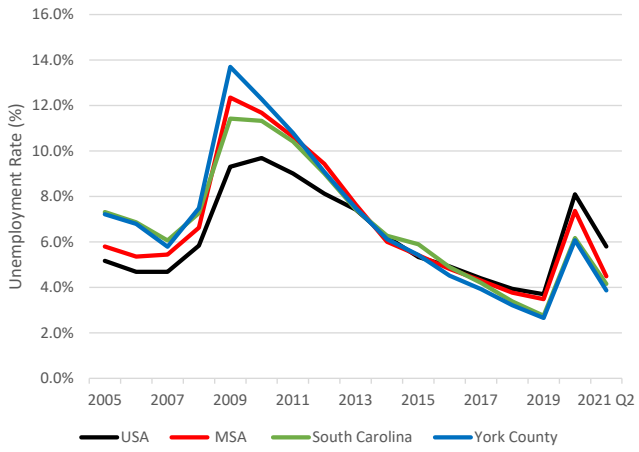
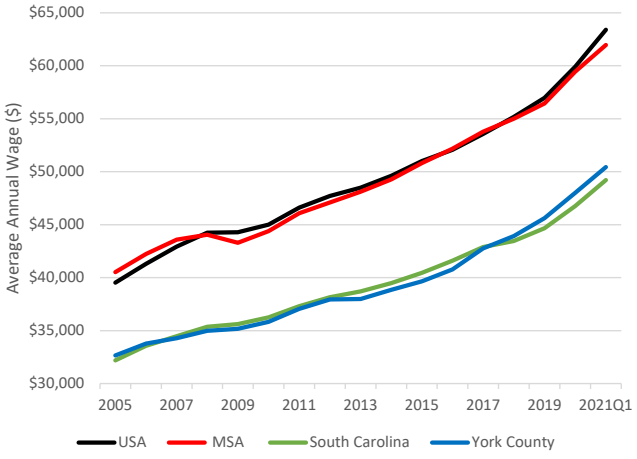


FIGURE 5.8: AVERAGE ANNUAL WAGE



average annual wage is just above the State average, it remains below the Charlotte regional and national average annual wage by more than $10,000.

Industries

As shown in Table 5.2, York, Mecklenburg, and Lancaster counties all benefit from a diversified employment base, with no more than 15% of the workforce representing any one industry. Only two industries employ more than 10% of the workforce in York County: Retail Trade at 12.1% and Manufacturing at 10%. Other significant industries also

TABLE 5.2: YORK COUNTY EMPLOYMENT BY INDUSTRY (2020)

	NAICS	York County	Meck County	Gaston County	Lancaster County
Agriculture, Forestry, Fishing and Hunting	11	0.7%	0.2%	0.3%	1.0%
Mining, Quarrying, and Oil and Gas Extraction	21	0.0%	0.0%	0.1%	1.4%
Utilities	22	1.0%	0.2%	0.6%	0.6%
Construction	23	5.4%	5.5%	6.1%	4.4%
Manufacturing	31	10.4%	4.6%	18.4%	10.5%
Wholesale Trade	42	3.9%	4.9%	2.9%	2.7%
Retail Trade	44	12.1%	8.5%	13.3%	12.8%
Transportation and Warehousing	48	4.5%	7.2%	2.8%	1.4%
Information	51	1.9%	2.7%	0.7%	1.3%
Finance and Insurance	52	4.4%	10.8%	1.4%	2.3%
Real Estate and Rental and Leasing	53	1.7%	2.1%	1.4%	1.2%
Professional, Scientific, and Technical Services	54	4.9%	8.8%	2.9%	10.7%
Management of Companies and Enterprises	55	4.5%	4.0%	0.4%	6.0%
Administrative and Support and Waste Management and Remediation Services	56	6.2%	8.6%	5.7%	6.5%
Educational Services	61	8.7%	4.7%	7.6%	7.5%
Health Care and Social Assistance	62	9.4%	11.4%	15.2%	11.7%
Arts, Entertainment, and Recreation	71	1.9%	2.0%	1.1%	0.7%
Accommodation and Food Services	72	9.3%	7.0%	8.9%	7.7%
Other Services (except Public Administration)	81	5.0%	4.4%	5.0%	4.3%
Public Administration	92	3.7%	2.6%	5.3%	5.1%

Source: JobsEQ; September 2021

include Health Care and Social Assistance, Educational Services, and Accommodation and Food Services. In comparison, Mecklenburg County and Gaston County have greater concentrations of industries employing white collar and blue collar workers, respectively, than York County.

In the last five years, York County experienced a net increase of over 12,000 jobs. Over 4,600 of those new jobs were in the Management of Companies & Enterprises industry, representing an exponential increase of this industry by over 4,000%. Table 5.3 provides the five-year change for each type of employment. Rounding out the top three industries in job

TABLE 5.3: YORK COUNTY EMPLOYMENT BY INDUSTRY (5-YEAR CHANGE)

	NAICS	Employment	5 Year Change	5 year % change
Total - All Industries		105,422	12,419	13.4%
Management of Companies and Enterprises	55	4,789	4,691	4779.4%
Professional, Scientific, and Technical Services	54	5,176	1,731	50.2%
Transportation and Warehousing	48	4,775	1,396	41.3%
Construction	23	5,716	1,323	30.1%
Retail Trade	44	12,715	1,303	11.4%
Accommodation and Food Services	72	9,851	1,076	12.3%
Educational Services	61	9,184	822	9.8%
Other Services (except Public Administration)	81	5,318	429	8.8%
Real Estate and Rental and Leasing	53	1,814	420	30.1%
Public Administration	92	3,936	404	11.4%
Finance and Insurance	52	4,619	271	6.2%
Information	51	2,009	261	15.0%
Wholesale Trade	42	4,140	224	5.7%
Health Care and Social Assistance	62	9,941	138	1.4%
Mining, Quarrying, and Oil and Gas Extraction	21	47	14	43.0%
Agriculture, Forestry, Fishing and Hunting	11	698	-58	-7.7%
Arts, Entertainment, and Recreation	71	2,048	-140	-6.4%
Manufacturing	31	10,995	-180	-1.6%
Utilities	22	1,074	-317	-22.8%
Administrative and Support and Waste Management and Remediation Services	56	6,576	-1,390	-17.5%
Source: JobsEQ; September 2021				

creation from 2015 to 2020 were Professional, Scientific, and Technical Services and Transportation and Warehousing. Five industries experienced a net loss in jobs in the last five years, with Administrative and Support and Waste Management and Remediation Services being the only industry losing more than 1,000 jobs.

Industry Specialization

Location quotients quantify an industry's concentration within a local or regional geography, as compared with the industry's overall national presence. Industries with location quotients greater than 1 are considered specialized in the given geography and may be an exporter of goods or services to areas lacking that specialization. York County has eleven industries with location quotients representing local specializations, with Management of Companies and Enterprises having the greatest local specialization and the highest 5-year employment growth. As shown in Table 5.4, four industries are just shy of that specialization, having location quotients greater than 0.9 and showing a positive 5-year employment growth. These

TABLE 5.4: YORK COUNTY INDUSTRIAL SPECIALIZATION (2020)

	NAICS	Employment	5 Year Change in Employment	Location Quotient
Management of Companies and Enterprises	55	4,789	4,691	2.94
Utilities	22	1,074	-317	1.89
Manufacturing	31	10,995	-180	1.26
Accommodation and Food Services	72	9,851	1,076	1.23
Arts, Entertainment, and Recreation	71	2,048	-140	1.20
Other Services (except Public Administration)	81	5,318	429	1.17
Retail Trade	44	12,715	1,303	1.17
Educational Services	61	9,184	822	1.06
Finance and Insurance	52	4,619	271	1.04
Wholesale Trade	42	4,140	224	1.02
Total - All Industries		105,422	12,419	1.00
Administrative and Support and Waste Management and Remediation Services	56	6,576	-1,390	0.99
Real Estate and Rental and Leasing	53	1,814	420	0.98
Information	51	2,009	261	0.96
Transportation and Warehousing	48	4,775	1,396	0.93
Construction	23	5,716	1,323	0.92
Public Administration	92	3,936	404	0.75
Professional, Scientific, and Technical Services	54	5,176	1,731	0.69
Health Care and Social Assistance	62	9,941	138	0.63
Agriculture, Forestry, Fishing and Hunting	11	698	-58	0.47
Mining, Quarrying, and Oil and Gas Extraction	21	47	14	0.12

Source: JobsEQ; September 2021

industries, Real Estate and Rental Leasing, Information, Transportation and Warehousing, and Construction may soon emerge as additional York County specializations. Administrative and Support and Waste Management and Remediation Services appears to be a declining industry, as evidenced by a low location quotient and substantial job loss in the last five years.

Quality of Place

In a 2021 Competitive Realities Report for York County, Garner Economics conducted a community evaluation of York County's assets and challenges to better position itself when competing with other regions to attract new businesses. This evaluation included 51 data points grouped into seven different categories, such as access to markets, the labor market, and availability of capital. One of the categories evaluated the County's "charm factor," which helps evaluate what factors attract future residents and talent to a community. The report compared the County against South Carolina, the Charlotte Metro, and the United States. The analysis allocated three types of scores, more positive (indicated by the green arrow in Figure 5.9), neutral, or worse, as compared to the benchmarked geographies.

Quality of Place	Rank
Availability of executive-level housing	↑
Availability of moderate-cost housing	↑
Availability of apartments	↑
Cost-of-living index	↑
Level of crime	↑
Level of cultural activity	↑
Availability of recreational opportunities	↑
General appearance of the community	↑
Availability of adequate medical facilities	↑
Availability of quality hotels, motels, and resorts	↑
Appearance of the Central Business District(s)	↑



York County also rated perfectly across all eleven factors contributing to the "Quality of Place" category, the first time a community has done so in 18 years. The County boasts a low crime rate and cost-of-living, as well as close proximity to cultural and recreational destinations. Maintaining such positive ratings will be key to York County's ability to lure employers in the future.

Issues and Opportunities

York County boasts a high quality of life and recent economic development success based on its location within a thriving metropolitan region. With this growth, however, there are emerging challenges and areas for improvement that can threaten the long-term competitiveness of the County. Strategic planning and investment in infrastructure is needed to channel growth while also attracting targeted industries. In addition, collaborative land use planning and adaptive zoning regulations are necessary to keep pace with development trends brought on by growth in the region and the COVID-19 pandemic.

Transportation System

The capacity and condition of York County's transportation infrastructure is a perpetual challenge, especially in rapidly growing areas of the County. Natural features like Lake Wylie and the Catawba River limit connectivity within the County and to the larger region, exacerbating the problem. Pennies for Progress, a one-cent sales tax

used to fund local transportation projects, has vastly improved the transportation network by widening existing roads and constructing new ones. However, by and large, these improvements have been limited to roadway safety and capacity improvements for vehicular traffic. While expanding capacity is critical, it does not serve as a panacea for congestion. Transportation research has shown that the benefits gained from capacity increases are often lost to induced demand; more drivers are willing to make trips on roads with increased capacity. Expansion of the Pennies for Progress Program could be leveraged to fund projects that also bring connectivity to all modes of transportation including the pedestrian network, bicycle trails, transit, and emerging new modes of transportation. A multi-modal transportation network that offers real choices yields not only lower commute times, but is also more equitable for those without cars.

Tax Structure

The property tax structure in South Carolina is disadvantageous to the economic competitiveness of York County. It disproportionately affects businesses, particularly manufacturing operations, assigning them the bulk of the local property tax burden. Unlike most areas of the state, York County routinely competes with business locations in the Charlotte region, which offer a more favorable tax climate and often more lucrative incentives. In North Carolina, the property tax rate is the same across all property types. Unfortunately, the County has limited options to reduce the tax burden. York County Economic Development routinely negotiates Fee-In-Lieu of Tax agreements with targeted industries to help offset the tax disparity. However, the type of businesses that can take advantage of these agreements are generally limited to manufacturing operations and those investing significant capital in the county. The County should continue to advocate for South Carolina property tax reform.

Land Use Policies and Regulations

The long-term impacts of COVID-19 on the real estate needs of non-residential users remains to be seen. As a result of the pandemic, many employers allowed employees to work from home, while retailers experienced a surge in online orders. As discussed earlier in this element, recent market data shows an increase in office and retail vacancy rates from 2019 to 2021, while warehouse and distribution users have continued to expand over the last five years. York County may need to reevaluate and adjust its future land use map and targeted employers once economic trends indicate which changes in demand will continue into the future. A cohesive economic development strategy, along with consistent planning and zoning policies across multiple jurisdictions should be explored. These policies should include a range of tactics to preserve prime industrial land necessary to facilitate job growth and entice targeted employers to York County.

A key goal of the County's I-77 South Corridor Small Area Plan in 2020 and subsequent updates to the zoning and land development ordinance was to create high-quality business park environments. With the adoption of Recode, future employers will have the opportunity to develop an integrated campus with the new Business and Technology Park (BT) zoning designation that provides for complementary retail and services and limits residential uses within the district. Industrial and office developments will be required to provide sidewalks and open space for their workers to enjoy. While much of the I-77 corridor is now under Rock Hill's jurisdiction, the County should seek opportunities with the city to implement elements of the I-77 South Plan.

Utilities

Adequate water and wastewater infrastructure is necessary to attract targeted industries to the County. Municipal providers and the County's own system planners should look to expand utilities to strategic locations, including potential business park locations and major transportation or rail corridors. Utility capacity and expansion plans should also take into account unique and often significant resource requirements of targeted industries like food processing or advanced materials. The expansion of utilities to strategic locations in the County should be done in a way that balances new residential and employment growth over time, while managing the significant upfront and future maintenance cost of this infrastructure. A collaborative county and municipal utility growth plan would help achieve this economic development priority.

Goal ED-1: Encourage jobs and capital investment throughout York County in a balanced and equitable manner.

- **ED-1.1**
  Pursue identified target industries for expansion into York County.
  - ED-1.1A
    Support the growth of targeted industries as identified in the 2021 York County Economic Development Strategic Plan.
  - ED-1.1B
    Enhance the York County Economic Development online database of available properties to allow for local GIS attributes, additional commercial real estate offerings and utility availability.
- **ED-1.2**
  Support and strengthen existing York County business and industry.
  - ED-1.2A
    Create and conduct regular surveys of existing businesses in York County to understand their health, current challenges, needs, and means by which York County can maximize assistance.
  - ED-1.2B
    Collaborate with York County Economic Development, Winthrop University, the Winthrop Small Business Development Center, Chambers of Commerce, and other grassroot-community groups to address the needs of small businesses.
- **ED-1.3**
  Support economic development endeavors pursued by municipalities, non-profits and the Catawba Indian Nation.
  - ED-1.3A
    Partner with municipalities and the private sector to pursue large-scale economic development initiatives similar to the Knowledge Park initiative in Rock Hill.
  - ED-1.3B
    Collaborate with various organizations to promote and support investment in the federally-designated Opportunity Zone in Rock Hill.
  - ED-1.3C
    Adopt a county-wide Bailey Bill ordinance to promote opportunities for new companies, including creative-class businesses, to rehab and locate into historic buildings throughout the county.
- **ED-1.4**
  Preserve and strengthen York County's agriculture and agritourism industries.
  - ED-1.4A
    Protect valuable agricultural lands and longstanding farming interests from encroachment of new development.
  - ED-1.4B
    Periodically review and revise development regulations to ensure that agritourism operations can be both safe and successful.
  - ED-1.4C
    Support the Clemson University Cooperative Extension, SC Agriculture Commission and USDA programs to promote crop and livestock diversity and innovations in agricultural production and agri-business.
  - ED-1.4D
    Promote the development and expansion of local farmers markets, roadside produce stands, and other related agri-business markets that benefit local producers.
  - ED-1.4E
    Support local farms through the development of food processing and distribution centers, and the promotion of Community Supported Agriculture (CSA), food coops, and farm to table programs.

Goal ED-2: Identify and protect targeted sites for economic development opportunities that expand the tax base.

- **ED-2.1**
  Identify and evaluate suitable land area that could support substantial job growth.
  - ED-2.1A
    Estimate the total amount of land that will be necessary to meet the long-term demand of all future office and industrial users.
  - ED-2.1B
    Study the historical development of unincorporated land intended for office and industrial uses into residential uses, to determine whether further protections are necessary.
  - ED-2.1C
    Conduct a site analysis study for target industries identified in the 2021 York County Economic Development Strategic Plan that accomplishes the following:

- Refines suitability analysis to identify appropriate tracts of land for target industries.
- Develops an inventory of suitable tracts ranked by target industry.
- Identifies infrastructure needs for highly ranked sites.
- Provides guidance regarding land acquisition and marketing.

- ED-2.1D
  Create a prioritization system to identify the most critical properties to preserve for future office or industrial use.

▶ **ED-2.2**
Protect properties identified with high suitability for office or industrial use from development into other uses.

- ED-2.2A
  Implement policies of the I-77 South Corridor Plan to protect strategic properties intended for industrial development along the I-77 Corridor.
- ED-2.2B
  Ensure that the Future Land Use Map reflects intentions to protect targeted properties for office or industrial use.
- ED-2.2C
  Discourage the rezoning of properties identified for future office or industrial use to residential or commercial districts.

▶ **ED-2.3**
Consider methods to establish a business and technology park where the County controls project development and can leverage incentives to secure desirable target industries.

Goal ED-3: Maintain and expand infrastructure to support the needs of existing and future businesses.

▶ **ED-3.1**
Maintain and enhance the existing infrastructure network.

- ED-3.1A
  Work with regional transportation officials to achieve and maintain acceptable levels of service along major regional corridors.
- ED-3.1B
  Support the continuation of Pennies for Progress to address key congestion and safety issues around major employment areas that may not be handled at the state level.
- ED-3.1C
  Implement recommendations of adopted county and regional plans regarding transportation, bike and pedestrian improvements.
- ED-3.1D
  Evaluate and support infrastructure improvements that increase the efficiency of the movement of freight throughout the region.
- ED-3.1E
  Collaborate with public and private utility providers to ensure reliable and cost effective water, sewer, and internet service.

▶ **ED-3.2**
Invest in infrastructure and other necessary improvements to prepare targeted properties for economic development opportunities.

- ED-3.2A
  Coordinate with public and private utility providers to extend water, sewer, and broadband service to targeted properties for economic development.
- ED-3.2B
  Develop CIP projects that align with the Future Land Use Plan to make necessary infrastructure improvements to highly ranked suitable sites.
- ED-3.2C
  Collaborate with York County Economic Development to identify and implement tools for office and industrial site development efforts such as a dedicated product development fund, C-funds, reimbursement grants, etc.
- ED-3.2D
  Support efforts to extend transit service into York County, particularly where there are opportunities for economic development.

Goal ED-4: Maximize York County's regional competitive market position.

▶ **ED-4.1**
Reduce York County's cost of doing business through property tax reform.

- ED-4.1A
  Monitor and report the property tax burden for commercial and industrial users in comparison to similar geographies that routinely compete

with York County for economic development opportunities.

- ED-4.1B
  Seek and support opportunities for property tax reform at the state level to make commercial and industrial properties more competitive.
- ED-4.1C
  Periodically conduct parallel analyses for residential property and identify adjustments to local tax rates that may be merited.

▶ **ED-4.2**
Identify opportunities to create new financial and other incentive programs that would encourage businesses to locate and expand in York County.

▶ **ED-4.3**
Collaborate with public and private entities to promote regional economic development.

- ED-4.3A
  Partner with state and regional agencies on economic development endeavors that aim to enhance recruitment of corporate office and industrial employers.
- ED-4.3B
  Continually identify means by which relationships with the Charlotte Regional Business Alliance and the SC I-77 Alliance can be strengthened to further York County's position regionally.
- ED-4.3C
  Work with the Catawba Regional Council of Governments and other coordination partners to establish regular communications with economic development groups across York County.

▶ **ED-4.4**
Collaborate with workforce development allies to ensure that course offerings and educational opportunities align with the workforce needs of identified target industries and other growing trades.

Goal ED-5: Create a high quality of life in order to attract a well-qualified workforce.

▶ **ED-5.1**
Promote regional recreational opportunities and festivals as a tool to recruit creative talent to live and work in York County.

- ED-5.1A
  Encourage amateur sports and other events at existing and new venues to increase hospitality tax revenues.
- ED-5.1B
  Support both the extension of the Carolina Thread Trail into York County and the development of new trails that could spur economic development.
- ED-5.1C
  Promote new and expanding County parks and recreation facilities.
- ED-5.1D
  Take steps to designate and then promote the Catawba and Broad Rivers as Blueways.

▶ **ED-5.2**
Provide opportunities for amenities and transit access within employment centers.

- ED-5.2A
  Amend the land development ordinance to require the provision of active or passive recreation amenities within new employment centers, such as multi-use paths or pocket parks.
- ED-5.2B
  Support proposals to place office and light industrial uses near or within walkable mixed-use centers. Where industrial uses are not compatible with mixed-use centers, provide pedestrian connections to centers.
- ED-5.2C
  Amend the land development ordinance to provide for the location and design of transit facilities in employment centers.

