



moving york county forward...together
COMPREHENSIVE PLAN



EXECUTIVE SUMMARY

York County is now one of the fastest growing counties in the Carolinas and the country. In 2010, York became the second-fastest growing and second-most populated county in the Charlotte Metro region.



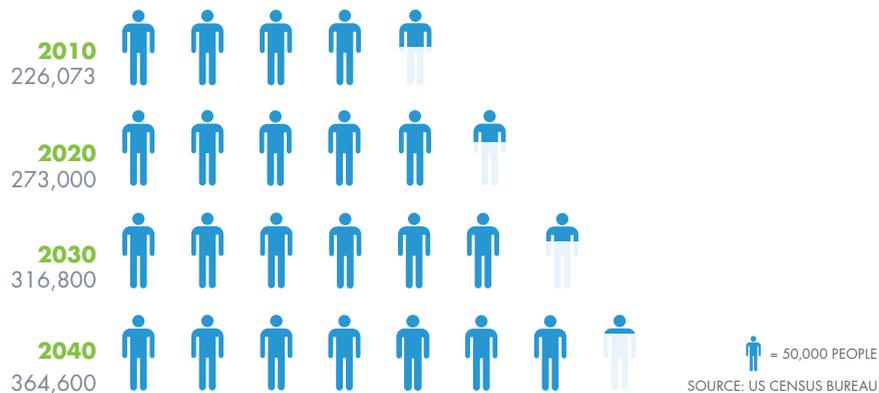


York County Forward

York Forward is the County's planning effort to update the current Comprehensive Plan. 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.



ESTIMATED AND PROJECTED POPULATION



Plan Development

The process to update the Comprehensive Plan was divided into five phases. The first phase focused on project initiation tasks, such as data collection, a review of existing plans and studies, and study area tour. During Phase Two, an inventory of existing conditions in the County was created as a step toward an assessment of the County and the identification of issues and opportunities to be considered in subsequent phases. Future land use scenarios designed to test the likelihood

of achieving stated goals given a range of potential policy directions were developed in Phase Three. Based on the results of the previous phases, a set of recommendations and implementation strategies that support the concepts were established during Phase Four. The final phase of the process merged all plan components into a single, Comprehensive Plan document. This report is the result of the final phase of work.



THE PLANNING PROCESS

PROJECT INITIATION

Data collection, review of existing plans & studies, kick-off meeting, study area tour

1

INVENTORY AND ASSESSMENT

Assessment of current and emerging conditions, identification of issues and opportunities

2

PLAN DEVELOPMENT

Development of land use concepts with supporting illustrations and imagery

3

GOALS AND RECOMMENDATIONS

Creation of policies and action steps to realize the desired Future Land Use Concept

4

PLAN DOCUMENTATION

Collection of plan components into a final plan report document to be presented for adoption

5

Opportunities & Issues

The pace of change in York County has been rapid. The County's population grew by over 45% between 2000 and 2013. With this growth comes a variety of opportunities and challenges.

OPPORTUNITIES

JOB GROWTH

York's economy has continued to expand, supporting a significant number of the residents living and working in the County.

OFFICE MARKET

South Carolina's aggressive recruiting policies, York County's lower tax rates, and a direct connection to I-77 have helped to propel York County's office market, with a number of major firms moving across state lines into the County.

INDUSTRIAL MARKET

York County's highway proximity to Charlotte, access for distribution operations, and large blocks of inexpensive land have attracted many single-tenant users and build-to-suit industrial users seeking to make sizeable investments in the region.

RETAIL MARKET

York County's strong residential growth has spurred a greater need and demand for retail uses.

HOUSING MARKET

York County will need to keep pushing for smarter growth, focusing on town center-like neighborhoods, different product types to attract the surge of millennials who will be the biggest driver of growth over the next 10, 20, and 30 years.

TOURISM

York County has the opportunity to capitalize on a number of tourism development opportunities.