6 HOUSING



Housing



"Home is a safe haven and a comfort zone. A place to live with our families and pets, and enjoy with friends. A place to build memories as well as a way to build future wealth. A place where we can truly just be ourselves. And whether our houses are big, small, fancy, or modest, they are our shelters and our santuaries." - Linda, new Habitat for Humanity homeowner.

Purpose

The Housing element is included as a component of the Comprehensive Plan to ensure that York County's housing stock will meet the needs of current and future residents. York County is a desirable place to live, offering future residents various lifestyles, ranging from agricultural homesteads near Sharon to residential neighborhoods in Fort Mill. York County must provide for fiscally-responsible growth while managing the impacts of residential development on the area's character, infrastructure, and public facilities.

Element Progress

Since the adoption of York Forward, progress has been made to implement components of the housing element, such as:

- Established many new provisions within the land development code and zoning code that enhanced the quality of residential design and expanded the available types of housing.
  - The Lake Wylie Overlay added site and design standards for new residential development.
  - Open space requirements were expanded and refined to ensure high quality public amenities are available to serve neighborhoods and enhance livability.
  - Expanded the opportunity and provided new requirements for cluster style developments.
  - Added cottage court as a new type of housing style.
- The Lake Wylie and I-77 South Corridor small area plans identified and established policies to protect existing neighborhoods as these areas experience

growth from new construction.

- Recode York County established a new mixed-use zoning district to allow diverse housing options located within walking distance to services, retail establishments, and employment opportunities.

Existing Conditions

Housing Types

Figure 6.1 presents the diversity of housing types in York County. Not surprisingly, over two-thirds of the housing stock in York County is made up of single-family detached homes on various-sized lots. 'Missing middle' housing types such as duplexes, townhomes, and small-scale multifamily buildings comprise only 13% of the County's housing stock. Multifamily communities, typically in the form of garden apartments with over 100 units, comprise approximately 11% of housing in the County. Manufactured homes, both within manufactured home parks and on private lots, and other housing types provide 8% of housing. More often than not, housing types and sizes are separated during residential development, resulting in clusters of homogeneous subdivisions with residents of similar socioeconomic characteristics. Furthermore, residential and commercial uses are separated to the extent that driving is necessary to meet daily needs. Communities with a mixture of housing types and close proximity to goods and services, such as Baxter Village, are sought-after due to their uniqueness and convenience.

Year Built

Figure 6.2 presents the composition of the age of housing in York County. The County has a relatively new housing stock, resulting from the residential growth of the Charlotte region. The greatest number of dwelling units, nearly 30,000 total, were constructed during the ten-year period from 2000 and 2009. For comparison, nearly 29,000 dwelling units were built in the twenty-year period before 2000. Although residential construction was strong between 2010 and 2019, with over 21,000 new dwellings, significantly fewer homes were built than in the previous decade. Dwellings built before 1980 comprise just over a quarter of the County's overall housing stock.



FIGURE 6.1: HOUSING TYPES IN YORK COUNTY

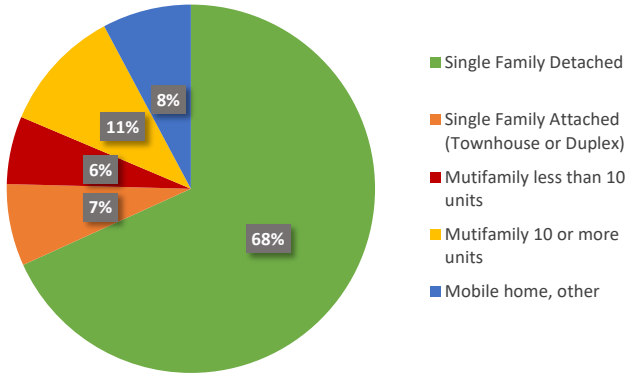
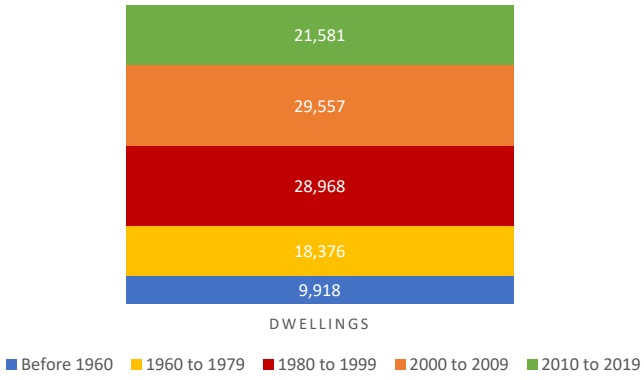


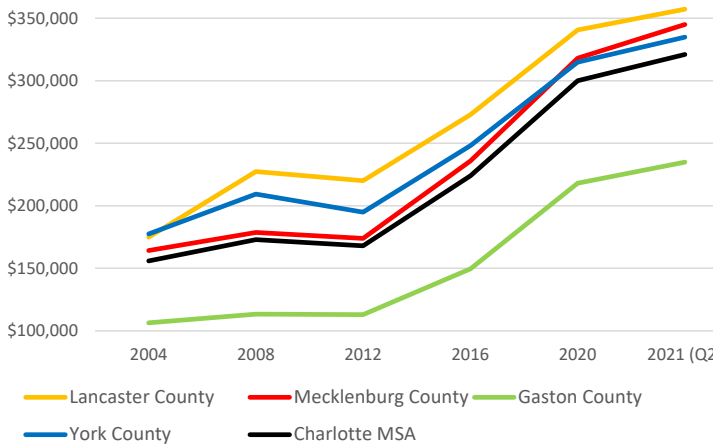
FIGURE 6.2: HOUSING YEAR BUILT IN YORK COUNTY



Regional Median Sales Price - SFR Detached

Figure 6.3 presents the median sales price trends of single-family detached homes in select counties across the Charlotte region and compares them to the Charlotte MSA. The median sales price more than doubled for all geographies except York County from 2004 to 2021 despite the "Great Recession" of 2008. The median sales price for a detached home in York County, including incorporated areas, was $335,000 in the first half of 2021, up 89% from $177,475 in 2004. York County median sales prices were higher than the Charlotte MSA ($321,000 in 2021) for all years shown, although the difference between these figures started to narrow in 2018, to $14,000 in 2021. Mecklenburg County sales prices increased at a faster rate than those in York County, with it becoming the more expensive county in 2019. In the first half of 2021, the median sales price in Mecklenburg County was nearly $10,000 higher than York County. The median sales price of homes in Lancaster County have exceeded those in York County by at least $20,000 since 2012, likely due to a greater proportion of new, high-end housing stock. Gaston County has offered the greatest affordability, with median sales prices being at least $50,000 under those of comparable counties and the Charlotte MSA during the entire reporting period.

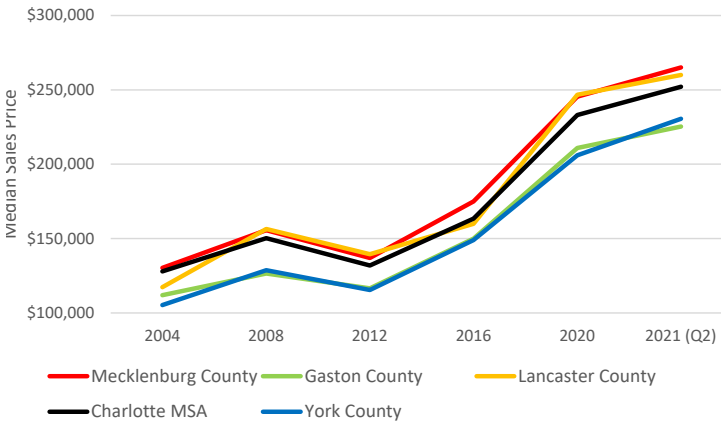
FIGURE 6.3: REGIONAL MEDIAN SALES PRICE TRENDS - SINGLE FAMILY DETACHED



Regional Median Sales Price - SFR Attached

Figure 6.4 presents the median sales price trends of single family attached homes in select counties across the Charlotte region and compares them to the Charlotte MSA. Similar to single-family detached homes, median sales prices for attached homes in most of the comparable counties doubled between 2004 and 2021. Sales prices for attached homes have grown at their fastest pace since 2016, at a rate even greater than those of detached homes, suggesting that the market appetite for townhomes is growing. The median sales price for an attached home in York County, including incorporated areas, was $230,500 in the first half of 2021, up 119% from $105,370 in 2004. The median sales price of attached homes in York County and Gaston County were similar during most of the reporting period, both being at least $30,000 under prices in Mecklenburg and Lancaster counties in the first half of 2021. York County was also well below the Charlotte

FIGURE 6.4: REGIONAL MEDIAN SALES PRICE TRENDS - SINGLE FAMILY ATTACHED

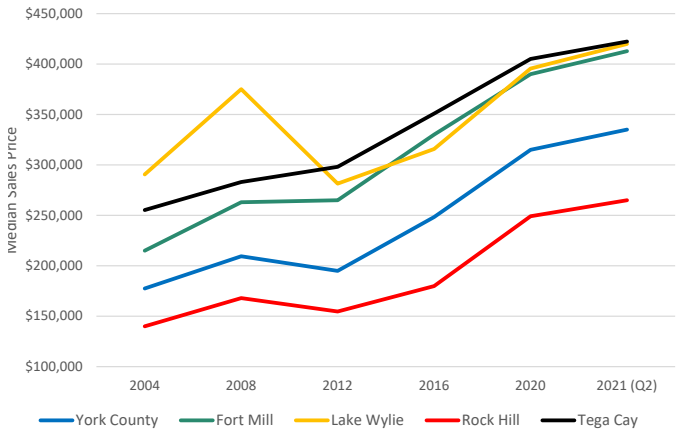


MSA's median sales price of $252,000 recorded during the same time.

YC Median Sales Price - SFR Detached

Figure 6.5 presents the median sales price trends of single-family detached homes in York County, including incorporated areas, and its urbanized communities. The median sales price of detached homes across York County and its communities rose by more than $100,000 between 2004 and 2020, and is well above the peak sales prices recorded during the housing bubble. Lake Wylie experienced great volatility in median sales prices between 2004 and 2012, with prices rising and then tumbling by more than $80,000 in the years before and after 2008, respectively. Tega Cay had the highest median sales price of $422,500, with Lake Wylie and Fort Mill rising above $400,000 in 2021. Rock Hill consistently provided the lowest median sales prices for the County, rising to $264,945 in the first half of 2021. York County overall had a median sales price of $335,000 in 2021, up 89% from $177,475 in 2004.

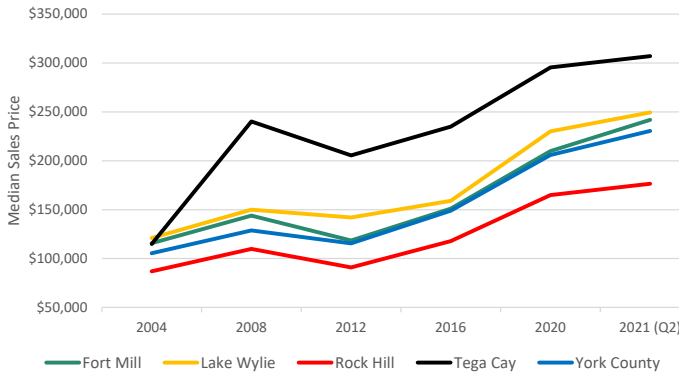
FIGURE 6.5: YORK COUNTY MEDIAN SALES PRICE TRENDS - SINGLE FAMILY DETACHED



YC Median Sales Price - SFR Attached

Figure 6.6 presents the median sales price trends of single-family attached homes in York County, including incorporated areas, and its urbanized communities. The median sales price of attached homes across York County and its communities more than doubled between 2004 and 2020, and is well above the peak sales prices recorded during the housing bubble. York County's median sales price for attached housing in 2021 was $230,500, rising 119% from $105,370 in 2004. Although Tega Cay experienced a volatility of sales prices between 2004 and 2012, the community has remained significantly more expensive than every other part of the County, with a median sales price of $307,000 in 2021. Attached homes in Lake Wylie have been selling for slightly higher prices than Fort Mill and moderately higher prices than the overall County. Once again, Rock Hill has provided the most affordable housing stock, with a median sales price of $176,500 in 2021.

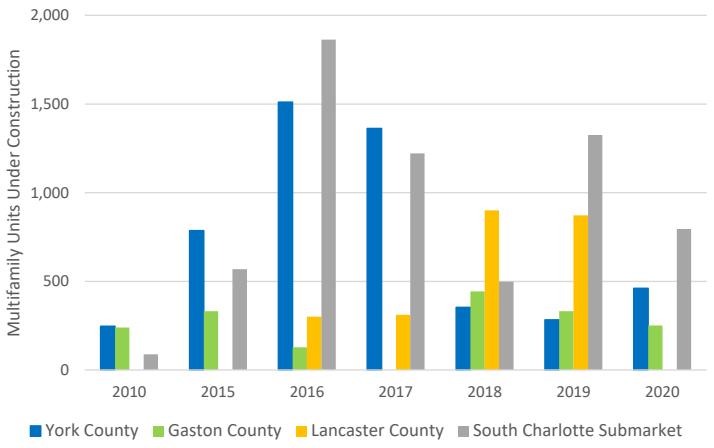
FIGURE 6.6: YORK COUNTY MEDIAN SALES PRICE TRENDS - SINGLE FAMILY ATTACHED



Multifamily Regional Construction

Figure 6.7 presents the number of multifamily units under construction for select geographies in the Charlotte market between 2010 and 2020. Prior to 2018, a substantial portion of the south Charlotte region's multifamily units were built in York County. Between 2015 and 2017, 750 to 1,500 multifamily units were built in the County each year. Starting in 2018, that number dropped to less than 500 units per year, likely as a result of the implementation of school impact fees in Fort Mill. The South Charlotte submarket (includes Steele Creek) has added at least 500 multifamily units each year since 2015, including three years when it added over 1,000 units per year. Lancaster County has experienced inconsistent multifamily development, some years adding more than 800 units, while other years adding only about 300 units. Gaston County also has had an inconsistent development pattern, adding no units in 2017, but between 250 and 450 units in each of the following years. South Charlotte is expected to continue to add the bulk of new multifamily units to the region due to the desirability of the area and the prohibition of development impact fees in North Carolina.

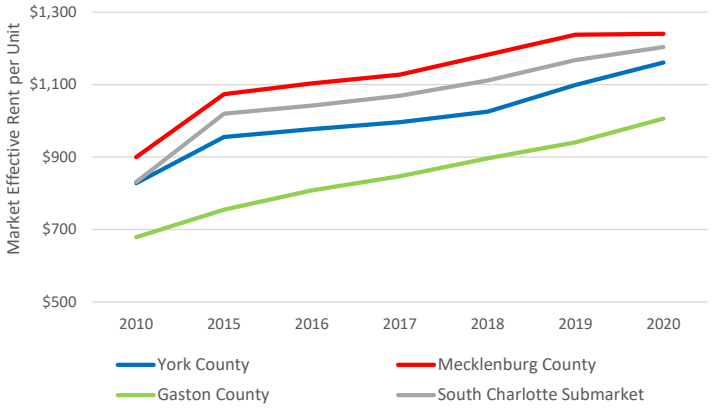
FIGURE 6.7 REGIONAL MULTIFAMILY - NEW CONSTRUCTION



Rent Trends

Figure 6.8 presents the average market effective rent per unit for select geographies in the Charlotte market between 2010 and 2020. The average market rent in York County increased 40% between 2010 and 2020 to $1,161 per month. Despite the increase, York County is still more affordable than the South Charlotte submarket (includes Steele Creek) where rent has risen 45% since 2010, to $1,204 per month. Mecklenburg County (includes uptown and south end) predictably had the highest average rent in 2020, at $1,240 per month. Gaston County continues to provide the most affordable rental stock, with an average rent of $1,006 in the same year. Rents are expected to continue to rise in York County due to its high desirability paired with a restricted supply of new multifamily units.

FIGURE 6.8 REGIONAL MULTIFAMILY - RENT TRENDS

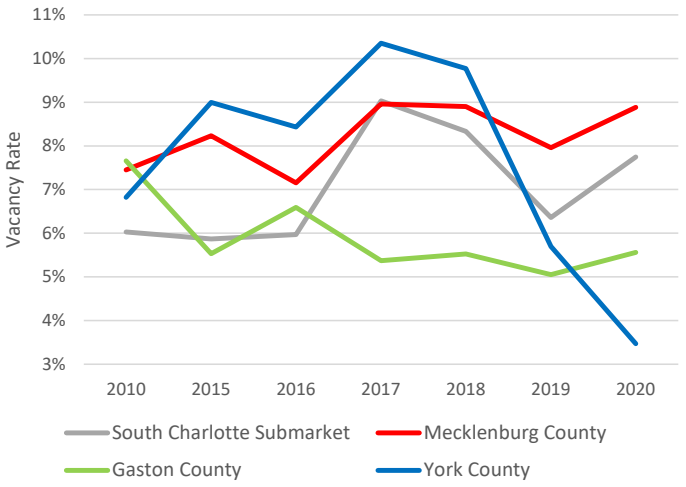


Vacancy Trends

Figure 6.9 presents the annual vacancy rate for select geographies in the Charlotte market between 2010 and 2020. In York County, the vacancy rate peaked in 2017 at

10.4% and steadily declined to 3.5% in 2020, the lowest rate in the region. Multifamily communities in Mecklenburg County (includes uptown and south end) and the South Charlotte submarket (includes Steele Creek) experienced moderate decreases in vacancy rates from 2017 to 2019, though rates rose to between 7% and 9% in 2020. Gaston County's vacancy rate has been relatively stable at just above 5% since 2017. The supply of new units to Mecklenburg County and South Charlotte is expected to keep vacancy rates higher than in York County, where impact fees and more restrictive entitlements have made multifamily development less feasible.

FIGURE 6.9 REGIONAL MULTIFAMILY - VACANCY TRENDS



Issues and Opportunities

York County's proximity to Charlotte and developable land availability make it an attractive place for residential development. Although new homes can be found throughout the County, the greatest concentration of residential development occurs within single-family subdivisions in the Fort Mill, Rock Hill, and Lake Wylie communities of York County. The Charlotte region has been experiencing a housing supply shortage in recent years due to high migration rates, greater institutional buyer interest, and a limited number of resale homes going on the market due to COVID-19. New home supply, which balances the market, has been constricted due to increasing land development costs, market uncertainty, and high building material and labor costs. Steady demand combined with limited supply has resulted in substantial increases in both market prices and rents. Housing affordability, particularly in the urban areas of York County, is a growing concern that is often difficult to address without drastic changes in the market fundamentals.

The vast majority of residential development in York County in recent years has been in the form of single-family detached homes, with limited new townhome or multifamily product due to concerns regarding traffic and school impacts. Very often within the single-family market, a few best-selling home models are duplicated across large residential communities. The result is a lack of housing types, sizes, and styles for new County residents. Allowing for various housing types in the zoning ordinance and opting for policy direction that removes other barriers to a diverse housing stock is key to a healthy housing market.

The layout of residential development and its effect on a resident's lifestyle has become increasingly important. In the past, basic subdivision standards resulted in residential neighborhoods with minimal provisions to support physical activity or community interaction. In 2021, the County adopted an enhanced open space ordinance that requires useable land and amenities within open space areas. The newly adopted Zoning and Land Development ordinances reduce setbacks and strengthen sidewalk requirements to provide for walking and conversations between neighbors.

Residential design is of particular interest in the Lake Wylie community, where boundless residential development has created monotonous, auto-centric communities throughout the area. In response, County Council adopted residential design standards in the Lake Wylie Zoning Overlay District for single-family homes intending to encourage front porches, diminish the garage's prominence on home facades, and promote a diversity of home designs. In addition, townhome communities are now required to include private outdoor living areas and guest parking areas, among other features, to improve the quality of life for residents. Finally, multifamily communities must meet form and building design standards to be better articulated and pedestrian-oriented. These standards may be applied beyond the Lake Wylie community should their outcomes be favorable to County residents and leaders.

Goal H-1: Provide a diversity of housing types and levels of affordability to meet the needs of York County's current and future residents.

- **H-1.1**
  Develop a Comprehensive Housing Assessment that includes the following:
  - Housing affordability by income analysis
  - Housing supply by type analysis
  - Housing supply for aging-in-place and older adults
  - Housing supply that is substandard, blighted, or vacant
  - Factors impacting diversity of housing types and affordability

  - H-1.1A
    Implement recommendations of the Comprehensive Housing Assessment through text amendments to applicable ordinances.

- **H-1.2**
  Promote a diversity of housing types, residential lot sizes, and densities through the Zoning and Land Development Codes.

  - H-1.2A
    Establish residential design guidelines and incentives to promote variety and quality of housing in the urbanizing areas of the county.
  - H-1.2B
    Consider changes to existing height limitations if new demand for higher density multifamily residential emerges.
  - H-1.2C
    Consider allowing higher density residential and mixed-use development along transportation corridors and at nodes where transit service may be viable.

- **H-1.3**
  Support proposals that will provide access to public open spaces and amenities within walking or biking distance of existing communities.

- **H-1.4**
  Promote housing designed for aging-in-place that is affordable, accessible to necessary destinations, and suitable to allow older adults to remain in their community.

Goal H-2: Direct housing to areas that maximize the efficient use of existing or planned infrastructure while also minimizing intrusion into environmentally sensitive areas.

- **H-2.1**
  Identify areas where smaller-lot single-family, townhome, and multifamily housing is best suited to maximize the utilization of existing or planned utility infrastructure.

  - H-2.1A
    Periodically review and amend the Urban Services Boundary to continue focusing development within areas that are or can be served by existing utilities.
  - H-2.1B
    Encourage infill housing development in locations that have a compatible density with existing residential neighborhoods and are served by underutilized infrastructure.
  - H-2.1C
    Collaborate with municipal partners to support their housing goals in urban enclaves, especially where utility infrastructure is already available.

- **H-2.2**
  Discourage housing development that may have direct adverse impacts on sensitive environments such as floodplains, conservation areas, and water bodies.

Goal H-3: Preserve and protect existing residential neighborhoods and rural areas.

- **H-3.1**
  Create policies and development regulations that provide protection from incompatible non-residential encroachments into existing residential neighborhoods.

  - H-3.1A
    Support rezoning requests for development that are compatible with the character of surrounding residential communities.

- **H-3.2**
  Promote sustainable, quality growth that complements and preserves the unique rural character in areas throughout York County .

- **H-3.3**
  Study the feasibility of establishing a program to evaluate and repair residential buildings that may be structurally deficient or uninhabitable.
  - H-3.3A
    Partner with the Catawba Regional Council of Governments or non-profits to establish programs that address housing condition issues.
  - H-3.3B
    Seek grant funding to provide financial incentives to help homeowners repair dilapidated, unsafe structures.
  - H-3.3C
    Consider adding authority to the County to address abandoned or blighted residential properties.
- **H-3.4**
  Consider expanding code enforcement policy to proactively monitor, report, and address code violations.

Goal H-4: Ensure quality housing is available for people with every level of income.

- **H-4.1**
  Provide a housing stock that offers affordable options to every household. Affordability is generally defined as total housing expenses that do not exceed 30% of a household's monthly income.
  - H-4.1A
    Study the impacts of requiring a portion of new multifamily dwellings to be affordable to those earning less than a specified percentage of the adjusted median income.
  - H-4.1B
    Consider ways to reduce the costs of permitting affordable housing and evaluate innovative regulatory approaches that encourage private development of affordable housing.
  - H-4.1C
    Support or partner with efforts that seek to provide affordable housing throughout the county.
- **H-4.2**
  Promote a variety of housing types that are located within walking distances to commercial and employment centers in the urbanized areas of the county.
- **H-4.3**
  Support requests from organizations that seek to preserve existing housing stock as naturally occurring affordable housing (NOAH).
- **H-4.4**
  Evaluate the feasibility of conveying surplus County land in residential areas to non-profit housing organizations for the construction of affordable housing.

7 NATURAL RESOURCES



Natural Resources



"Without natural resources, life itself is impossible. From birth to death, natural resources, transformed for human use, feed, clothe, shelter, and transport us. Upon them we depend for every material necessity, comfort, convenience, and protection in our lives. Without abundant natural resources prosperity is out of reach." Gifford Pinchot, first head of US Forest Service

Purpose

The purpose of the Natural Resources element is to ensure the protection of the natural environment as it faces encroachment from new development and persistent human activity. Coordinating land use decisions with the safeguarding of our natural resources enhances the quality of life for County residents. Protecting our water sources and green spaces helps to ensure the availability of clean air and water for current and future residents. Many of the decisions related to natural resources are outside the direct control of land use planning; therefore, coordination with multiple jurisdictions and various County departments is important to achieve the goals and meet the policies established within this element.

Element Progress

Since the adoption of York Forward, the County has taken significant action to preserve and protect natural resources, such as:

- 2018 purchase of 1,900 acres on the County's eastern side that includes frontage along the Catawba River for almost five miles. The former Bowater site was purchased from a national developer who intended to build over 3,000 homes and hundreds of thousands of square feet of commercial space. Instead, this land will be forever conserved as the Catawba Bend Preserve, safeguarding a unique natural resource with a long history of silviculture. This remains a large habitat for plants and animals to flourish, and will be made available for public use and enjoyment as the Park Master Plan is implemented.

- Permanent protection of an additional 5,900 acres through the York County Forever Commission.
- Construction of Field Day Park, a new recreational park in Lake Wylie
- On-going partnership with Duke Energy for recreational improvements to Ebenezer Park and Allison Creek Access Area on Lake Wylie
- Master plan development for two other unique recreational areas, Nanny's Mountain and Worth Mountain.
- County Code revisions improving environmental protection that include an updated stormwater ordinance, expanded open space and buffering requirements, application of riparian buffers to the Broad River, and region-specific grand tree protections.

Existing Conditions

York County is located in the south-central Piedmont region of South Carolina, in a transition area between the Blue Ridge and the Sand Hills. The position in the region provides for diverse landscapes that include the rural, resource-rich, and rugged Broad River area, Kings Mountain National Park, recreational opportunities of Lake Wylie, rapidly urbanizing municipal areas, scenic rivers, and the gentle rolling mixed agricultural lands of the Black Jacks region. Elevations in York County range from 330 feet to about 1,130 feet above sea level. Henry's Knob in the northwestern part of the County is the highest point at 1,129 feet. These unique landscapes, geography, and position in the region have shaped the history, environment, land use, economy, and lifestyles of the citizens of York County.

Plant and Animal Habitat

Many of York County's natural areas have been utilized for rapid growth and development over the past two decades. York County is not alone in this, as open space in the 15-county region surrounding Charlotte is rapidly disappearing. The loss of natural areas can have a detrimental effect on the natural habitat of many plants and animals. Land cover types prevalent in York County include cropland and pasture, shrubs and rock outcrops, wetlands, and woodlands. These areas are diverse habitats for many different plant and animal species, including two federally designated endangered species, the Carolina Heelsplitter (a freshwater mussel) and Schweinitz's Sunflower, and one threatened plant species, the Pool Sprite. An additional four species are federally designated as at-risk: the American Bumble Bee, Broad River Spiny Crayfish, Sandplain Agalinis (a flowering plant) and the Tri-colored Bat. Additionally, the South Carolina Department of Natural Resources (SCDNR) has designated the Bald Eagle as threatened at the state level. York County is also home to the Eastern Mud Turtle and Eastern Box Turtle, which are regulated by the state, capping the amount that can be collected from the wild. The State Wildlife Action Plan identifies an additional 83 species of plants and animals as priorities for additional conservation strategies and actions.



Pool-sprite-Gratiola-amphiantha.JPG

Soils and Farmland

Although not in the top 14 employment industries, agriculture and farming operations collectively provide an important impact on the economy of York County. According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, the 1,000 farms in York County produced approximately $100.5 million in products sold for a net income of $31.6 million annually. The typical York County farm is family-owned and relatively small in size—averaging about 120 acres, compared to the state average of 191 acres. The County has a total of 120,164 acres in farmland, which is a three percent drop from 2012. The County ranks first in the state in the production of nursery, greenhouse, floriculture crops, and sod, and third in cut Christmas trees and short-rotation woody crops. The highest amount of land is dedicated for forage (land used

for all hay and haylage, grass silage, and greenchop). This is followed by cotton, wheat, soybeans, and nursery stock crops. Production of forage crops supports the production of livestock, with over 18,000 head of dairy and beef cattle, horses, and ponies.

Although they are productive and profitable, farming activities are relatively limited due to the amount and location of soils necessary for successful farming practices. Protecting the prime farmland soils that farmers rely on for crop production is key to promoting and sustaining the agricultural economy. Prime farmland is defined by the USDA as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops if it is managed according to acceptable farming methods. The limited amount of prime farmland in York County totals approximately 78,000 acres (17.7% of the total county land area) and 109,000 acres of Farmland Soils of Statewide Significance (24.5%). Much of these prime farmlands are located on relatively flat (0 – 6% slopes) and well-drained soils, which are also ideal for development. According to the American Farmland Trust, South Carolina farmland is being lost to development at an alarming rate, with SC ranked 8th of the top 12 most threatened states. Farmland preservation is a concern of York County farmers, conservationists, and community leaders, as farmland is gradually sold off to development interests that convert the land to non-agricultural uses, most often in the form of low density residential sprawl.



Geological Resources

York County is geologically unique because it straddles the Charlotte terrane (composed of mica schist, biotite gneiss, quartzite, and amphibolite) and extends into the Carolina terrane (Slate Belt) to the east and the Kings Mountain terrane (phyllite, schist, gneiss, quartzite, conglomerate, and marble) to the northwest. A terrane is a fault-bounded area or region with a distinctive stratigraphy, structure, and geological history. The majority of geologic units represented in York County are of metamorphic rock, with some intrusions of igneous rock. Gabbro, an important igneous rock used for the production of crushed stone or aggregate base course (ABC), occurs in six intrusions in York County. Granite is also present, sometimes at the surface, and is also used for crushed stone and ABC. Granitic rock outcrops are scattered about the County, some supporting unusual plant communities and populations of pool sprite and other rare plants. There are currently ten active mines in York County, producing various combinations of clay, sand, sand-clay, and topsoil, in addition to two mines producing exclusively granite.

Significant geological structural features include the Boogertown shear zone and the Gold Hill/Silver Hill shear zone. Production of gold was important in York County during the 1800s, with at least 60 small gold mines in operation within the series of northeast-trending quartz veins. Historically important discoveries include the "Sheepshead Nugget," a 27-pound gold-quartz specimen found in 1890 just west of the town of Smyrna in western York County. Other minerals and metals present and, at one time, mined in York County include barium, copper, kyanite, lead, silver, sulfur, tellurium, and zinc. Although not abundant, gemstones can be found in York County, including amethyst, smoky amethyst, corundum, garnet, quartz, tourmaline and zircon.

Henry's Knob, west of Clover, was the site of an open-pit kyanite mine from 1947 to 1970, and has been reclaimed and remediated as part of an EPA Superfund Alternative

Approach site project, in partnership with SCDHEC. Kyanite is a blue mineral that withstands high temperatures and is used in producing refractory, ceramic, and porcelain materials. Remedial measures have been implemented for stabilization of the impoundment dams, revegetation of the mine tailings, and control of stormwater runoff. The native vegetation replanted on site now attracts a variety of pollinator species, including bees, wasps, butterflies and birds.

For generations, Catawba Indians in Lancaster and York Counties have dug a unique gray, silky clay from isolated deposits along the river that bears the tribe's name. Superior clay from these sites is still used to make traditional Catawba pottery that is highly collectible and that has become an economic mainstay for many local artisans.

Forest Resources

According to the Multi-Resolution Land Characteristics (MRLC) Consortium, about 59% of York County land is forested, which is below the South Carolina statewide figure of 68%. For "non-forested lands", those lands that include agriculture and urbanized areas, York County ranks 10th among counties in the state for total area with approximately 183,000 acres. In total forest land, York County ranks 21st with approximately 268,000 acres; this is directly comparable to its size in the state, at 19th in land area.

Per the South Carolina Timber Products Output and Use 2020 report, provided by the United States Forest Service, the County produces 68% percent softwood, including pine, and 32% hardwoods in timber production volume. The County ranks 40th in production of softwood and 10th in production of hardwood. The County ranks 37th in total production, producing 7.9 million cubic feet of lumber. Timber production in York County produced a value of $8.45 million in 2020 for delivered timber value, which ranked 37th among counties in the state. The County supplies 1.1% of the total delivered value of produced lumber in the state.

The National Land Cover Change Index indicates that since 1973, satellite data show that the overall rate of land-cover



changes nationally has averaged about 0.33% per year. Yet this small rate of change has produced a large cumulative impact. Between 1973 and 2000, 8.6% of the area of the lower 48 states experienced land-cover change, an area roughly equivalent to the combined land area of California and Oregon. These national-level annual rates of land changes mask considerable geographic variability in the types, rates, and causes of change. Between 1973 and 2000, the Southeast region had the highest rate of change, due to active forest timber harvesting and replanting, land development, and other mechanical disturbance.

Water Resources

Drinking water for York County residents is primarily provided by the City of Rock Hill, which draws water from Lake Wylie. The County contains 13.22 square miles (approx. 8,460 acres) of water in surface area, and is bounded by two major drainage basins and their tributaries: the Broad River Basin on the western border and the Catawba River Basin on the eastern border. The Catawba River Basin covers the bulk of the County and is further divided into seven sub-basins, which are either completely or partially located within York County. The York County portion of the Broad River Basin is comprised of five sub-basins completely or partially located in the County.

York County also contains a portion of Lake Wylie, which is shared with Mecklenburg and Gaston counties in North Carolina, and is one of several impounded sections of the Catawba River. The lake has a surface area of 12,450

acres with a maximum and mean depth of 93.15 feet and 22.63 feet, respectively. Approximately 120 square miles of the lake's watershed is located in York County. Lake Wylie has about 325 miles of total shoreline, with 227.86 miles in York County.

Scenic Rivers

The purpose of the SCDNR Scenic Rivers Program is to conserve South Carolina's river heritage through the proper management of the natural and cultural character of the state's river corridors. To accomplish this goal, the program employs a voluntary, cooperative, community-based process, which allows landowners, community interests, and SCDNR to work together towards common river conservation goals.

York County boasts two such state-designated Scenic Rivers. In May of 1991, a 15 mile section of the Broad River from Ninety-Nine Island dam in Cherokee County to the confluence with the Pacolet River in Cherokee County was officially recognized by the South Carolina General Assembly as a State Scenic River. This largely undisturbed area covers almost the entirety of York County's western border. This section of river is popular with non-motorized boaters as the slow moving and shallow rocky shoals make an ideal paddling environment.

In 2008, a 30-mile section of the Catawba River from the dam at Lake Wylie to the SC Highway 9 bridge in Chester and Lancaster counties, was designated a State Scenic River. This section of the Catawba is predominately free from development and is best known for its large stand of rocky shoals spider lily, a flowering water plant which has a spectacular bloom in mid-May to mid-June. Though the river is scenic and offers tremendous recreational and cultural value, in 2013 it was listed as the fifth most endangered river in the nation by Americanrivers.org. This was mainly due to effects of coal ash pollution from the Duke Energy coal fired steam plant located up river, on the banks of the Catawba in Gaston County, North Carolina. Fortunately, through the efforts of organizations such as the Catawba Riverkeeper Foundation and the Catawba-Wateree Water Management Group, improvements to the water quality and better water level and drought management practices, the river is no longer listed as one of the ten most endangered.



Parks, Recreation, Greenways, and Open Space

Field Day Park at Lake Wylie – This athletic complex is located on 50 acres within the Paddlers Cove subdivision off SC Highway 274 in the Lake Wylie area. The park's amenities provide numerous recreational opportunities for individuals and families, as well as local and regional team sports. The park includes a community building, playground, baseball and softball fields, multipurpose fields, pickleball courts, and walking trails. This park was the County's first foray into scheduled recreational league play. The County also invites the community to gatherings such as movie nights and holiday activities.

Nanny's Mountain Historic Park - Added to the National Register of Historic Places in 1987, Nanny's Mountain was of great significance during the Revolutionary War as a rich source of iron. Several iron mines on the mountain supplied Hill's Ironworks, which opened in 1779. The ironworks, now thought to be under the waters of Lake Wylie, supplied cannons and cannon balls to patriot forces. A 1.8-mile trail leads to the summit where there is an education pavilion, picnic area, and a lookout. A park master plan is currently under development. Preliminary designs include an expanded trail system, picnic shelter and playground areas, an informal amphitheater, and overlook towers.



Ebenezer Park - Located in the northern portion of York County on the shores of Lake Wylie, Ebenezer Park opened in 1988. York County leases the 26-acre property from Duke Energy. Renovations completed in 2021 include the 10,000-square-foot semicircular pier with covered shelters, and double-sided swings that jut into the waters of Lake Wylie, plus an expanded swimming and beach area. Other new amenities include a multipurpose space for concerts and events, hiking trails, and volleyball and basketball courts. The park has 67 campsites, 4 picnic shelters, boat ramps, a canoe launch, and a playground area. These attractions are very popular during the summer months, when the park attracts the bulk of its visitors. In 2020 the park had over 50,000 visitors between Memorial Day and Labor Day.

Catawba Bend Preserve - This 1,900 acre park features bottomland hardwood forests, seasonal wetlands, ponds, enormous pines, and expansive meadows. In 2021, County Council approved a Master Plan to create a nature-based outdoor recreation preserve connecting visitors to activities and programs that celebrate the native landscape and ecosystems of York County. The first five-year phase will include establishing the visitor arrival and gate house, a series of loop and river access trails, camping facilities, and river access points. The following two five-year phases will include new amenities like formal gathering and educational areas, and additional trails, camping, and boating facilities.

Worth Mountain Wildlife Management Area – This 1,647 acre park, located on the western side of the County, has more than two miles of frontage along the Broad River and a network of roadbeds, paths, and a trail that lead to the top of Worth Mountain. A master plan is currently being developed for this longtime hunting preserve, formerly known as the Dalton Ranch, and now managed by the SCDNR.

Land Preservation

York County Forever Commission – Over time, the loss of open space, population growth, and infringing development led to increasing citizen concern that York County's picturesque scenery and cherished way of life was vanishing. In 1998, faced with the need to manage growth responsibly, protect exceptional resources, and preserve unique character, County Council created the York County Forever Commission (YCF). Serving as the county's land conservation organization, their mission is to promote and protect significant natural, cultural, historic, and environmental resources. Through land acquisition and establishing conservation easements, YCF has assisted in the preservation of over 11,000 acres of unique York County resources.

Bethel-Lake Wylie Land Acquisition and Preservation Parks District – In 2020, Lake Wylie area residents voted to establish a new tax district to accumulate funds for land purchases. The purpose of these land acquisitions is for preservation or to create and manage new County parks. Residents of the district voted in favor of the referendum with a 65% majority. Since its inception, the parks district has closed on four separate projects for a total of just over 150 acres. As one of the more quickly developing areas of the County, the park district is able to purchase property that is under pressure to develop. The future uses of the acquired parcels will center on community gathering places such as a farmers markets, event centers, walking trails, and equestrian facilities.

Issues and Opportunities

Addressing the impacts of development upon the County's natural resources is one of the main priorities of the goals

and policies of this element. Green spaces in the form of farms and forests are being converted to more intense land uses—particularly residential developments. Low density development is particularly land consumptive, trading large swaths of natural areas for relatively few homes. New development, while necessary, reduces tree canopy and negatively impacts aquatic wildlife and water quality. These remaining green spaces make a diverse habitat home to many different plants and animal species, and the utilization of resources such as York County Forever should continue to be prioritized to aid in land conservation.

Sedimentation and other forms of water pollution generated from construction and stormwater run-off threaten to muddy the waters of Lake Wylie and the Catawba River. Parts of 27 creeks and rivers are classified as impaired waterways by the South Carolina Department of Health and Environmental Control. Pre-emptive measures may be needed in order to preserve the ecosystem and recreational opportunities that Lake Wylie, Catawba River, Broad River, and other water bodies provide. Mitigating impacts of development in earlier stages may also avoid more stringent regulations that could be imposed by state or federal agencies if certain species become endangered or water bodies contain too many pollutants. Preserving riparian vegetation and encouraging Low Impact Development techniques will be critical to maintaining water quality.

A secondary impact of lost open space is the more intangible loss of scenic cultural and natural assets that contribute to the rural character of York County. Moving forward, it will be essential to identify ways to maintain a clear distinction between the more urbanized, "built-up" areas of York County, its existing rural communities and the farmed and forested landscapes between. In the face of continued growth, the manner in which these issues and opportunities are addressed will impact the quality of life for current and future York County residents.

Another issue is the need for additional parks and recreation facilities. Jurisdictions within York County provide the majority of parks and recreation facilities; however, continued population growth will demand more community services such as parks, greenways, and recreation facilities within the unincorporated areas.

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Goal NR-1: Preserve and protect the County's natural resources, such as wildlife habitat, agricultural lands, and waterways from potential adverse impacts of development.