ISSUES

DEVELOPMENT PATTERN

Directing growth to locations appropriate for residential and mixed use development that are easily served by infrastructure and well-connected, while limiting impacts on natural resources and agriculture, will be key to the future of York County.

TAX BASE

Increasing the number of jobs and shopping options inside the County can allow residents to work and shop in the County as well as increase the tax base.

INADEQUATE ROAD INFRASTRUCTURE

As one of the fastest growing counties in South Carolina, York County is experiencing rapid residential growth, which has the potential to create large infrastructure problems.

COSTLY CONGESTION

The County's limited road network offers few options for commuters, leading to congestion along available routes during both peak and nonpeak hours.

FEW TRANSIT OPTIONS

Establishing, financing, and sustaining effective publicly-operated transit service in both urban and rural areas of the County is a major challenge due to a variety of reasons.

AIR QUALITY

York County continues to measure proposed transportation infrastructure projects and industrial growth against the boundaries of acceptable pollutant levels established by the EPA.

LOSS OF OPEN SPACE AND HABITATS

Open space in the 24-county region including York County is disappearing at a rate of 75 football fields per day (Source: "Green is going, going....", The Rock Hill Herald).

WATER QUALITY

Preserving riparian vegetation and encouraging Low Impact Development (LID) techniques will be critical to maintaining water quality.

NEED FOR ADDITIONAL PARKS AND RECREATION FACILITIES

Continued population growth will demand more community services such as parks, greenways, and recreation facilities.

Public Involvement Highlights



COMMUNITY ENGAGEMENT

7 COMMUNITY WORKSHOPS
400 +/- ATTENDEES
15 ADVISORY COMMITTEE MEETINGS



PRESS RELEASES AND ARTICLES

MONTHLY COUNCIL UPDATES

STAKEHOLDER MEETINGS

STATE
LOCAL
REGIONAL GOVERNMENTS
UTILITIES
DEVELOPERS

2 JOINT WORKSHOPS
COUNCIL + ADVISORY COMMITTEE



YORK FORWARD WEBSITE

MYSIDEWALK ONLINE FORUM
YORKFORWARD.COM

20,000 + PAGE VIEWS



4.4K UNIQUE VISITORS

AVERAGE PARTICIPANT

43 YEARS OLD
FEMALE
FROM ZIPCODES:
29710
29715
29708

LAKE WYLIE
FORT MILL
TEGA CAY

PROJECT GOALS



LAND USE

GOAL LU-1: Actively manage the context, scale and direction of growth in York County to be consistent with available and planned infrastructure and services while also supporting economic development goals.

GOAL LU-2: Promote a balanced mix of uses that support a strong and diverse tax base and the creation of jobs throughout the County.

GOAL LU-3: Promote quality development that is environmentally responsible and compatible with local character.



ECONOMIC DEVELOPMENT

GOAL ED-1: Encourage jobs and capital investment throughout the County in a balanced manner.

GOAL ED-2: Maximize York County's regional competitive market position.

GOAL ED-3: Retain and enhance existing businesses.

GOAL ED-4: Create a focus on quality of life.

GOAL ED-5: Preserve and strengthen agriculture sector jobs and production.



HOUSING

GOAL H-1: Ensure a diverse housing mix is available to meet the needs of York County's existing and future population.

GOAL H-2: Ensure housing is located in areas that maximize the efficient use of existing or planned resources while also limiting intrusion into environmentally sensitive areas.

GOAL H-3: Ensure policies are available to preserve and protect existing residential neighborhoods and protect our rural areas and culture.

GOAL H-4: Encourage quality housing that is affordable for people of all ages, incomes, and physical abilities.



NATURAL RESOURCES

GOAL NR-1: Protect and preserve natural wildlife habitat, agricultural and timberland areas through the use of growth management techniques.

GOAL NR-2: Protect the natural environment from potential damaging stormwater through the County's Stormwater Management Plan.

GOAL NR-3: Protect, promote, and preserve the conservation of natural resources to promote outdoor nature-based recreation and to encourage and promote tourism emphasizing natural resources in York County.