- **NR-1.1**
  Support the mission of York County Forever (YCF) to encourage the preservation of our natural resources.
  - NR-1.1A
    Maintain and systematically update the priority list of significant natural, agricultural, recreational, and scenic properties.
  - NR-1.1B
    Foster partnerships with public and private conservation entities to develop a contiguous network of open space areas across the county.
  - NR-1.1C
    Support York County Forever through an annual allocation of funds. Consider increasing their funding to meet the need created by the loss of land to development pressure.
  - NR-1.1D
    Demonstrate to the development community the benefits of environmental stewardship and the increased value of property that has a direct connection to open space.
  - NR-1.1E
    Increase public awareness of YCF's mission, goals, benefits, and success stories through branding and targeted marketing tools.
- **NR-1.2**
  Employ land use policies, programs, and plans to protect and preserve our natural resources.
  - NR-1.2A
    At least every five years, review the Urban Services Boundary, and amend if necessary, to focus development within the existing urban and suburban areas thus protecting the rural and ecologically sensitive areas.
  - NR-1.2B
    Support goals and implementation strategies of the Broad Scenic River Management Plan and the Catawba River Corridor Plan.
  - NR-1.2C
    Partner with public and private agencies to establish blueways along the Broad and Catawba rivers and seek national or state designation.
  - NR-1.2D
    Expand the wetland mitigation bank program to preserve and enhance wetlands from public projects and use the proceeds to help fund future open space preservation efforts.
- **NR-1.3**
  Ensure land development and zoning codes protect and preserve natural resources.
  - NR-1.3A
    On a regular basis, evaluate existing ordinances that seek to protect and preserve the natural environment, such as cluster subdivisions, tree protection, open space, landscaping, and buffer requirements.
  - NR-1.3B
    Consider ordinance amendments that establish incentives and trade-offs to developers in exchange for increased open space, habitat and watershed protection, and trail construction.
  - NR-1.3C
    Identify and consider adopting new development standards that protect sensitive habitats, unique plant communities, and watersheds.
  - NR-1.3D
    Study the feasibility of creating a sensitive watershed overlay zone for all York County waters draining into Lake Wylie.
  - NR-1.3E
    Consider adopting incentive provisions to allow developers to donate a fee in-lieu instead-of the required open space dedication for smaller commercial or residential infill developments or redevelopment.
  - NR-1.3F
    Study the feasibility of adopting a Transfer of Development Rights program to promote densities in more urbanized areas, to protect natural, scenic, and rural areas from urban growth pressures.
  - NR-1.3G
    Create context sensitive trail section details for neighborhood and regional scale trail systems.

Goal NR-2: Leverage the County's vast natural resources to expand and encourage outdoor, nature-based recreation.

- **NR-2.1**
  Create and enhance parks and recreational areas to provide opportunities for all county residents to encounter nature.
  - NR-2.1A
    Prepare a countywide park and recreation needs assessment that identifies underserved areas of the county, considers possible partnerships, and researches potential funding mechanisms.
  - NR-2.1B
    Enhance and expand existing parks and recreation facilities to accommodate active and passive recreation opportunities for county residents and visitors.
  - NR-2.1C
    Consider expanding the Lake Wylie Recreation Tax District to be a countywide program to increase funding and improve recreation opportunities.
  - NR-2.1D
    Study the feasibility of facilitating the creation of a multijurisdictional park(s) and recreation district(s) or agency/non-profit partnership for the purpose of providing or supplementing funding of land acquisition for parks, open space, and recreation opportunities to unincorporated urbanized areas of the county
  - NR-2.1E
    Create or utilize civic volunteer organizations to assist in trail and park maintenance.
- **NR-2.2**
  Promote the planning and construction of a connected trail network of open space properties throughout York County.
  - NR-2.2A
    Create a countywide, multijurisdictional trail and greenway plan in coordination with existing bike and pedestrian plans.
  - NR-2.2B
    Implement the Carolina Thread Trail Master Plan through coordination with municipal partners. Facilitate initiatives that will support trail dedication, acquisition, and purchase of trail and greenway easements.
  - NR-2.2C
    Explore possible rails to trails network connection opportunities.
  - NR-2.2D
    Encourage developers to create and provide public access to open space areas which includes parks, greenways, and trails.

8 CULTURAL RESOURCES



Cultural Resources



"There may have been a time when preservation was about saving an old building here or there, but those days are gone. Presevation is in the business of saving communities and the values they embody." - Richard Moe, National Trust for Historic Preservation

Purpose

The purpose of the Cultural Resources element is to provide policy guidance to protect, preserve, and enhance the County's cultural and historic resources. This element recognizes that connections to culture and history are essential characteristics of a community that values its quality of life. Many of the decisions related to cultural resources are outside the direct control of land use planning; therefore, coordination with multiple jurisdictions and various county agencies is vital to the success of the goals and polices of this element.

Element Progress

Since the adoption of York Forward, progress has been made to implement components of this element:

- The adoption of Recode provided additional protections for historic and culturally significant properties:
  - Added use restrictions, buffer requirements, and height limitations to the Scenic Overlay regulations.
  - Added the Broad River and Catawba Bend Preserve to the list of scenic properties.
  - Provided a process to alter or remove structures located within the Historic Sites Overlay.
  - Expanded the opportunity to develop new residential neighborhoods using the cluster subdivision concept to increase the opportunities to preserve expansive, rural landscapes.
- A process was established to update the inventory of historic sites.
- The footprint of Historic Brattonsville was expanded through the purchase of adjacent properties.
- The South Carolina Ag+Art Tour presence in York

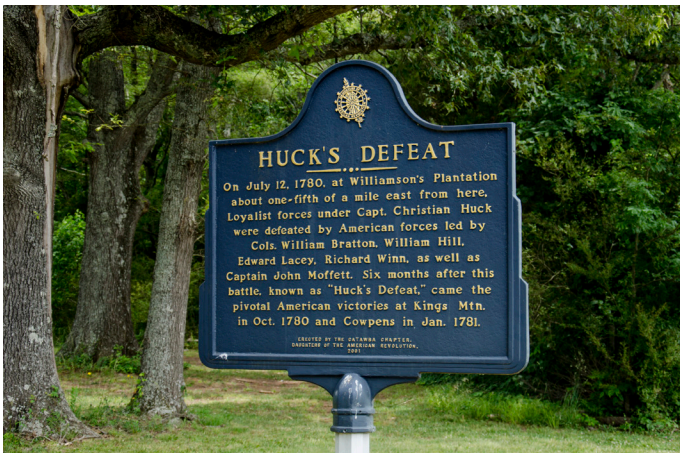
County was expanded to include new participating locations.

Existing Conditions

York County's History

York County has a long history rich in cultural diversity. The area was originally the domain of the Catawba Indians, a Siouan band that numbered around 6,000 at the time of their first contact with Europeans. Spaniard Hernando De Soto, in his search for gold that led him to the Mississippi River, was the first European to arrive in present-day York County in the 1540s. Largely settled by Scots-Irish who primarily came down the "Great Wagon Road" from the colonies of Pennsylvania, Maryland, Virginia, and North Carolina, they began arriving in the Catawba River region in the 1740s. These settlers were instrumental in the pivotal Patriots' victory at the Revolutionary War Battle of Kings Mountain in 1780, which served as a rallying point for the American forces as they drove the British to ultimate defeat at Yorktown in 1781.

York County was officially established by an Act of the South Carolina General Assembly in 1785, and with the introduction of the cotton gin in the 1790s, the County's future was established. The County's economy was primarily based on small and medium-sized farm operations prior to the Civil War. Following the Civil War, the expansion of the railroad network that had arrived in the County in 1852 led to a major expansion of the commercial and industrial base. Technological advances led to the completion of the Catawba Dam and Power Plant in 1904 that resulted in the eventual establishment of the Duke Power Company (now Duke Energy) and the industrialization of the area with textile mills. York County's proximity to the urban center of Charlotte, North Carolina has led to developmental pressure on the eastern side of the County, but much of the western portion remains rural in character and many of its historic and cultural resources endure today.



Historic and Cultural Sites

There are 44 York County sites and historic complexes on the National Register of Historic Places and 12 historic districts located within the different municipalities. The downtown York Historic District, with over 180 contributing structures, is one of the largest historic districts in the state. A number of other sites within the municipalities and in unincorporated areas are potentially eligible for nomination to the National Register.

The Kings Mountain National Military Park and adjacent Kings Mountain State Park provide visitors with an array of historic, cultural, and recreational opportunities, including a preserved battlefield, hiking trails, campgrounds, equestrian facilities, fishing lakes, and a restored Living History Farm. Nanny's Mountain Historical Park, located between Hands Mill Highway and Charlotte Highway, dates back to the American Revolutionary War as the location of the iron used to manufacture weapons. The park includes a 1.8-mile trail that leads to a picnic area and scenic overlook providing views of Lake Wylie, Kings Mountain, and the City of Charlotte.

Cultural Resource Organizations

There are several organizations in York County whose mission is to preserve historic sites and collect and disseminate accurate historical information. Historic Rock Hill focuses its efforts on preserving and protecting commercial and residential properties that have historic significance in Rock Hill and on enhancing the livability of the historic areas. The organization owns and manages the White Home, the oldest surviving residence in Rock Hill, which is open to visitors and available for public events. The Yorkville Historical Society fosters and promotes



historical preservation and restoration in the City of York and surrounding environs. The Society regularly publishes historical materials, sponsors lectures and activities, and helps designate and mark historic sites.

York County supports cultural and historic resource preservation through the Culture & Heritage Museums (CHC) which includes facilities such as Historic Brattonsville, Main Street Children's Museum, McCelvey Center, and the Museum of York County. The York County Forever Commission, which serves as the County's land conservation organization, has assisted with the preservation of more than 11,000 acres of historic, natural, and recreation areas since 1998.

Festivals, Events, and Tourism

There are a variety of annual events held throughout York County in which visitors can participate and enjoy. A complete list is available on municipal and tourism websites, but the following is a sampling of new and long-running festivals and events held throughout the County.

Municipal Events

The Town of Clover holds an annual St. Patrick's Day Festival and a summer Feis Clobhair, a Scots and Scots/Irish gathering featuring activities, foods, and crafts. The City of York offers a similar Summerfest each August with tours of the historic district, exhibits, and other entertainment, and a December Christmas Candlelight Tour of historic homes and churches. The City of Rock Hill holds a citywide Juneteenth event, the ten-day Come-See-Me Festival each spring filled with a number of events, and a three-day Christmasville holiday celebration in early December. The Town of Fort Mill holds the South Carolina Strawberry Festival each May, with live entertainment and activities. Yap Ye Iswa (Day of the Catawba) is now held in May to demonstrate and cultivate the Catawba Native American culture.

Historical Events

Many historical and musical events are held at Kings Mountain State Park. The nearby Kings Mountain National Military Park participates in the annual reenactment of the route used by the American Patriot army to defeat the British and Loyalists troops at the Kings Mountain battle in 1780. The reenactment is sponsored by the Overmountain Victory Trail March Association.

Many events are held at Historic Brattonsville during the year, such as Living History Saturdays, Children's Day on The Farm, a Christmas Candlelight Tour, and the annual reenactment of the Revolutionary War Battle of Huck's Defeat.

Countywide Events

Independence Day is celebrated with parades and fireworks in Fort Mill, Hickory Grove, Lake Wylie, Rock Hill, Tega Cay, and Historic Brattonsville. The Fort Mill area is also home to Carowinds, a regional tourist attraction and



theme park. The Ag + Art Tour is an annual, self-guided weekend tour of regional farms, featuring local artisans and farmer's markets every June.

Issues and Opportunities

York County has experienced extraordinary growth over the past few decades, putting pressure on the preservation of many of its cultural and historic resources. While protections are in place to slow or minimize that loss, there are opportunities for additional programs to expand that protection, such as becoming a Certified Local Government or establishing a Historic Preservation Commission. The County's commitment to fund the York County Forever Commission provides financial resources to property owners whose goal is to preserve the landscape forever. The County should consider establishing a similar committee with the purpose of preserving and promoting historic and culturally significant buildings.

The Rock Hill/York County Convention and Visitors Bureau (CVB) has made tremendous progress marketing the County to attract new visitors, lure sporting events, and encourage local folks to fully experience their own community. Their use of social media and email blasts makes it easier to find something fun to experience almost every day of the year. Since these cultural and historic connections provide economic benefits and enhance the resident's quality of life, York County should continue to support the work of the CVB through both collaboration and financial means.







Goal CR-1: Identify, preserve, and enhance sites in York County with significant historical, archeological, or cultural value to the community.

- **CR-1.1**
  Ensure eligible historic resources are properly located and documented.
  - CR-1.1A
    Maintain a GIS database of properties that are historically, architecturally, or archaeologically significant, to include National Register sites, eligible National Register sites, and locally significant sites.
  - CR-1.1B
    Review and update the 1992 county-wide survey of historic resources, and establish a regular, periodic update on the status and condition of those resources thereafter.
- **CR-1.2**
  Review and update development ordinances to ensure protection of significant historic and archaeological sites.
  - CR-1.2A
    Consider establishing criteria for requiring Phase I, II, or III archeological surveys
- **CR-1.3**
  Consider establishing a Historic Preservation Commission, which would designate properties with historical, architectural, or cultural significance and further protect the integrity of these properties by establishing design standards
- **CR-1.4**
  Promote the adaptive reuse of existing buildings as an alternative to new construction.
  - CR-1.4A
    Prioritize adaptive reuse in the County Facilities Plan and encourage County departments and agencies to invest in buildings with historical or architectural significance.
  - CR-1.4B
    Identify alternative means of compliance to building code requirements (that do not impact public health and safety) where modern codes may compromise the historic character of the building.
- **CR-1.5**
  Support and participate in nomination of eligible properties to National Register of Historic Places.
- **CR-1.6**
  Pursue Certified Local Government status with the National Park Service.
- **CR-1.7**
  Support efforts to increase the awareness of and access to the County's cultural resources.
  - 1.7A
    Develop a GIS story map of historic places and an accompanying "historic York County trail" linking together historic resources.
  - 1.7B
    Encourage private conservation efforts of significant cultural sites through local recognition or an awards program.
  - 1.7C
    Promote the South Carolina Historical Marker program.
  - 1.7D
    Continue to promote programs for school children that would expand their understanding of the history and culture of the community.
  - 1.7E
    Support research efforts to expand the knowledge and preservation of Native American and African American heritage.
- **CR-1.8**
  Extend the eligibility of the Preservation Tax Incentive Ordinance to include locally significant properties or properties within locally designated historic districts.
- **CR-1.9**
  Seek grant funding and build partnerships with both public and private agencies to foster preservation and protection of historic resources.

Goal CR-2: Protect the scenic rural landscapes and open spaces of York County.

- **CR-2.1**
  Use zoning and development regulations to ensure that rural landscapes, prime agricultural farmland, and scenic open spaces are protected and that growth is not out of character with their inherent attributes
  - CR-2.1A
    Evaluate the effectiveness of new cluster development regulations in protecting rural areas.

- CR-2.1B
  Promote growth that does not negatively impact sensitive environmental resources, including unique plant and animal habitats, wetlands, and prime agricultural and forest lands.
- CR-2.1C
  Increase road connectivity in developed areas in order to minimize the need for new rural roads and ensure that any new road connections or improvements have minimal impact on active farmland and other natural assets.

- **CR-2.2**
  Implement the goals and strategies of Western York County Scenic Byway Corridor Management Plan (CMP)
  - CR-2.2A
    Evaluate the CMP on a regular basis to provide for revisions and updates.

Goal CR-3: Capitalize on York County's wealth of cultural resources to attract new commerce and industry, promote employment, and build tourism.

- **CR-3.1**
  Support organizations whose objectives include promoting arts and culture in York County.
  - CR-3.1A
    Continue to support and enhance existing County owned or operated art and cultural facilities.
  - CR-3.1B
    Provide display space in County buildings for local artists and craftsmen.
  - CR-3.1C
    Incorporate exceptional public art and local architectural features into public projects.
- **CR-3.2**
  Provide support for special events and festivals.
  - CR-3.2A
    Employ social media tools to support communication among festival or event coordinators.
  - CR-3.2B
    Support event and festival coordinators by communicating any federal, state, and foundation grant opportunities.
  - CR-3.2C
    Welcome opportunities to hold cultural events and festivals at County property or facilities.
- **CR-3.3**
  Encourage opportunities for visitors and residents to experience heritage and cultural tourism throughout the County.
  - CR-3.3A
    Develop and install standardized signage for York County cultural tourism sites.
  - CR-3.3B
    Promote partnerships to develop a themed marketing strategy and to create cohesive plans for visitor-friendly areas with clusters of attractions and facilities.
  - CR-3.3C
    Use social media as community outreach tools for listing and promoting all cultural and heritage tourism sites within the county.

9 COMMUNITY FACILITIES

Community Facilities



"Great things are brought about, and burdens are lightened through the efforts of many hands, anxiously engaged in a good cause." - Elder M. Russell Ballard

Purpose

The purpose of the Community Facilities element is to ensure that the development pace and pattern is coordinated with the availability of the public services and infrastructure required to meet the daily needs and expectations of the community. This chapter includes many activities essential to the growth, development, and redevelopment of the County. It considers the provision of water, sewer, and solid waste services. It also provides an overview of public safety, educational facilities, and government facilities.

Balancing land use decisions with the delivery of public facilities and services protects the quality of life for existing residents and ensures there is capacity to serve new residents. The success of the goals of this element requires coordination with multiple jurisdictions and various county agencies such as Engineering, Emergency Management, Public Works, and the school districts.

Element Progress

Since the adoption of York Forward, the County, or its governmental partners, have completed numerous projects to provide facilities for the growing population, some of which are highlighted below:

- Construction of a new 1.5 million gallon elevated storage tank in the northern area of the County that provides not only greater capacity to the water system, but also pressure resiliency in case of a major fire or water line break.
- Constructed waterline loops on several dead-end lines throughout the eastern water distribution system to enhance water quality, improve circulation, and

augment pressure and reliability.

- Public Works completed construction of a Material Recovery Facility (MRF) for the collection of recyclables.
- Eight new public schools opened:
  - Clover School District – Oakridge Elementary School and created a ninth grade academy
  - Fort Mill School District – Kings Town and River Trail Elementary Schools, Forest Creek and Pleasant Knoll Middle Schools, Catawba Ridge High School
- In 2018, the Fort Mill School District significantly increased their residential impact fee rate for the first time since the fee was established in 1996 at $2,500 per unit. An applicant for a building permit now pays $18,158 for a new single family home and $12,020 per unit in a townhome or apartment.
- In 2020, the Clover School District established impact fees for the first time, charging $4,000 for a new single family residence, $2,618 for a manufactured home, and $1,976 for townhome and apartment units.
- In May 2022, County Council passed a resolution directing the Planning Commission to conduct the studies related to the establishment of impact fees for new residential development within the York School District.
- The County completed numerous construction projects included in the Facility Master Plan. Projects include the new Government Center in York, the new Family Courthouse in Rock Hill, an expansion of the Moss Justice Center, and substantial remodeling at Heckle Boulevard and W. Liberty Street offices.

Existing Conditions

Utilities

Urban Services Boundary

As part of the 2025 Comprehensive Plan, the Urban Services Boundary (USB) was established as a growth management tool with the intent to "… achieve a quality compact development pattern, provide a balance of land uses and densities at appropriate locations, supported by available public services and facilities, while expanding lifestyle choices and discouraging sprawl and other unforeseeable forms of development." It is a conceptual depiction of the maximum area which should be served by water, sewer, and other major public facilities and services. Outside of this line, facilities such as schools, parks, and public safety should be limited to those which only serve the rural population. Ideally, new or expanded public facilities would locate well inside of the USB in order to allow some growth while providing an efficient availability of services. It is necessary to reevaluate and consider amending the USB to meet its principles of promoting a contiguous development pattern, recognizing newly available services outside the boundary, and addressing and responding to changing land use conditions. Minor revisions were made when preparing the 2035 Comprehensive Plan and the boundary was considered, but left unchanged during this update process.

Water

York County operates a system of water distribution lines in the more densely populated areas of the County. Currently, the County purchases its potable water through a wholesale agreement with the City of Rock Hill, which maintains the water intake and treatment system. Rock Hill receives its raw water from Lake Wylie and the Catawba River at two intake points, which are located immediately west of the Lake Wylie Dam and at the Catawba River near US-21. The raw water is pumped to the water filter plant on Cherry Road for chemical disinfection and treatment and then distributed to the city's wholesale and retail customers. The City of York is the only other jurisdiction that collects, treats, and distributes water and sewer services to those within their city limits and to some parcels located in the



unincorporated areas that are located along their utility service lines.

Sewer

The County provides sewage collection services to some areas of the County. The system includes a series of collection lines, gravity flow mains, and force mains leading to the City of Rock Hill's Manchester Creek Treatment Facility. The County's Engineering Department oversees water and sewer capital improvement projects. These projects are funded by the County with assistance from grants and partnerships. A complete list of projects is located on the Engineering Department's page of the County's website.

Solid Waste

York County's solid waste collection and recycling program operates and maintains 16 collection centers strategically located throughout the County for collection of household trash and recyclable materials. The Public Works Department operates a solid waste transfer station designed for the collection and disposal of municipal solid waste. The waste is received from municipalities and private waste haulers and placed onto trailers for transfer and disposal at an approved landfill facility in Richland County, SC. York County operates an active Class II landfill for the disposal of construction, demolition, and land-clearing debris on a 400-acre site located in York. In January 2022, the County received approval of a Class II expansion permit, with a permitted annual limit of 96,632 tons. This expansion permit will provide capacity for more than 200 years based on the average current volumes received. In 2019, York County completed construction of a Material Recovery Facility (MRF). This facility, located near the existing landfill, processes recyclables collected from the York County Centers, municipalities, and private haulers.



All County solid waste collection, temporary storage, loading facilities, and C&D landfill are operated and maintained as an integral function of the York County Solid Waste Management Plan. The effectiveness of the facilities are evaluated on a day-to-day basis. This Solid Waste Management Plan has served the County well over the past years. As population numbers increase in certain areas of the County and the various centers and services become congested or overburdened, the County will respond by adding new Collection and Recycling Centers or expanding capacity.

Public Safety

Fire Safety

The Department of Fire Safety offers residents a wide range of fire prevention and fire protection services. Employees are trained and equipped to provide fire safety inspections, fire investigations, and educational programs to the public. Because volunteers are crucial to the rural fire system, the department supplies the County's 16 volunteer and combination fire departments with in-depth firefighting instruction at its training facility on McFarland Road. Additionally, the department's award-winning truck building and maintenance program continues to earn a reputation for excellence by saving tax dollars and by providing state-of-the-art equipment.

Some of the primary responsibilities of York County Fire include:

- Conducting routine quarterly fire and safety inspections for all businesses in the unincorporated areas.
- Completing plan review and occupancy inspections for all new commercial construction projects.



- Performing annual flow tests and preventive maintenance on all fire hydrants in the unincorporated areas.
- Conducting public fire educations classes in schools and operates the Fire Safety House and patches and Pumper robots for school, civic groups, and public events.

Sheriff

The mission of the York County Sherriff's Office (YCSO) is to provide for the safety and protection for the citizens and businesses of York County. Through proven full service law enforcement practices, including both reactive and proactive responses to criminal activity, the office ensures that public interests and constitutionally guaranteed liberties are protected, and that the judicial process is followed according to law. The YCSO maintains district offices in York, Clover/Lake Wylie, Rock Hill, and Fort Mill to efficiently serve the public.

The Sheriff's Office manages the 565-bed detention center that holds individuals arrested by law enforcement agencies in the County and held until they post bond, are ordered released by a court, or transferred to another institution. York County also manages a 256-bed minimum security prison located behind the Moss Justice Center. The prison population consists of both male and female prisoners who have been sentenced for a particular crime. They also maintain a SWAT team, dive team, lake patrol, bike patrol, mounted patrol, negotiators, K-9 units, and deputies serving as school resource officers.

The main law enforcement training center is located on Stoneybrook Drive in York. This location houses offices, classrooms, and a gymnasium space. Firearms training and qualification is conducted at the shooting range at Moss Justice Center. The department also conducts training exercises at Kings Mountain State Park, Camp Thunderbird, and occasionally structures slated for demolition.

Emergency Management

The York County Office of Emergency Management's mission is to provide residents with a comprehensive, integrated, and coordinated public safety program. To achieve this, the Department maintains the York County Emergency Operations Plan (YCEOP) which establishes policies and procedures to maximize the utilization of all resources in the County, to minimize the loss of life or injury to the population, and to protect and conserve resources and facilities during emergencies resulting from natural and man-made disasters. The current plan was adopted in 2019 and includes chapters on concepts and operations, organization and assignment of responsibilities, and direction and control. The Department also maintains the Emergency Operations Center (EOC) which provides daily monitoring of any developing natural and man-made situations. In larger scale emergencies, the EOC can be activated with representatives from county, municipal, and state agencies to gather and coordinate response and recovery activities.

Public Safety Communications

The Department of Public Safety and Communications is the primary public safety answering point for York County, and is staffed 24 hours a day to answer 9-1-1 emergency calls and dispatch police, fire, or medical services. This includes calls for the Sheriff's office, the 19 county and municipal fire departments, three emergency medical services, and the Coroner's office. Addressing is a division within the Public Safety Department that assigns street addresses to new and existing residential and commercial properties. It maintains the countywide address database, which is used by Public Safety Communications to ensure the quick and accurate dispatch of emergency services.

Animal Control

The Animal Control division serves the public by responding to and investigating animal complaints regarding stray, injured, and neglected domestic animals in York County. The department also monitors rabies vaccinations in domestic animals. This service is provided under the authority of local and state regulations. The department operates a shelter, located in York, to house animals being held for animal cruelty cases or law enforcement related investigations, animals picked up running at large, and animals that have been surrendered by their owners. The vast number of animals arrive at Animal Control as a stray; in 2021, strays were 75% of the total number of animals served. By working with local rescue groups and maintaining a successful adoption program, 94% of those animals were returned to the community.

Educational Facilities

Public Schools

Throughout the greater Charlotte region, York County is well known for providing a first-rate public school education. Fort Mill and Nation Ford high schools are continually ranked in the top ten in the state by US News and World Report. Additionally, York County students continue to improve their composite SAT scores by performing better than the state average, and in some cases better than the national average. The public education system is separated into four school districts, each operating individually with its own board, budget, and administration.

TABLE 9.1: STUDENT POPULATION BY PUBLIC SCHOOL DISTRICTS

District	Students	Elem	Middle	High
York 1	5,430	5	2	1
Clover 2	8,851	7	2	1
Rock Hill 3		17	5	3
Fort Mill 4	17,839	11	6	3
*Enrollment number based on 2021- 2022 school year.				

Private Schools

In addition to the public school system, there are approximately 15 private schools in York County serving more than 2,000 students. The vast majority of these schools have a religious affiliation. York County is also home to three schools of higher education: Winthrop University, York Technical College, and Clinton Junior College.

Library Facilities

The York County Library is headquartered in Rock Hill, with branches in Clover, Fort Mill, Lake Wylie, and York.





The Library uses the Bookmobile to visit nursing homes, daycares, and other locations throughout the York County community, as well as offering homebound and outreach services.

Continuing its commitment to learning for education and entertainment, the York County Library offers a variety of free programs for adults, teenagers, and children. From local author visits to theatre performances, everyone can find something to meet his or her interests.

Along with its collection of books, periodicals, audio books, and DVDs, the York County Library offers numerous electronic resources through its website and numerous subscription databases, most of which can be accessed around the clock from any computer. With computer terminals featuring Internet access, educational software, and more available at every location, York County Library is well-equipped to meet the needs of the community in this digital age.

Government Facilities

The County operates facilities that provide administration, emergency services, sheriff services, and the court system. Most of the facilities are clustered in downtown York, the Moss Justice Center, and Heckle Boulevard and Black Street in Rock Hill. As mentioned previously in this chapter, over the past few years the County has implemented a building plan for administrative offices and court services. The funding of these projects was made possible by the $89.9 million bond referendum passed by County residents in 2015. Recently, the County has begun to focus more on developing park and recreation projects, which is addressed within the Natural Resources element of the Plan.

Issues and Opportunities

Continued population growth increases the pressure on existing community services such as police, fire, and EMS, as well as educational facilities. Similarly, infrastructure improvements are required to support new development and manage the demand placed on transportation and utility systems. New or expanded facilities will be necessary to continue providing the level of service expected by County residents. Working with consultants to gauge system capacity, the Engineering Department maintains a Capital Improvements Plan that identifies future projects such as sewer and water line replacements and upgrades.

The Covid-19 pandemic illuminated the deficiencies and inequities in the broadband facilities throughout the County. Rural residents sent home from work and school experienced much less reliable internet services, making it more difficult to complete tasks than in most suburban locations. As a result of the crisis, the Federal Government established a significant number of broadband-related support programs to help connect rural areas. Implementation of these special grants will be necessary to achieve equitable access to the internet countywide.

As schools approach capacity limits, and residential growth continues, new facilities will be needed. For some school districts, the availability of land is decreasing, driving the price per acre ever higher. This limited supply also makes it difficult to locate schools where they might best function, close to the neighborhoods they serve. This dilemma forces school districts to purchase land for new school sites based on what's available at the time, without consideration of nearby school saturation rates or traffic congestions issues.

It is vital to monitor growth rates and the land development pattern to best anticipate where new commercial and residential development will occur, so that the infrastructure and facilities are budgeted and available when and where they are needed most.

Goal CF-1: Provide community facilities and services in a coordinated, cost-effective manner that supports intended land use patterns and development objectives.

- **CF-1.1**
  Locate community facilities and infrastructure in areas where there are existing needs or where development is probable that also align with the recommendations of the Land Use Element and Future Land Use Map.
- **CF-1.2**
  Coordinate the construction of new community facilities with the County's Capital Improvement Plan.
- **CF-1.3**
  Support the adopted County Facility Master Plan and help to identify and prioritize needs and locations for new community facilities and services.
- **CF-1.4**
  Encourage countywide partners to share their public facilities such as: schools, libraries, parks, and community and recreational centers to maximize the efficient use of resources.
- **CF-1.5**
  Ensure the Zoning Code and Land Development Code support the community facilities goals.
  - CF-1.5A
    Consider requiring land to be set aside in mixed-use activity centers for community facilities such as libraries, schools, and parks.
  - CF-1.5B
    Require safe and convenient pedestrian, vehicular, and bicycle connections between community facilities and the neighborhoods they serve.

Goal CF-2: Employ County water and sewer utility extension policies as a growth management tool to prioritize the timing and location of new development.

- **CF-2.1**
  Formally develop a coordinated, countywide policy that discourages water and sewer system expansion outside of the Urban Services Boundary.
  - CF-2.1A
    Cooperatively work with the municipalities and service providers to formally adopt the Urban Services Boundary.
  - CF-2.1B
    At least every five years, review the Urban Services Boundary, and amend if necessary, as large scale new development occurs at the boundary's edges.
- **CF-2.2**
  Prioritize new utility infrastructure within existing urban areas and areas targeted for redevelopment that lack public utilities.
- **CF-2.3**
  Maximize the efficiency of existing utility infrastructure by encouraging growth in areas where services are available.
- **CF-2.4**
  Consider establishing a policy that requires new development to utilize public water and sewer if located near existing utility infrastructure.
- **CF-2.5**
  Work with the County's municipalities and utility service providers to refine or modify service areas to ensure they are structured in the most logical and cost efficient manner for each jurisdiction.
- **CF-2.6**
  Discourage the expansion of public utilities that could increase development pressure in areas identified on the Future Land Use map as Agriculture.

Goal CF-3: Support internal and external agencies in their goal to ensure community services and facilities are available to all citizens.

- **CF-3.1**
  Support the Sheriff's Department to ensure law enforcement services are effectively located as the County's population grows.
- **CF-3.2**
  Support local emergency service organizations to ensure timely emergency vehicle access is available to all areas of the County.
- **CF-3.3**
  Support the York County Solid Waste Management Plan to provide adequate collection,

processing, and disposal of solid waste in an environmentally sound and economically feasible manner.

- **CF-3.4**
  Support the library system's facility location goals.
- **CF-3.5**
  Provide updated land use, demographic, and permit data on a regular basis to help various agencies identify growing or underserved areas of the County.

Goal CF-4: Support the school districts as they prepare for, and accommodate student population changes.

- **CF-4.1**
  Work with the school districts to identify strategic locations for new school construction that aligns with the County's goal to grow in an intentional and fiscally responsible manner.
  - CF-4.1A
    Encourage schools to locate within the Urban Services Boundary.
  - CF-4.1B
    Encourage schools to locate near existing and planned residential neighborhoods and integrate pedestrian connections to reduce traffic on roadways.
  - CF-4.1C
    Coordinate with school districts on new development including rezonings and subdivisions to aid their long range planning efforts.

10 RESILIENCE

Resilience



" Resilience can be defined as reduced vulnerability to envioronmental risk experiences, the overcoming of stress or adversity, or a relatively good outcome despite risk experiences." - Michael Rutter

Purpose

The purpose of the Resilience Element is to ensure that land use planning is balanced with the County's weather emergency and disaster recovery plans. This element also provides the opportunity to include policies and strategies that seek to reduce the physical and economical severity of natural disasters. Coordinating these efforts with the jurisdictions within and adjacent to York County helps protect the quality of life for existing residents and ensures the ability to provide compatible emergency planning for future residents. Many of the decisions related to resilience are outside the direct control of the Planning and Development Services Department; therefore, coordination with multiple jurisdictions and various county departments is a large component for the success of the goals and policies of this element.

In September 2020, the South Carolina Governor signed the Disaster Relief and Resilience Act that established the South Carolina Office of Resilience with the task to develop, implement, and maintain a statewide resilience and disaster recovery effort. One of the act's goals is to establish programs and policies to protect people and property from the damage and destruction of extreme weather events. The act also amended section 6-29-510(D) of the 1976 South Carolina Code of Laws to require that Comprehensive Plans of local Planning Commissions include a Resilience Element. This new element must consider "the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare."

This element includes an inventory of existing resiliency conditions, promotes resilient planning, design, and development, and is coordinated with adjacent and relevant jurisdictions and agencies.

This chapter focuses on the types of hazards that closely relate to the climate and geological conditions of York County, with an emphasis on those most likely affected by the built environment.

Existing Conditions

Tools and Existing Protective Measures

York County and its local jurisdictions have several plans, policies, or protective measures in place with detailed information on how to prepare, respond, recover, and mitigate the various types of emergencies and hazards that could occur. Although some of these emergency plans need to be confidential for security purposes, the following are public policy documents, including local ordinances, which are updated on a regular basis:

- York County Emergency Operations Plan (EOP), 2019
- Multi-Jurisdictional Hazard Mitigation Plan (HMP), 2022
- York County Code of Ordinances
  - Airport Overlay District – Title XV, Chapter 155, Subchapter B, Subpart 4.1
  - Building Regulations - Title XV, Chapter 150
  - Civil Defense & Emergency Management (including Public Safety) – Title III, Chapter 36
  - Fire Protection & Prevention Code – Title IX, Chapter 92
  - Floodplain Management – Title XV, Chapter 151
  - Utilities – Title XV, Chapter 154, Subchapter C, Part 5
  - Zoning Code – Title XV, Chapter 155
- Comprehensive Plan
- Land Development Manual (adopted February 2022)
- Stormwater Management Design Manual (adopted June 2019)
- International Building Code

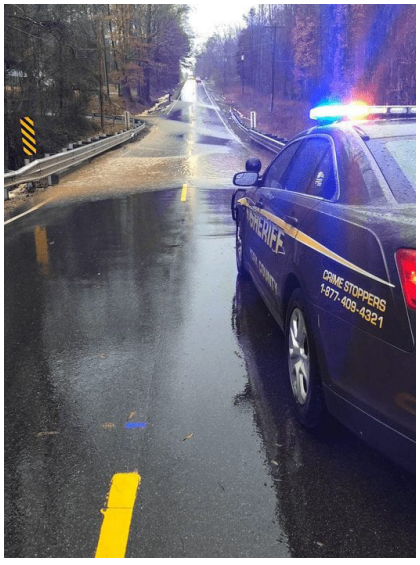
In addition, the following documents are available to the public on private entities' websites:

- Catawba Nuclear Station Emergency Preparedness Information & Guide (Duke Energy, 2021)
- Norfolk Southern Railroad's Emergency Response Planning Guide

2022 Hazard Mitigation Plan

The Natural Hazard Mitigation Plan is required by the Federal Emergency Management Agency (FEMA) for all South Carolina counties in order to remain eligible for FEMA mitigation grant funding. The 2022 York County Multi-Jurisdictional Hazard Mitigation Plan (HMP) includes chapters on the planning process, risk assessment, and







specific mitigation strategies for each governmental entity across the County. The Plan lists eight major types of natural disasters, along with a composite score based on their history, our vulnerability, the potential impact, and probability of occurrence. In order of composite vulnerability score, and as summarized in Table 9.1, they are: severe thunderstorms, winter weather, flooding, drought, wildfires, and tornadoes, with hurricane/tropical storms and earthquakes tied for seventh place. Assessment scoring and methodology is found in Section 3 of the 2017 HMP. Those hazards with the highest numerical score are given priority in Hazard Mitigation Plan goals and objectives.

Other potential disasters may be caused by unintentional technological failures or human-caused incidents, including airport emergencies, biological, chemical and radiological incidents, dam failure, fires, hazardous material exposure, industrial site incidents, nuclear plant hazards, supply-chain disruption, train derailments, transportation or infrastructure accidents, or utility disruption. There also is the possibility of intentional human-caused assaults or attacks, such as an armed shooter attack, arson, cyber-attack, food or drinking water contamination, and terrorism or other civil disturbance.

Through the implementation of the HMP, the County can minimize the impact of hazards on people and the built environment. Measures may include both structural and nonstructural techniques, such as protecting buildings and infrastructure from the forces of the nature or wise floodplain management practices. Mitigation action items in the plan include developing a communications and education program, identifying flood prone areas and determine appropriate improvements, develop a plan to retrofit critical facilities to ensure operation during a disaster, and identify and prepare specific action steps for critical infrastructure located in high-hazard areas.

TABLE 9.1: YORK COUNTY RELATIVE VULNERABILTY RANKING

	History	Vulnerability	Impact	Probability	Total Score	Rank
Severe Thunderstorm	High 20	Med 25	High 100	High 70	215	1
Winter Weather	Med 10	Med 25	High 100	High 70	205	2
Flood	Med 10	Med 25	High 100	Med 35	170	3
Drought	Med 20	Med 25	Med 50	High 70	165	4
Wildfire	Med 10	Med 25	Med 50	High 70	155	5
Tornado	Med 10	Med 25	Med 50	Med 35	120	6
Earthquake	Low 2	Med 5	Low 5	Low 10	Low 7	7 (tie)
Hurricane/ Tropical Storm	Low 2	Low 5	Low 5	Low 10	Low 7	7 (tie)

Issues and Opportunities

Land Conservation

Investing in the conservation and stewardship of healthy lands generates tremendous value for local and regional communities, ranging from improving water supply and quality, providing natural habitats, and increasing adjacent land values. In addition to these benefits, conserved land supports community resilience in the face of climate change and increasing costs of natural disasters such as wildfire, floods, and drought. While conserving land cannot prevent these disasters, these actions can help reduce their frequency and severity. Since its inception in 1999, the York County Forever Program has protected, though land acquisition or conservation easements, nearly 11,000 acres of natural areas, farmland, and forests. Of these, over 5,900 acres have been conserved since the adoption of the Comprehensive Plan in 2016.

Floodplain Management

Even before the adoption of the Disaster Relief and Resilience Act, the County had already identified the importance of improved floodplain management. One tool to achieve that goal was to improve its "class" under the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS) program. The CRS program recognizes and incentivizes improved floodplain management practices by reducing flood insurance premiums in communities that participate in the National Flood Insurance Program (NFIP). York County submitted to FEMA an intention to participate in the CRS Program in 2008 and was awarded the Class 9 rating. Expanding the program into new initiatives, the County was elevated to a Class 8 Program in 2020, further reducing flood insurance premiums for its property owners. The County continues to implement policies and actions that go above and beyond the requirements established by the NFIP, such as:

- Adopting a new Flood Damage Prevention & Floodplain Management Ordinance (5/17/21);
- Providing flood protection materials at all York County public libraries; and
- Planning, designing, and implementing various stormwater and flood-related projects, such as installing low-cost stream and rainfall gauges that provide real-time public alert notification of local flooding.

The preservation of land contributes towards CRS scoring, allowing York County residents additional reductions in their flood insurance rates when higher class ratings are achieved. Preservation also increases the amount of permanent open space and limits the impact of development-related stormwater problems. A future opportunity is available through a partnership with Clemson University Cooperative Extension Service to include Carolina Clear certification and educational programs, and demonstration projects that prevent or mitigate stormwater hazards. The Carolina Clear program works to educate citizens of South Carolina of issues associated with polluted stormwater runoff and raise awareness of actions and behaviors to protect our water resources.

Building Code

In both 2016 and 2020, York County earned the maximum points (1.5) possible for inspections of natural hazards mitigation under the Building Code Effectiveness Grading Schedule (BCEGS) evaluation system. The grading schedule assesses community building codes and their enforcement, with special emphasis on mitigation of losses from natural hazards. In fact, the county's Planning and Development Services Department has been commended for going above and beyond the Insurance Services Office's (ISO) minimum requirements, which includes completing and recording elevation certificates upon final inspection of all permitted buildings, and following up if there are problems. The ISO is an insurance advisory organization that provides statistical and actuarial information to businesses, focusing on property/casualty insurance. The anticipated benefits are safer buildings, less damage, and lower insured losses from catastrophes.

Goal R-1: Development in York County will include provisions that enable long term resilience.

- **R-1.1**
  Enhance and encourage the use of natural resource protection measures as a means to reduce the impacts of hazards on people and property.
  - R-1.1A
    Update the York County Forever priority project list and ranking procedures to include criteria that address long-term resilience.
  - R-1.1B
    Promote the incorporation of mitigation banking into capital projects, review and update the 2010 York County Mitigation Bank Feasibility Study.
- **R-1.2**
  Consider hazard mitigation and post-disaster response needs when designing capital projects.
  - R-1.2A
    Develop staging areas for disaster emergency response and supply distribution during the design of public facilities.
- **R-1.3**
  To mitigate risk from potential tree damage, prepare a needs assessment for a Tree Inventory and Management Plan for existing trees along public roads and County-owned properties.
  - R-1.3A
    Implement actions recommended in Tree Inventory and Management Plan to mitigate future risk from tree-related hazards, which could include tree pruning, tree removal, and target relocation.
  - R-1.3B
    Consider revising design standards to minimize risk of tree hazards, such as those that address tree save areas (to preserve soil structure) and encourage clusters of trees (to protect them from wind fall).