CULTURAL RESOURCES

GOAL CR-1: Preserve and enhance York County's heritage resources as a source of unique community identity, vitality, and history.

GOAL CR-2: Preserve and protect the rural landscapes and scenic open spaces of York County.

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



COMMUNITY FACILITIES

GOAL CF-1: Provide community facilities and services that meet the needs of the population of York County in a coordinated, cost-effective manner, while supporting desired land use patterns and development objectives.

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

GOAL CF-3: Ensure public safety, solid waste, recreation, and library services are available to all citizens.

GOAL CF-4: Assist the York County School Districts in preparing for and accommodating growth.



TRANSPORTATION

GOAL T-1: Ensure the County has the policies and ordinances in place to provide a highly connected and efficient transportation system.

GOAL T-2: Work cooperatively with federal, state, regional, and local governments, the private sector, and residents.

GOAL T-3: Promote a balanced multimodal transportation system that provides mobility and accessibility for its users.

GOAL T-4: Promote a fiscally sound, efficient and safe transportation system.

York County's Future

The Future Land Use Plan 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.

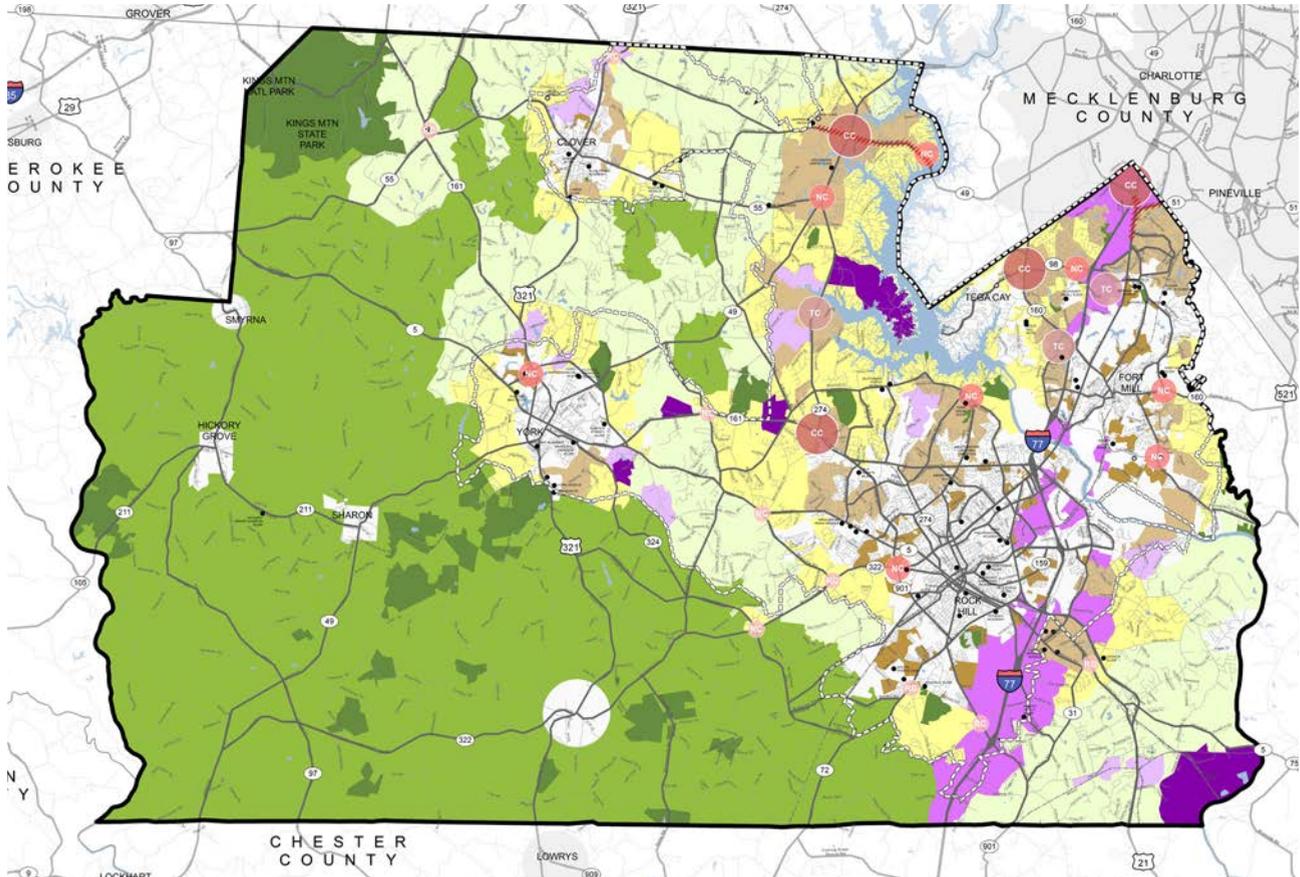


DEVELOPMENT OF THE FUTURE LAND USE PLAN

The Future Land Use Plan was developed through a public involvement process. This included activities at public meetings and advisory committee meetings. Scenario planning was also used. Scenario planning encourages stakeholders to think and make decisions about the impacts of growth on the region in order to develop a common vision for the future. For a complete description of the scenario planning process to develop the Future Land Use Plan refer to the Appendix of the full report.