Goal R-2: Improve the County's ability to manage and recover from natural disasters and other environmentally hazardous conditions.

- **R-2.1**
  Develop policies and procedures to mitigate the impacts of hazards on people and property utilizing current data and best management practices.
  - R-2.1A
    Confirm hazard vulnerabilities and inventory existing resilience conditions related to: severe thunderstorms, winter weather, flooding, wildfires, drought, tornados, hurricanes/tropical storms, and earthquakes.
- **R-2.2**
  Ensure that the County's Disaster Recovery Plan is supported by and does not conflict with the Comprehensive Plan.
  - R-2.2A
    Assist OEM by participating on the Planning and Land Use Subcommittee.
  - R-2.2B
    Align relevant Disaster Recovery Plan goals with the Comprehensive Plan, Zoning Code, and Land Development Code.
- **R-2.3**
  Improve interagency coordination and planning to reduce the impact of hazards that cross jurisdictional boundaries.

Goal R-3: To increase resilience, inform the public and personnel of ways to prepare and mitigate for potential natural hazards.

- **R-3.1**
  Train personnel in positions that have an impact on the resilience of the County.
  - R-3.1A
    Work with OEM and knowledgeable organizations such as the American Planning Association to identify appropriate subject matter and trainers for educating staff and the public regarding resilience.
- **R-3.2**
  Collaborate with outreach organizations such as York County Soil & Water Conservation District and Clemson Extension to provide educational opportunities about resilience for the general

public, with a focus on historically underserved and marginalized groups.

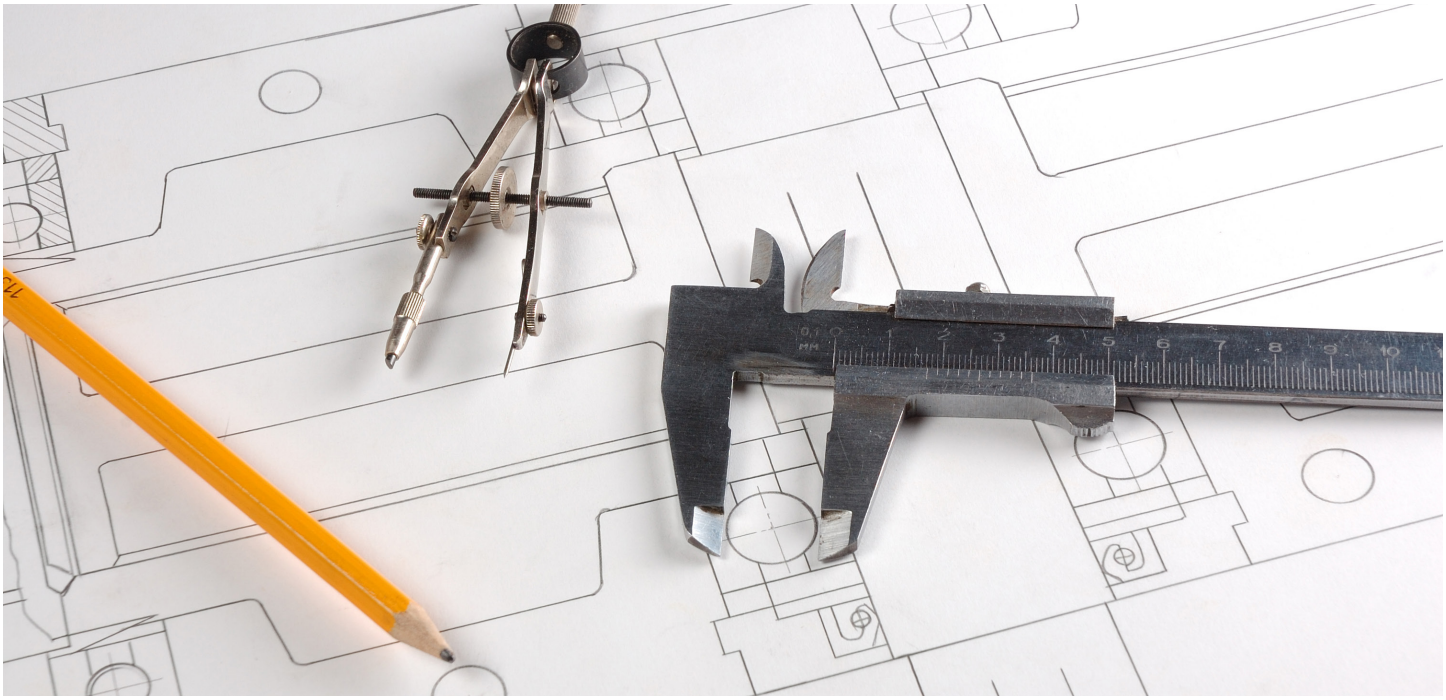
- R-3.2A
  Support the establishment of Clemson Extension's Carolina Clear certification programs, such as Master Pond Manager, Master Rain Gardener, Post-Construction BMP Inspector, Certified Erosion Prevention & Sediment Control Inspector (CEPSCI) and Certified Stormwater Plan Reviewer (CSPR).
- R-3.2B
  Support the implementation of Carolina Clear educational programs and demonstration projects, such as 4-H2O summer camp, Adopt-A-Stream volunteer network, Carolina Yards, Stream Bank Repair, Storm Drain Marking, Stormwater Best Management Practices, Stormwater Pond Management, and Silt Fence & Beyond: Erosion & Sediment Control Best Practices.
- R-3.2C
  Plan, design and implement various stormwater and flood-related projects, such as but not limited to, low-cost stream and rainfall gauges to provide real-time public alert notification of local flooding.

Goal R-4: Reduce the impacts of stormwater hazards on people, property, and the natural environment through the County's Stormwater Management Plan.

- **R-4.1**
  Implement and revise the Stormwater Management Plan (SWMP) best management practices as necessary to meet current standards for MS4 permit.
- **R-4.2**
  Implement the monitoring and assessment plan for each of the identified TMDLs (Total Maximum Daily Load) and submit it to SCDHEC Bureau of Water as required under the current SMS4 permit.
  - R-4.2A
    Document and alert SCDHEC of any new TMDLs and incorporate them into the permit requirements, and a monitoring and assessment plan developed within 12 months of the effective date of the TMDL.
- **R-4.3**
  Support the establishment of a Regional Stormwater Consortium through the Carolina Clear program with Clemson Extension.
- **R-4.4**
  In areas with multiple flood events, study the possibility of floodplain buyouts for capital projects and/or commercial development.
- **R-4.5**
  Update the 2017 Stormwater Utility District Feasibility Study and consider the establishment of a York County Stormwater Utility.
- **R-4.6**
  Maintain and improve York County's Community Rating System (CRS) recertification credits under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Policy(NFIP).
  - R-4.6A
    Update the York County Flood and Open Space Map & Spreadsheet and prepare other documentation to receive additional credits for open space protection under CRS.
- **R-4.7**
  Support the implementation of the 2021 revisions to the York County Flood Damage and Prevention Ordinance (Chapter 151).

11 IMPLEMENTATION

Implementation



"Implement your plans with courage and persistence. Have complete faith in your ability to succed and never, ever give up." - Brian Tracy

Element Overview

While the Comprehensive Plan is fundamentally a policy document, the policies and strategies identified herein will only be turned into reality by concerted, consistent attention to implementation. This requires that the County administration, various departments, and present and future County Councils actively and continuously use the plan as a key reference for all considerations, and make decisions and take actions that are consistent with the strategic initiatives and policies contained herein.

This document establishes goals, strategies, and policies to positively impact the pace and direction of new development, new major public infrastructure investments, and the quality of life of County residents and businesses. This chapter describes an implementation program for the Comprehensive Plan, comprised of the following components:

- Authority: How the policies and strategies of the Plan will be implemented;
- Compliance: Ensuring land use decisions are consistent with the Plan;
- Adoption: The process of adopting the Plan;
- Amending: Keeping the Plan relevant;
- Monitoring: Responding to changing conditions; and
- Action Plan: A matrix of the strategies, time frame of implementation, and lead agency.

Comprehensive Plan Authority

In the State of South Carolina, comprehensive planning, as well as procedures for zoning and development regulation, are guided and structured by the Local Government

Comprehensive Planning Enabling Act of 1994. The act provides guidance as to the Plan's topics by specifying the list of ten required elements as well as the elements' contents, to include an inventory of existing conditions; a statement of needs and goals, and implementation strategies with time frames.

The act does not specifically identify the contents of these implementation strategies, other than to identify the need for zoning and development approvals to be consistent with the Comprehensive Plan, as indicated by these excerpts:

Section 6-29-540: *When the local planning commission has recommended, and local governing authority or authorities have adopted the related comprehensive plan element set forth in this chapter, no new street, structure, utility, square, park, or other public way, grounds, or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the political jurisdiction or the governing authority or authorities establishing the planning commission until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the Comprehensive Plan of the community.*

The process for commission review is a major tool to help ensure investments move the community toward implementing the plan. Further, Article 5 of the Act, in establishing the basis and authority for local government zoning, clearly suggests that zoning actions should be consistent with, and serve to further the purposes set out in, the Comprehensive Plan, as indicated by the following excerpts:

When the local planning commission has prepared and recommended, and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the Comprehensive Plan. Section 6-29-720 (A).

The (zoning) regulations must be made in accordance with the comprehensive plan for the jurisdiction. Section 6-29-720 (B).

Regulatory Compliance

Upon adoption, the Comprehensive Plan becomes the County's key policy document, separate and distinct from zoning, but to which future zoning and development regulations must be made consistent. The following are specific principles to be followed to ensure compliance.

Principle: Zoning and land development ordinances should be revised to maintain consistency with the Comprehensive Plan.

The various comprehensive plan elements identify both specific revisions to the land development code and zoning ordinance, as well as broader provisions that will prepare the County to manage growth. This principle does not suggest that, upon Plan adoption, the zoning map, ordinances and its various zoning districts must undergo a wholesale revision. Rather, the schedule of future implementation will be provided on an annual basis through the department's work plan and through the daily, weekly, and monthly decision-making processes. Rezoning applications that are inconsistent with the Plan should not be approved.

Principle: Development applications should be reviewed for consistency with the Comprehensive Plan and should not be approved if found inconsistent with the plan.

Because the Future Land Use Map is a component of a policy document, it includes some flexibility in its broader interpretation as compared to the Zoning Map, which is static and rigid. Many development applications are consistent with both the existing zoning district and with the Comprehensive Plan and can proceed without creating conflict with the County's goals. In contrast, land use map designations may be in conflict with current zoning designations. In these cases, which require a rezoning request to allow the development, the Comprehensive Plan review process identifies existing inconsistencies, proposed inconsistencies, and provides appropriate recommendations. In cases where there is a clear conflict created by a rezoning, such approvals should not be granted unless the Comprehensive Plan is amended. In cases where areas are designated as a commercial or mixed-use node, regardless of the underlying zoning district, flexibility may

be granted to permit the request, so long as the allowed uses meet the intent of the Plan. If an application is found to be inconsistent with the Plan, a statement of that finding should be provided; and if warranted, the Land Use Plan Map should be amended per the recommended process in this element.

Comprehensive Plan Adoption Procedure

Under South Carolina law (S.C. Code Chapter 6-29-520 and 530), a comprehensive plan must be adopted in accordance with the following five steps:

- Resolution: By majority vote, the Planning Commission must adopt a resolution recommending the plan, or plan element, to the governing body (County Council) for adoption, with specific reference to any maps and other descriptive material intended as a part of the plan.
- Minutes: The resolution must be recorded in the minutes of the Planning Commission.
- Transmittal: A copy of the recommended comprehensive plan must be transmitted to the County Council and to all other legislative and administrative bodies affected by the plan. In York County these will include, at minimum, local municipalities, school districts, and utility service providers.
- Public Hearing: Before adopting the comprehensive plan County Council must hold a public hearing, advertised at least 30 days in advance.
- Ordinance: County Council must adopt the comprehensive plan by ordinance.

Plan Amendments

While the Comprehensive Plan provides for considerable flexibility in interpretation, to have relevance over time, it should not be ignored, nor subject to continuous or arbitrary revisions, as may be necessary to accommodate rezoning applications that are contrary to the Comprehensive Plan. Therefore, staff will evaluate the land use plan, minimally on an annual basis, to determine if amendments to the plan are necessary due to inconsistent rezoning actions, changing development patterns and conditions, new or planned infrastructure investments, municipal annexations, and the like. This process will occur in the same manner as per plan adoption.

The following shall NOT be considered to require Plan amendments:

- Emergency situations requiring immediate actions or development approvals necessary to protect public health, safety or welfare, or to respond to an overriding public purpose;
- Small scale developments, involving minor deviations, interpretations, or adjustments to the Future Land Use Map; generally less than 10 acres not contiguous with other similar parcels;
- Corrections of errors, clarifications of intent and updating of data, which do not substantially alter Plan policies or actions.

York County shall initiate a revision process to update the Comprehensive Plan. The revision process will include the following:

- Updating of key data to include growth trends and other factors experienced since the adoption of the current Plan;
- Revision/update of goals, strategies and actions to reflect funding/economic constraints, emerging needs and opportunities, and expressed citizen priorities.

Processing Plan Amendments

The following is a recommended protocol for the processing of Comprehensive Plan amendments:

1. Package proposed Plan amendments annually for review and recommendation by the Planning Commission, and forward their recommendations to County Council for their consideration following a public hearing.

2. Plan amendments may include modifications to goals and recommendations/strategies; or modifications to the Land Use Map to accommodate rezonings which are contrary to the adopted Comprehensive Plan.

3. Amendments should be made with an analysis/study of immediate needs and consideration of the long-term effects. In considering amendments to the Comprehensive Plan, the County should be guided by the following:

- The need for the proposed change;
- The effect of the proposed change on the need for additional County services and facilities;

- The compatibility of the use in the immediate community;
- The compatibility of the use with adjacent municipal land uses;
- Fiscal impacts, and
- The implications, if any, that the amendment may have for other parts of the Plan.

Comprehensive Plan Monitoring

If a Comprehensive Plan is to have value and usefulness over time, it is important to develop ways of monitoring progress on the many initiatives it calls for, as well evaluating its effectiveness and keeping it current as new information becomes available and as circumstances change. For this reason, comprehensive planning should be thought of as an ongoing process and not as a one-time event.

South Carolina law (S.C. Code Chapter 6-29-510E) recognizes this need to keep the Comprehensive Plan current and relevant and it mandates generally that the Comprehensive Plan be reviewed as necessary to ensure its ongoing relevance. Specifically, state law requires that the Planning Commission review the Comprehensive Plan at least every five years and that the Comprehensive Plan shall be updated and adopted as a new comprehensive plan, at least every ten years.

Due the complexity of the many initiatives called for in the Plan, as well as the high rate of growth and change, provisions for Plan monitoring and updating should exceed these minimum state requirements, as follows: As part of its annual work plan, the Planning and Development Services Department will monitor and report upon Plan implementation progress annually.

1. On an annual basis, the Planning and Development Services Department shall submit to the Planning Commission and County Council, an annual report indicating actions taken, progress made toward Plan implementation, while also identifying constraints for implementation, and summarizing trends and challenges which have emerged or changed in the period since Plan adoption.

2. Develop a Plan monitoring program, to evaluate the effectiveness of implementation efforts and adherence to the Plan, along with recommendations for Plan amendments due to altered circumstances, or in response to citizen requests, proposed rezonings, or preliminary plats.

3. Maintain dialogue with citizens, state, regional and local governmental entities, special districts, development interests, and other stakeholders and affected parties on an on-going basis to monitor the effectiveness of the Plan.

Action Plan

The following section of the Implementation Element includes an Action Plan Matrix that lists strategic actions for each of the elements of the Comprehensive Plan. The Matrix includes the timeframe and lead agency for implementation. Short-term actions should be completed within one to three years, and are generally those with high priorities for the County, may require minimal additional preparation or financial resources, and which can be accomplished with existing staff. Mid-term actions should be completed within three to six years, as they may need longer time for additional study or are beyond the current staffing and budgetary capabilities. Long-term actions are strategically more aspirational, and should be completed within ten years, or as soon as the requisite circumstances enable their completion.

Action Plan Matrix

The Matrix is maintained as a spreadsheet document for ease of maintenance, implementation, and work planning. The Action Plan is not intended to be a definitive prescription or a rigid formula, nor does it preclude certain actions from being implemented earlier or later than indicated, subject to the availability of resources. Rather, it is suggested as a framework to guide decision-making and allocation of resources – a "to-do list" to ensure steady progress in carrying out the strategies and actions of the Comprehensive Plan. While the Comprehensive Plan incorporates reasonable flexibility, the degree of success in implementing the Plan will be a reflection of the County's ability to consistently act in accordance with the Action Plan.

ACTION ITEM #	ACTION	TERM	LEAD AGENCY
	LAND USE		
LU-1.3B	Between Plan updates, identify emerging Centers based upon available and planned utilities, infrastructure, and services.	Mid Term	Planning & Development Services
LU-1.4	Ensure that allowable residential densities are consistent with the intentions of the corresponding future land use designations.	Mid Term	Planning & Development Services
LU-1.5C	Update the Future Land Use Map when potential transit corridors are determined to allow for uses and densities that support transit.	Long Term	Planning & Development Services
LU-2.1C	Conduct "hot spot" utility studies in conjunction with utility providers to ensure land highly suitable for industrial or office development can be adequately served.	Mid Term	Planning & Development Services, York County Economic Development
LU-3.1A	Evaluate the benefits of additional design guidelines and subdivision standards to improve the quality of residential, commercial, and industrial development.	Short Term	Planning & Development Services
LU-3.1B	Consider expanding select residential design standards from the Lake Wylie Overlay District to other growth areas of the County.	Short Term	Planning & Development Services
	TRANSPORTATION		
T-1.1A	Adopt a complete streets resolution that requires context-sensitive facilities for all modes of transportation along major roads in the County.	Short Term	Planning & Development Services, Engineering
T-1.1B	Complete the county-wide Thoroughfare Plan which identifies potential corridors for new road alignments that will improve street connectivity and promote economic growth.	Short Term	Planning & Development Services
T-1.2A	Consider a Transportation Impact Fee ordinance as a tool to offset the costs of maintaining, improving, and constructing roadways to meet the transportation infrastructure demands of new development.	Mid Term	Planning & Development Services
T-2.1A	Review and consider adopting the RFATS Bike Walk Plan.	Short Term	Planning & Development Services, RFATS
T-2.1B	Develop and adopt a County-wide bicycle and pedestrian master plan that aligns with existing RFATS and municipal plans to improve feasibility of walking and cycling to local destinations and increase opportunities for physical activity.	Mid Term	Planning & Development Services, RFATS, COG, SCDOT
T-2.1C	Coordinate bike and pedestrian facilities recommended by adopted plans with Pennies for Progress improvements.	Mid Term	Planning & Development Services, Engineering
T-2.2A	Survey locations and conditions of existing facilities and identify where maintenance and new facilities is needed.	Mid Term	Planning & Development Services
T-2.2B	Incorporate destinations such as schools, YMCA, parks, food, retail, etc. into new and existing bike routes.	Mid Term	Planning & Development Services
T-2.3A	Establish design standard details for pedestrian and bicycle facilities for use by developers.	Mid Term	Planning & Development Services

T-2.3B	Promote landscape strips between sidewalks and streets to increase pedestrian comfort, especially along arterials.	Mid Term	Planning & Development Services
T-2.3C	Analyze areas of the County where protected bike lanes might be part of an effective road diet instead of a five lane road widening.	Mid Term	Planning & Development Services
T-3.1B	Collaborate with CATS to reevaluate the feasibility of extending transit service along Highway 49 from Charlotte into the Lake Wylie area.	Short Term	County Management, RFATS
T-3.1D	Coordinate with RFATS to reassess the previously identified Bus Rapid Transit Corridor (BRT) route by updating the study to reflect current development conditions and costs.	Mid Term	Planning & Development Services, Consultant, RFATS
T-5.1C	Work with SCDOT to include wider paved shoulders with modified rumble strip skip patterns on arterial and collector roads, include striped bike lanes on appropriate roadways when resurfacing projects are designed along adopted bike routes, and seek funding to construct wider paved shoulders for new road construction and resurfacing projects.	Mid Term	Planning & Development Services, Engineering, RFATS
ECONOMIC DEVELOPMENT			
ED-1.1B	Enhance the York County Economic Development online database of available properties to allow for local GIS attributes, additional commercial real estate offerings and utility availability.	Short Term	York County Economic Development
ED-1.2A	Create and conduct regular surveys of existing businesses in York County to understand their health, current challenges, needs, and means by which York County can maximize assistance.	Ongoing	York County Economic Development
ED-1.3C	Adopt a county-wide Bailey Bill ordinance to promote opportunities for new companies, including creative-class businesses, to rehab and locate into historic buildings throughout the county.	Mid Term	York County Economic Development, Tax Office
ED-1.4B	Periodically review and revise development regulations to ensure that agritourism operations can be both safe and successful.	Ongoing	Planning & Development Services
ED-2.1A	Estimate the total amount of land that will be necessary to meet the long-term demand of all future office and industrial users.	Short Term	York County Economic Development, Planning & Development Services, Consultant
ED-2.1B	Study the historical development of unincorporated land intended for office and industrial uses into residential uses, to determine whether further protections are necessary.	Short Term	Planning & Development Services
ED-2.1C	Conduct a site analysis study for target industries identified in the 2021 York County Economic Development Strategic Plan	Short Term	York County Economic Development, Catawba COG
ED-2.1D	Create a prioritization system to identify the most critical properties to preserve for future office or industrial use.	Short Term	York County Economic Development, Planning & Development Services