PURPOSE OF THE FUTURE LAND USE PLAN

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.



FUTURE LAND USE PLAN

- | | | | |
|--|--|---|--|
| <p>AGRICULTURAL
Working Farms, forestry and very low density residential uses</p> <p>CONSERVATION
Parks, publicly owned lands, conservation easements</p> <p>RURAL RESIDENTIAL
Farms, forestry and low density residential uses (large lots) or conservation subdivisions</p> <p>SINGLE FAMILY RESIDENTIAL
Detached single family neighborhoods (1-2 dwelling units per acre) or conservation subdivisions</p> | <p>NEIGHBORHOOD RESIDENTIAL
Neighborhoods with smaller lots than Single Family Residential and some variety of housing types near planned Centers</p> <p>MUNICIPAL INFILL
Infill development with use and density dependent on location based on existing and planned development on adjacent municipal lands</p> <p>RURAL CENTER
Small scale commercial and civic uses (typically <30,000 sqft)</p> | <p>COMMERCIAL INFILL
Medium-intensity uses including general business and services, offices, restaurants, retail, professional, and medical services</p> <p>NEIGHBORHOOD CENTER
Neighborhood serving centers with a mix of non-residential (typically 30,000-125,000 sqft) and residential uses</p> <p>TOWN CENTERS
Mix of residential and retail uses at a walkable, neighborhood scale</p> <p>COMMUNITY CENTER
Commercial uses serving an area up to 5 miles with typically 125,000-400,000 sqft of non-residential</p> | <p>EMPLOYMENT CENTER
Light industrial, office and business parks with some mix of uses</p> <p>I-77 CORRIDOR EMPLOYMENT
Targeted industrial and office uses of regional and statewide importance</p> <p>INDUSTRIAL
Large sites used for manufacturing, utilities, storage or distribution</p> <p>URBAN SERVICES AREA
Existing extent of provision for urban services (i.e. utilities)</p> |
|--|--|---|--|