ED-2.2A	Implement policies of the I-77 South Corridor Plan to protect strategic properties intended for industrial development along the I-77 Corridor.	Short Term	Planning & Development Services, York County Economic Development
ED-2.2B	Ensure that the Future Land Use Map reflects intentions to protect targeted properties for office or industrial use.	Short Term	Planning & Development Services
ED-2.3	Consider methods to establish a business and technology park where the County controls project development and can leverage incentives to secure desirable target industries.	Mid Term	County Management, York County Economic Development
ED-3.2	Invest in infrastructure and other necessary improvements to prepare targeted properties for economic development opportunities.	Mid Term	County Management, York County Economic Development
ED-3.2B	Develop CIP projects that align with the Future Land Use Plan to make necessary infrastructure improvements to highly ranked suitable sites.	Mid Term	Engineering
ED-4.1A	Monitor and report the property tax burden for commercial and industrial users in comparison to similar geographies that routinely compete with York County for economic development opportunities.	Short Term	York County Economic Development, Consultant
ED-4.2	Identify opportunities to create new financial and other incentive programs that would encourage businesses to locate and expand in York County.	Short Term	York County Economic Development, Consultant
ED-5.1D	Take steps to designate and then promote the Catawba and Broad Rivers as Blueways.	Mid Term	Planning & Development Services
ED-5.2A	Amend the land development ordinance to require the provision of active or passive recreation amenities within new employment centers, such as multi-use paths or pocket parks.	Short Term	Planning & Development Services
ED-5.2C	Amend the land development ordinance to provide for the location and design of transit facilities in employment centers.	Mid Term	Planning & Development Services
	HOUSING		
H-1.1	Develop a Comprehensive Housing Assessment that includes analysis of the following factors: • Housing affordability by income • Housing supply by type • Housing supply for aging-in-place and older adults • Housing supply that is substandard, blighted, or vacant • Factors impacting diversity of housing types and affordability	Mid Term	Consultant, Planning & Development Services
H-1.1A	Implement recommendations of the Comprehensive Housing Assessment through text amendments to applicable ordinances.	Mid Term	Planning & Development Services
H-1.2A	Establish residential design guidelines and incentives to promote variety and quality of housing in the urbanizing areas of the county.	Short Term	Planning & Development Services
H-1.2B	Consider changes to existing height limitations if new demand for higher density multifamily residential emerges.	Short Term	Planning & Development Services
H-1.2C	Consider allowing higher density residential and mixed-use development along transportation corridors and at nodes where transit service may be viable.	Mid Term	Planning & Development Services

H-2.1	Identify areas where smaller-lot single-family, townhome, and multifamily housing is best suited to maximize the utilization of existing or planned utility infrastructure.	Short Term	Planning & Development Services
H-2.1A	Periodically review and amend the Urban Services Boundary to continue focusing development within areas that are or can be served by existing utilities.	Ongoing	Planning & Development Services
H-3.1	Create policies and development regulations that provide protection from incompatible non-residential encroachments into existing residential neighborhoods.	Short Term	Planning & Development Services
H-3.3	Study the feasibility of establishing a program to evaluate and repair residential buildings that appear to be structurally deficient or uninhabitable.	Mid Term	Consultant, Planning & Development Services
H-3.3A	Partner with the Catawba Regional Council of Governments or non-profits to establish programs that address housing condition issues.	Mid Term	Catawba COG, Non-profits
H-3.3B	Seek grant funding to provide financial incentives to help homeowners repair dilapidated, unsafe structures.	Short Term	Catawba COG, Non-profits
H-3.3C	Consider adding authority to the County to address abandoned or blighted residential properties.	Mid Term	Planning & Development Services
H-3.4	Consider expanding code enforcement policy to proactively monitor, report, and address code violations.	Short Term	Planning & Development Services
H-4.1A	Study the impacts of requiring a portion of new multifamily dwellings to be affordable to those earning less than a specified percentage of the adjusted median income.	Mid Term	Consultant, Planning & Development Services
H-4.1B	Consider ways to reduce the costs of permitting affordable housing and evaluate innovative regulatory approaches that encourage private development of affordable housing.	Mid Term	Planning & Development Services
H-4.4	Evaluate the feasibility of conveying surplus County land in residential areas to non-profit housing organizations for the construction of affordable housing.	Mid Term	York County Economic Development, Planning & Development Services
NATURAL RESOURCES			
NR-1.1A	Maintain and systematically update the priority list of significant natural, agricultural, recreational, and scenic properties.	Short Term	Planning & Development Services
NR-1.1E	Increase public awareness of YCF's mission, goals, benefits, and success stories through branding and targeted marketing tools.	Short Term	Planning & Development Services
NR-1.2C	Partner with public and private agencies to establish blueways along the Broad and Catawba rivers and seek national or state designation.	Mid Term	Planning & Development Services
NR-1.2E	Expand the wetland mitigation bank program to preserve and enhance wetlands from public projects and use the proceeds to help fund future open space preservation efforts.	Mid Term	Planning & Development Services
NR-1.3E	Consider adopting incentive provisions to allow developers to donate a fee in-lieu instead-of the required open space dedication for smaller commercial or residential infill developments or redevelopment.	Mid Term	Planning & Development Services

NR-1.3F	Study the feasibility of adopting a Transfer of Development Rights program to promote densities in more urbanized areas, to protect natural, scenic, and rural areas from urban growth pressures.	Mid Term	Planning & Development Services
NR-2.1A	Prepare a countywide park and recreation needs assessment that identifies underserved areas of the county, considers possible partnerships, and researches potential funding mechanisms.	Short Term	Parks & Recreation
NR2.1C	Consider expanding the Lake Wylie Recreation Tax District to be a countywide program to increase funding and improve recreation opportunities.	Mid Term	Parks & Recreation
NR-2.2A	Create a countywide, multijurisdictional trail and greenway plan in coordination with existing bike and pedestrian plans.	Short Term	Planning & Development Services
NR-2.2C	Explore possible rails to trails network connection opportunities.	Mid Term	Planning & Development Services
CULTURAL RESOURCES			
CR-1.1A	Review and update the 1992 county-wide survey of historic resources, and establish a regular, periodic update on the status and condition of those resources thereafter	Mid Term	Consultant
CR-1.2A	Consider establishing criteria for requiring Phase I, II, or III archeological surveys	Mid Term	Planning & Development Services
CR-1.3	Consider establishing a Historic Preservation Commission, which would designate properties with historical, architectural, or cultural significance and further protect the integrity of these properties by establishing design standards	Mid Term	Planning & Development Services
CR-1.6	Pursue Certified Local Government status with the National Park Service.	Short Term	Planning & Development Services
CR-1.7A	Develop a GIS story map of historic places and an accompanying "historic York County trail" linking together historic resources.	Short Term	Planning & Development Services
CR1.8	Extend the eligibility of the Preservation Tax Incentive Ordinance to include locally significant properties or properties within locally designated historic districts.	Mid Term	Planning & Development Services
CR3.3A	Develop and install standardized signage for York County cultural tourism sites.	Mid Term	CVB
COMMUNITY FACILITIES			
CF-1.6A	Consider requiring land to be set aside in mixed-use activity centers for community facilities such as libraries, schools, and parks.	Mid Term	Planning & Development Services
CF-2.1A	Cooperatively work with the municipalities and service providers to formally adopt the Urban Services Boundary.	Mid Term	Planning & Development Services
CF-2.1B	At least every five years, review the Urban Services Boundary, and amend if necessary, as large scale new development occurs at the boundary's edges	Mid Term	Planning & Development Services

RESILIENCE			
R-1.1A	Update the York County Forever priority project list and ranking procedures to include criteria that address long-term resilience.	Short Term	Planning & Development Services
R-1.2A	Develop staging areas for disaster emergency response and supply distribution during the design of public facilities.	Mid Term	Emergency Management
R-1.3	To mitigate risk from potential tree damage, prepare a needs assessment for a Tree Inventory and Management Plan for existing trees along public roads and County-owned properties	Mid Term	Planning & Development Services
R-3.1A	Work with OEM and knowledgeable organizations such as the American Planning Association to identify appropriate subject matter and trainers for educating staff and the public regarding resilience.	Mid Term	Planning & Development Services
R-3.2C	Plan, design, and implement various stormwater and flood-related projects, such as but not limited to, low-cost stream and rainfall gauges to provide real-time public alert notification of local flooding.	Short Term	Planning & Development Services
R-4.2A	Document and alert SCDHEC of any new TMDLs and incorporate them into the permit requirements, and a monitoring and assessment plan developed within 12 months of the effective date of the TMDL.	Short Term	Planning & Development Services
R-4.3	Support the establishment of a Regional Stormwater Consortium through the Carolina Clear program with Clemson Extension.	Short Term	Planning & Development Services
R-4.4	In areas with multiple flood events, study the possibility of floodplain buyouts for capital projects and/or commercial development.	Mid Term	Planning & Development Services
R-4.5	Update the 2017 Stormwater Utility District Feasibility Study and consider the establishment of a York County Stormwater Utility.	Mid Term	Planning & Development Services

12 PRIORITY INVESTMENT

Priority Investment



"First have a definite, clear practical ideal: a goal, an objective. Second, have the necessary means to achieve your ends: wisdom, money, materials, and methods. Third, adjust all your means to that end" - Aristotle

Purpose

The purpose of the Priority Investment Element is to inventory and evaluate available funding sources and anticipated revenues to finance public infrastructure and facilities recommended throughout the Comprehensive Plan. As communities grow, the demands placed on supporting infrastructure continue to rise and eventually necessitate additional capacity improvements to maintain adequate levels of services. Traditionally, elected officials rely on rising property tax revenue, in addition to state or federal funding, to pay for future year capital improvements.

Generally, the level and mix of local government expenditures is a function of the area's size, geography, land use, economy, demographics, and services provided. Local preferences for service levels, service mix, and access to facilities give decision-makers choices when programming public infrastructure and facilities to address existing deficiencies or serve new areas. Spending on capital projects may increase or decrease from year to year because of economic conditions or immediate needs in the jurisdiction. Occasionally, opportunities exist to leverage public-private partnerships or gain access to outside funding sources.

The Priority Investment Element is an organizing document, and should be referenced by the County when identifying priority investment areas.

Existing Revenue Sources and Funding Mechanisms

Generally, a local government's capital and operating responsibilities are financed by taxes and other fixed or restricted revenue sources. A significant portion of the County's revenue is variable, including deed stamps, building permits, and interest revenue. The local revenue structure is a function of the area's applicable state law, size, geography, government structure, land use, and number of services provided. Typical sources of revenue include: local taxes, fees, and miscellaneous receipts; revenue transfers from federal and state government sources; and grants or in-kind donations from non-profit or private parties. Revenues may increase or decrease from year-to-year because of economic conditions, changes in property values, changing tax rates, or severity of delinquent tax bills.

Several revenue sources and funding mechanisms are available in York County to finance the planning, purchase, construction, or maintenance requirements of public infrastructure and facilities needed to serve future development. The sections that follow summarize revenue sources and funding mechanisms used today to implement recommended projects in the County.

General Fund

A government's general fund accounts for all revenues not otherwise assigned to specific individual funds. It finances many facilities and services provided in York County, and its funding levels may change from year to year during the annual budget adoption process. In York County, the general fund is financed primarily by property taxes. Other revenue sources include: state funding, fees for County services, fines, miscellaneous sales, and interest income. Typically, the York County Council designates a portion of the general fund for public infrastructure and facilities each year as part of the budget adoption process.

General Obligation Bonds

General obligation bonds are secured by the "full faith, credit, and taxing powers" of the issuing government. They legally obligate the local government to levy taxes on all assessable property within the jurisdiction at a rate necessary to meet the debt service payments of the bonds. The South Carolina Constitution limits local government borrowing power to eight percent of the jurisdiction's total assessed value without approval by voter referendum.

Special Revenue Bonds

Special revenue bonds are secured by the revenues generated from the income-producing project(s) being financed. They incur slightly higher interest costs compared to general obligation bonds, but they do not impact the county's legislated debt limit or bonding capacity. In the past, York County has issued special revenue bonds into finance water and sewer capital projects.

Capital Lease-Purchase Agreements

A capital lease-purchase agreement lets a local government acquire capital assets (and eventually own them) while making periodic lease payments, including principal and interest, spread over a defined payback period. It's an alternative to cash purchases, traditional leases without ownership, or issuing bonds for major purchase. Items traditionally purchased with capital lease-purchase agreements include: buses, fire-fighting vehicles and equipment, heavy equipment and machinery, office equipment, road maintenance vehicles, solid waste disposal equipment, or telecommunication systems.

Special District Tax Revenue (Fire)

A portion of York County's property tax revenue is dedicated to the Rural Fire Control Board and seven fire service districts operating in unincorporated areas of the county. The millage rate for each district varies from a low of 3.0 mills in Bethel to a high of 10.0 mills in Flint Hill. Revenues are used to fund large capital purchases and day-to-day equipment, routine maintenance, and operating needs associated with the fire service.

Special District Tax Revenue (Bethel-Lake Wylie Land Acquisition Parks and Preservation District)

In 2020, voters within the Bethel-Lake Wylie area approved the creation of a Special Tax District for the for the purpose

of providing recreation and open space facilities. The total shall not exceed $10,000,000 and the funds shall be used for land acquisition, construction of recreation facilities, and maintenance expenses. Since its inception, the district has purchased four parcels for a total of 153 acres. Future plans for these parcels include a farmers market, a dog park, and a community open space with trails and meeting space.

Special District Tax Revenue (Lake Wylie Parks and Recreation District)

In 2016, voters approved the Lake Wylie Parks and Recreation Tax District for the purpose of providing recreation facilities within the Lake Wylie area. It includes a five member board appointed by County Council who live within the boundary of the District. The District utilizes what is now known as Field Day Park and has the authority to expand to additional property upon approval of Council. In order to provide for operation and maintenance costs, property owners within the boundary an ad valorem tax is levied annually not to exceed 10 mils.

Local Accommodations Tax

Local governments in South Carolina are authorized to levy a local accommodations tax (beyond the two percent state accommodations tax) of up to three percent of the gross proceeds derived by business owners renting rooms, campground spaces, lodging, or sleep accommodations. York County enforces a local accommodations tax ordinance, which requires all hotels in unincorporated York County to collect a three percent local accommodations tax on behalf of the County. Local accommodations tax proceeds must be used for the following purposes as defined in the South Carolina Code of Laws, Section 6-1-530:

- tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;
- tourism-related cultural, recreational, or historic facilities;
- beach access, re-nourishment, or other tourism-related lands and water access;
- highways, roads, streets, and bridges providing access to tourist destinations;
- advertisements and promotions related to tourism development; or
- water and sewer infrastructure to serve tourism-related demand.

Local Hospitality Tax

A local hospitality tax is levied on consumers purchasing prepared foods and beverages from vendors located within the jurisdiction enacting the tax. Counties in South Carolina are authorized to levy a hospitality tax of up to two percent if approved by a majority of the governing body. York County enforces a hospitality tax ordinance, which requires all establishments that have sales of prepared meals and beverages in the unincorporated area of York County to collect a two percent local hospitality tax on behalf of the County. Establishments within the city limits of Hickory Grove, McConnells, Sharon, and Smyrna shall collect a one percent local hospitality tax on behalf of the County.

Pennies for Progress One-Cent Sales Tax

Authorized by Section 4-10-310 of the Code of Laws of South Carolina, Pennies for Progress is the name used for York County's Capital Projects Sales and Use Tax Programs. Capital transportation projects are chosen and prioritized by a local One-Cent Sales Tax Commission that is formed to represent the governmental entities and citizens of York County. Project selection and prioritization established by the Commission are then presented in the form of a referendum for voter approval. Citizens of York County approved Pennies for Progress programs in 1997, 2003, and 2011, which have collected more than $472 million, with and estimated additional $278 million for the current 2017 Pennies for Progress program. These four referendums included 124 projects for road-widening, safety improvements, congestion management, and resurfacing. The next Pennies for Progress (Pennies 5) referendum is planned for November 2024.

SCDOT "C" Funds

The "C" Program is a long-established partnership between the South Carolina Department of Transportation (SCDOT) and forty-six counties of South Carolina to fund improvements for state roads, county roads, city streets, and other local transportation projects. The C funds are

derived from 3.99 cents per gallon of the State's gasoline tax. These funds are distributed to each of the 46 counties based on a three-part formula: one third based on the ratio of the land area of the County to the land area of the state, one third based on the ratio of the County population to the state population, and one third based on the rural road mileage in the County to the rural road mileage in the state. In 2018, SCDOT added a new provision to the allocation method - Donor Bonus. This allocation goes to counties which contribute more to the "C" Fund than they receive. The current "C" Fund Law increases the Donor Bonus allocation from $9.5 million to $17 million. After that amount has been divided among all donor counties, SCDOT is then to transfer up to an additional $3.5 million among the donor counties.

State law stipulates the counties spend at least twenty-five percent of their C funds on the state highway system (construction, improvements, and maintenance). York County sets aside an additional fifteen percent for local economic development initiatives. The majority of these funds are used for street paving and repaving projects, but funds can also be used for sidewalk construction and intersection improvements. York County solicits requests each year from local governments, and project requests are evaluated and prioritized based on existing conditions, project location, and cost estimates. Recommendations are presented to the York County Council, acting as the County Transportation Committee, for final approval.

RFATS Guideshare Funds

Federal funds distributed to the SCDOT are applied toward system upgrades in the state's eleven metropolitan planning organizations (MPO's). RFATS is the MPO for a large area of the county. Funding levels for each MPO are determined by applying the proportion of the MPO's population to the state's urban population (as determined by the US Census). That percentage is weighed against the statewide funds available for system upgrades and results in the MPO's Guideshare allocation. RFATS uses these funds to implement projects identified in the area's Long Range Transportation Plan. RFATS annual apportionment is approximately $6.035 million dollars. Guideshare funds will be used on various road projects throughout the county including I-77 interchange improvements at Exits 82 and 85 and intersection improvements at India Hook/Celanese Roads and Carowinds and Pleasant Roads

Rural Guideshare Funds

Federal funds distributed to the SCDOT are applied toward system upgrades in the state's rural areas via ten councils of government (COG's). Funding levels for each COG are determined by applying the proportion of the COG's population to the state's rural population (as determined by the US Census). That percentage is weighed against the statewide funds available for system upgrades and results in the COG's Guideshare allocation. The Catawba Regional Council of Governments, which serves as the MPO for rural areas of the County, uses these funds to implement projects identified in the area's Long Range Transportation Plan and Local Transportation Improvement Program. Rural Guideshare funds have been used for Green Pond Road reconstruction, between SC 55 and SC 27, and Kings Mountain Street improvements.

Transportation Alternatives Program

The Transportation Alternatives Program (TAP) provides federal funds to expand transportation choices and improve the overall transportation experience, including: on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; community improvement activities, and environmental mitigation; recreational trail projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways. The federal government will pay up to 80% of eligible project costs for a TAP project. A local match of 20% or more is required for the remaining project costs. RFATS receives about $110,000 annually under the program. The RFATS Alternatives Subcommittee meets annually to review, prioritize, and recommend projects in the area to SCDOT for allocation and distribution of funds. York County, working in conjunction with the Town of Fort Mill, was awarded TAP funds to construct a sidewalk along White Road connectong neighborhoods to a newly constructed middle school in Fort Mill.

Congestion Mitigation and Air Quality (CMAQ) Improvement Funds

CMAQ funds are available to reduce traffic congestion and improve air quality in areas that do not meet one or more of the National Ambient Air Quality Standards (nonattainment areas). Although York County was re-classified from a non-attainment area to a maintenance area, given the improved air quality in the region, RFATS continues to receive funds annually to undertake appropriate project initiatives. Typical projects that qualify for program funding include: improved or expanded public transit options, traffic flow improvements and high-occupancy vehicle lanes, shared-ride services, bicycle and pedestrian facilities, and flexible work schedules. The RFATS CMAQ Subcommittee meets annually to review, prioritize, and recommend projects in the area to the RFATS Policy Committee for allocation and distribution of funds.