HIGHLIGHTED STRATEGIES

LAND USE



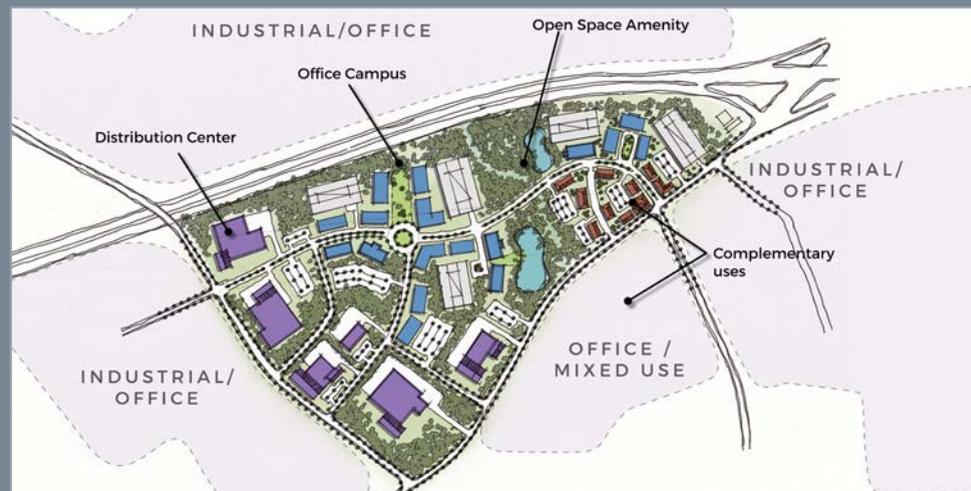
- Study and implement growth management measures as specified on the Growth Management Toolbox to manage the scale and direction of growth.
- Add new or modify zoning districts for mixed use, residential development, protected lands and conservation subdivisions to accomplish Comprehensive Plan goals.
- Adopt a watershed protection overlay ordinance for the Lake Wylie watershed that limits disturbed area, built upon area and/or impervious surface in new development to protect water quality.
- Develop policies that support the protection of agricultural lands.
- Encourage more connected and usable open space in new developments.

ECONOMIC DEVELOPMENT



- Conduct a targeted industrial site analysis study that identifies suitable tracts of land for target industries, gathers infrastructure needs and provides guidance for land acquisition and marketing.
- Major emphasis on encouraging job formation throughout the County in a balanced manner.
- Policies to maintain and expand infrastructure and encourage employment growth.
- Policies that support protection of key industrial zoned properties and land uses in the major corridors that support job creation.
- Policies that retain and enhance existing businesses.
- Policies that support local and regional tourism initiatives.

The land use and economic development chapters of the Comprehensive Plan support job growth along the **I-77 CORRIDOR** and other areas of the County. The Plan also encourages the protection of agricultural lands and water quality by focusing growth near mixed use activity centers and discouraging high density residential sprawl.



HOUSING

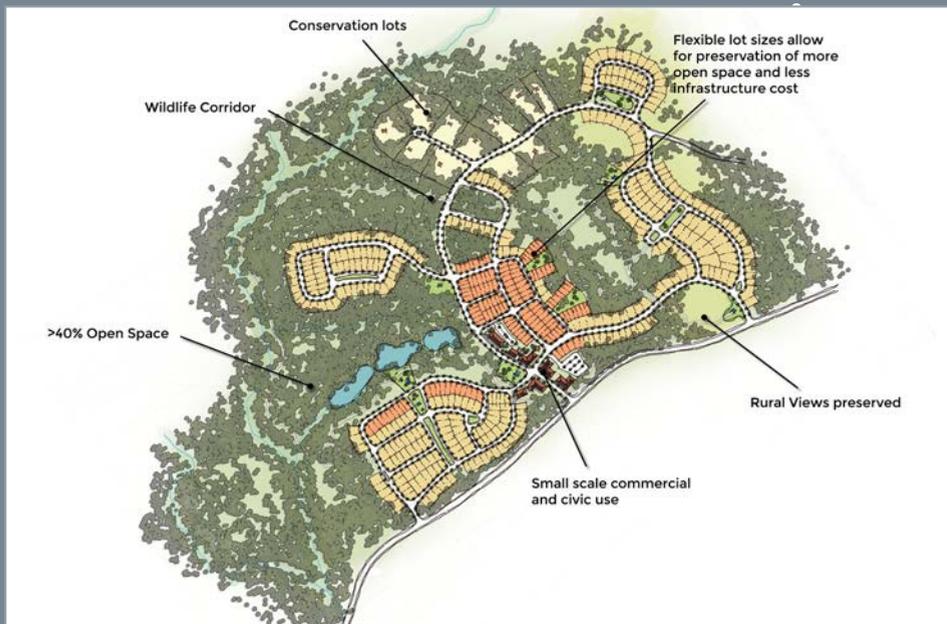


- Major emphasis to ensure there is a diverse housing mix available to meet the needs of York County.
- Recommendation to implement a Comprehensive Housing Strategy that examines housing affordability, housing options, housing for special needs or population segments, housing available to support economic growth.
- Focus housing that maximizes existing resources and protects environmentally sensitive areas.
- Policies that protect the character of existing neighborhoods.