Four projects in unincorporated York County were selected for CMAQ funding: Gold Hill Road/I-77 interchange improvements, Springhill Farm Road intersection improvements, Carowinds Boulevard/Pleasant Road intersection improvements, and SC Highway 160/Gold Hill Road/Zoar Road intersection improvements.

State Infrastructure Bank

The South Carolina State Infrastructure Bank (SIB) assists local governments with financing major transportation projects. It provides loans and other financial assistance for constructing or improving facilities. Funds are awarded on a competitive basis and fund availability changes from year to year. In the past York County has received SIB funding for the widening of Interstate 77, improvements to the US 21 and SC 161 interchange, and extension of SC 5 west to Cherokee County. The more recent awards from the SIB include $74 million to upgrade Exit 85 in Fort Mill and Exit 82 in Rock Hill and $85 million for Exit 90 at Carowinds Boulevard.

Grants

Grants represent discretionary, lump-sum funding that does not need to be repaid by the recipient. Conditional grants require a specific behavior or match on the part of the recipient. Unconditional grants have no requirements and the recipient is free to use the funds however they choose. There are no assurances previous grant categories or funding levels will be available again in future years, and most grant programs are awarded on a competitive- or merit-based basis.

In March 2021, Congress passed the American Rescue Plan Act (ARPA). As a result, the United States Treasury allocated more than $350 billion dollars to state, regional, municipal, and Tribal governments. The federal government is distributing funds through new grant opportunities and has tasked local governments with funding programs that address the fallout of COVID-19. Some of the areas considered for grant funding include: services and programs to mitigate the spread of COVID-19; economic impacts from hard-hit industries like hospitality and tourism; infrastructure investment for water, sewer, and broadband; and pay assistance for low-income essential workers.

Development Impact Fees

Development impact fees represent financial payments from a developer to a local government for funding the proportionate share of off-site capital improvements identified to accommodate future growth. Fees may be collected for many different public facilities and services, including: schools, transportation, water, sewer, solid waste, stormwater, public safety, and parks. They generally provide a means for orderly development by mitigating the negative impacts of new growth, while passing costs onto new development rather than existing taxpayers.

The State of South Carolina grants powers for cities and counties to collect impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act. Two factors control the legality of collecting impact fees. First, local governments must have authority to impose the fees as a condition of development approval. Second, the design and implementation of impact fee requirements must not be unfair, arbitrary, unreasonable, or without rational basis.

York County School District 4 collects a development impact fee of $18,158 for new single family detached residential dwelling units and $12,020 for new townhomes and multi-

family buildings built in the school district boundary. The Clover School District 2 collects a development impact fee of $4,000 for new single family detached residential dwelling units, $2,681 for manufactured homes, and $1,976 for new townhomes and multi-family buildings built in the school district boundary. In 2022, York County Council initiated the process to explore adding an impact fee to the York School District 1.

Water and Sewer Operating Fund Retained Earnings

York County's Water and Sewer Operating Fund Retained Earnings is an account that sets aside accumulated earnings from the Enterprise Fund from the previous fiscal year (including capacity fees, user fees and other sources) to finance new water and sewer capital projects identified in the County's Capital Improvements Plan.

Economic Development Fund

The YCED Economic Development Fund was established by County Council in 2016 to advance the development of suitable sites, buildings, and infrastructure necessary to support economic development projects in the county. In addition, these funds are used to support strategic initiatives, sponsorships, and economic development marketing efforts as approved by County Council. Examples include market studies, the purchase of industrial land, business park development, critical infrastructure projects, grants, and construction of speculative buildings. Proceeds from the 2014 sale of the Knight's Stadium in Fort Mill were used to establish the fund, while recurring funds come from a percentage of annual Fee-In-Lieu of property tax (FILOT) payments made to the county. All expenditures made from the Economic Development Fund require County Council approval.

Funding Gap Analysis

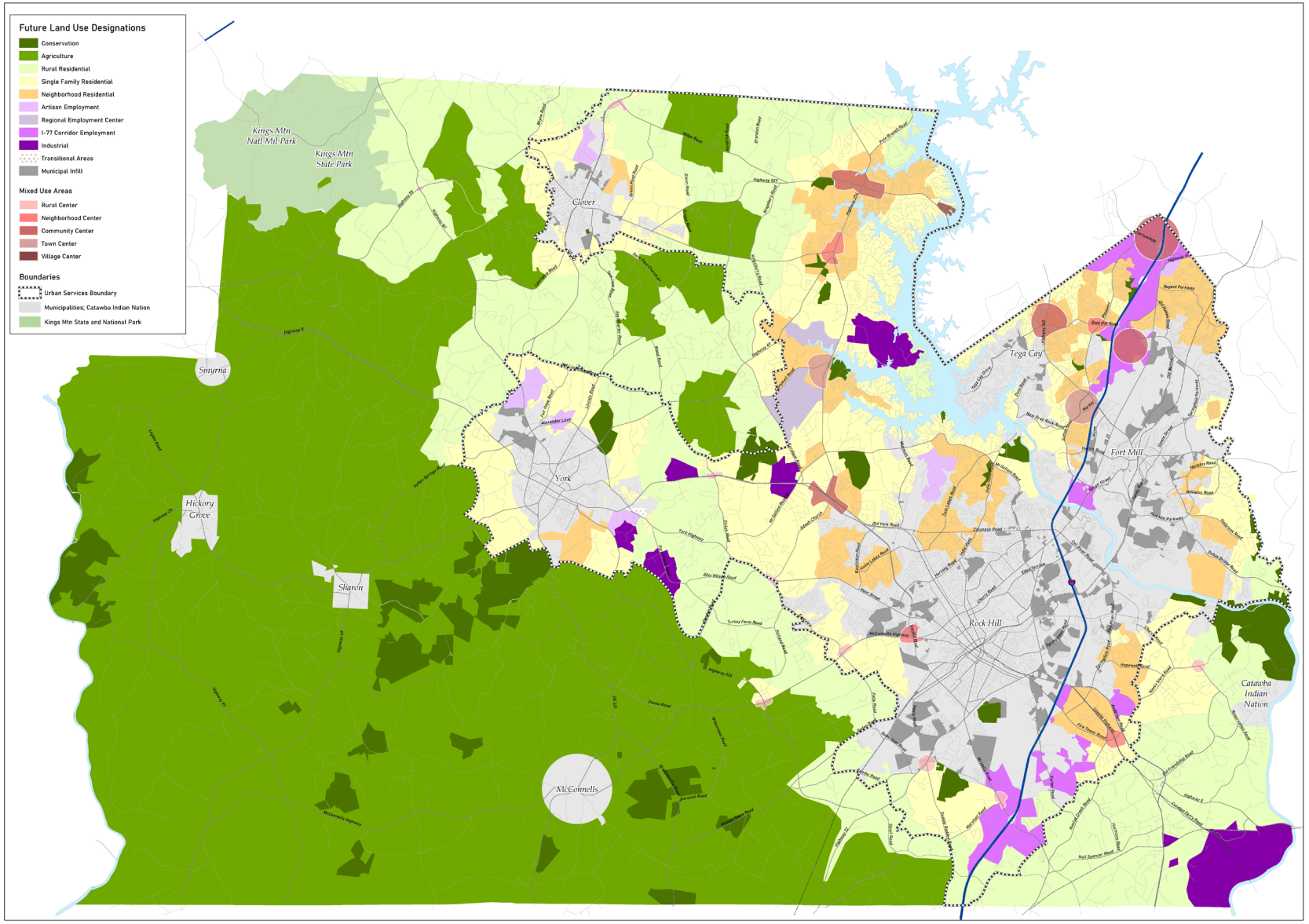
A funding gap exists when anticipated expenditures exceed anticipated revenues. Most local governments face a dilemma when capital project needs exceed revenues available. In York County, the Council reviews, prioritizes, and schedules capital projects each year so essential projects are funded first, followed by strategic projects, and then projects identified by various County departments to improve services. Input from county departments and county residents influence project priorities and funding scenarios.

TABLE 12.1 SELECTED REVENUE SOURCES AND FUNDING MECHANISMS

	Actual FY 2019/2020	Actual FY 2020/2021	Unaudited FY 2021/2022	Budget FY 022/2023
General Fund	$120,349,264	$125,849,290	$131,059,792	$128,488,619
General Obligation Bonds	-	-	$10,000,000	-
SD Tax Revenue (YC Rural Fire)	$4,547,391	$4,953,040	$6,010,132	$5,806,350
SD Tax Revenue (Fire Districts)	$4,013,448	$4,510,239	$5,084,046	$4,936,040
SD Tax Revenue (Solid Waste Collections)	$3,663,361	$4,047,637	$4,270,964	$4,333,840
SD Tax Revenue (Recreation)	$1,307,159	$1,475,938	$1,560,562	$1,500,500
SD Tax Revenue (Lake Wylie Recreation)	$1,699,723	$1,799,211	$1,898,171	$1,719,095
SD Tax Revnue (Bethel/Lake Wylie)	-	-	$2,699,412	$1,685,000
SD Tax Revenue (Catawba Bend)	-	$25,000	$2,352,103	$5,059,347
Local Accomodations Tax	$346,622	$425,955	$724,713	$265,000
Local Hospitality Tax	$2,971,715	$3,043,072	$3,693,858	$3,201,000

A MAPS

Map 1 : Future Land Use Map



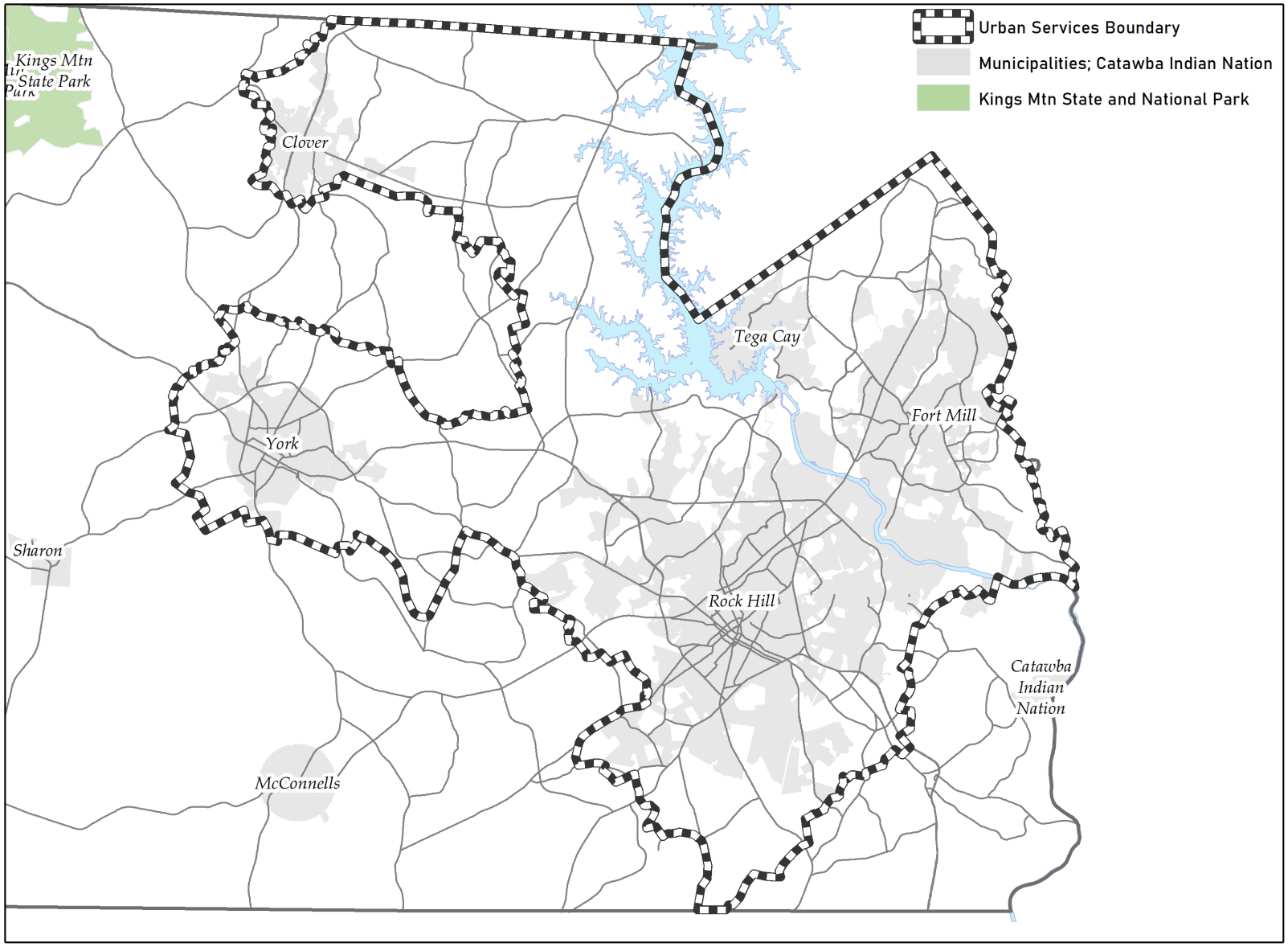
Adopted March 6, 2023

York County Comprehensive Land Use Plan - 2035

Future Land Use Map - 2023 Update

NORTH

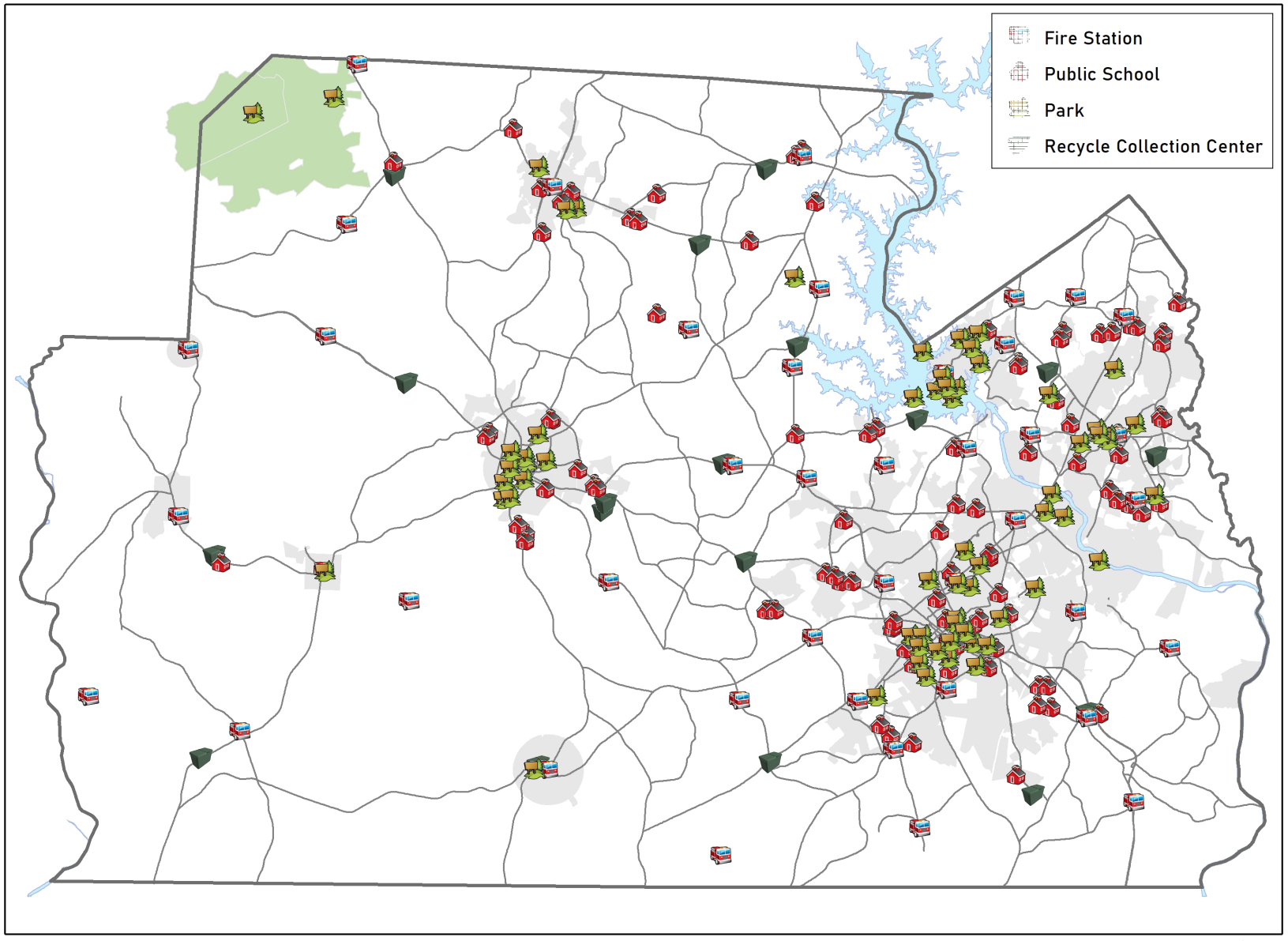
Map 2 : Urban Services Boundary



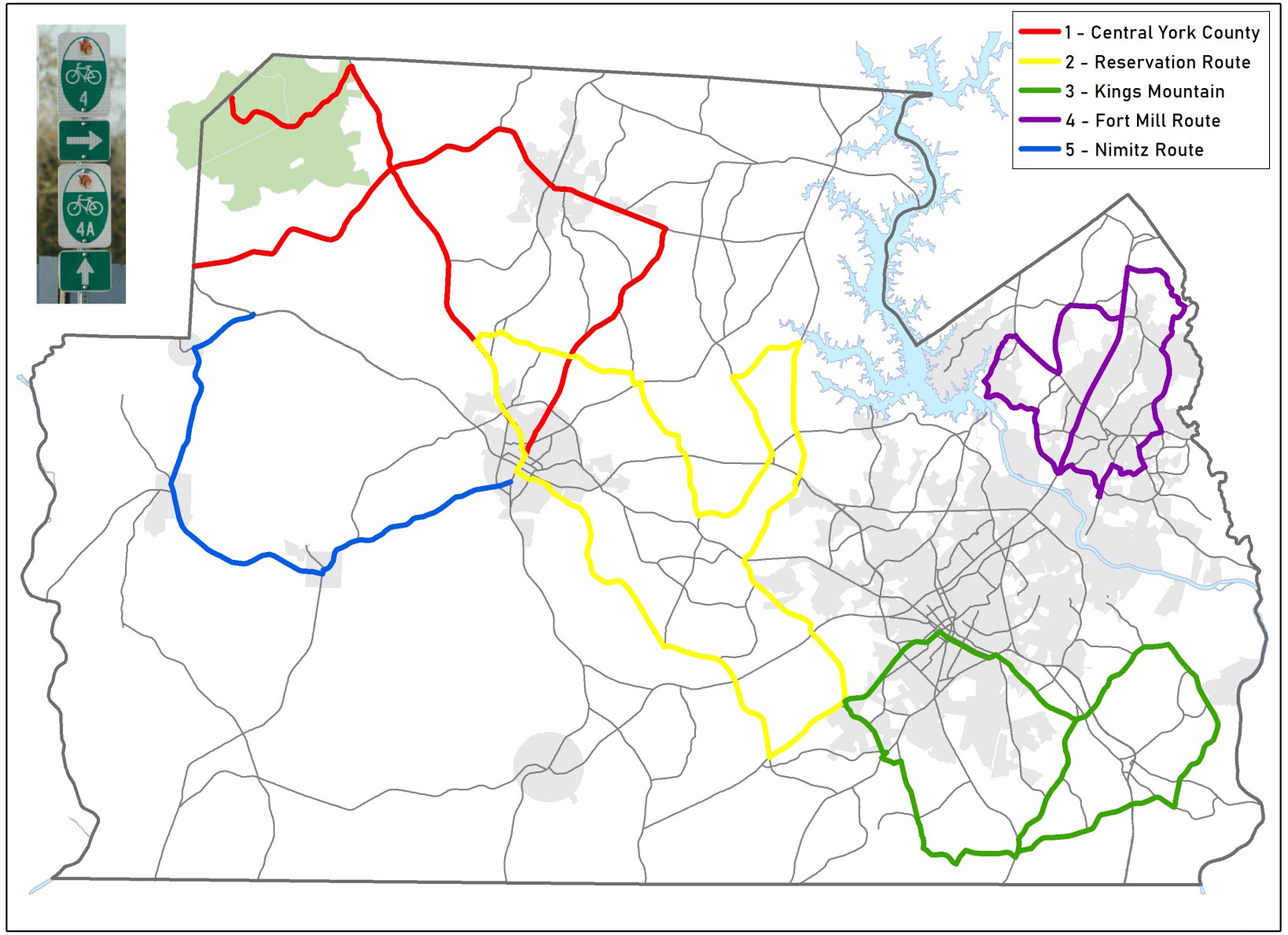
York County Comprehensive Land Use Plan - 2035

Urban Services Boundary Map

Map 3 : Community Facilities Map



Map 4 : Bike Route Map



York County Comprehensive Land Use Plan - 2035

Bike Route Map