NATURAL RESOURCES



- Major emphasis on open space, parks, trails and greenways and protecting water quality.
- Improve access to Lake Wylie, Catawba River and Broad River.
- Implement the Carolina Thread Trail Master Plan through coordination with partners.
- Policies that support York County Forever Commission initiatives.
- Policies that encourage more connected and usable open space in new developments.
- Policies that support revisions of zoning standards for landfills and mining operations.



CONSERVATION SUBDIVISIONS provide an alternative to conventional development along the urban/rural edge of the County. They allow flexibility in lot size in exchange for higher amounts of quality open space. Plan recommendations encourage this type of context sensitive development design in areas with utility service and key natural features such as agricultural lands, riparian areas, mature upland and floodplain forest, rock outcroppings and viewsheds from rural roads.

CULTURAL RESOURCES



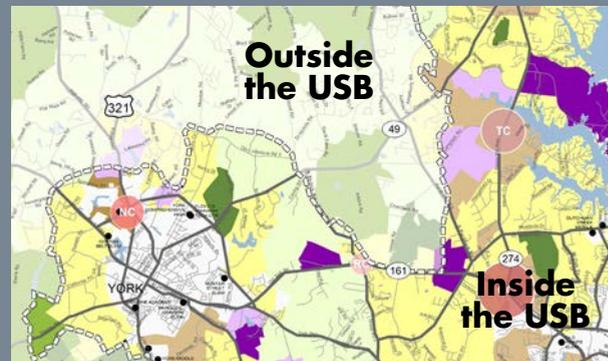
- Work with the Cultural and Heritage Commission to adopt a historic preservation ordinance that establishes a historic preservation commission, which designates locally significant properties, protects their integrity through development review, and authorizes design guidelines.
- Major emphasis on preserving and enhancing heritage resources and rural landscapes.
- Build tourism.
- Policies that support Cultural Resource Preservation.
- Policies that preserve open space.
- Implement the goals and strategies of the Western York County Scenic Byway Corridor Management Plan.
- Support implementation of SCPRT's Tourism Product Development Concept Plan for the Catawba Region.

The **URBAN SERVICES BOUNDARY (USB)** is a growth management tool that has been used by the County since the previous Comprehensive Plan was adopted in 2004. The boundary signifies the area which should be served by water, sewer and other major public facilities. The boundary was established as a mechanism to control a sprawling development pattern by focusing higher density development inside the area and lower density outside the area. This type of development pattern makes the most efficient use of County resources while also protecting the rural and agricultural areas from unnecessary development.

COMMUNITY FACILITIES



- Study the feasibility of increasing the County's role in open space, parks, trails and greenways to include building on existing programs, project management, partnerships, and various funding options.
- Implement County Facilities Master Plan.
- Coordinate with Public Works to implement the CIP and ensure the proposed projects align with the goals and strategies of the Comprehensive Plan.
- Strengthen and clarify utility extension policies.
- Coordinate Plan with the Priority Investment Element.
- Coordination with other plans.
- Policies that support coordination with the York County School Districts.



TRANSPORTATION



- Develop policies that manage the effects of growth on existing roads.
- Develop, adopt, and implement a County-wide Thoroughfare Plan to help preserve corridors necessary for future road improvements to improve street connectivity and promote economic growth.
- Study implementation of a Transportation Impact Fee ordinance as a method to offset costs of maintaining and improving existing roads and constructing new roadways to meet the transportation infrastructure demands of new development.
- Provide transportation alternatives for less traffic and cleaner air.
- Develop and adopt a County-wide bicycle and pedestrian master plan to improve feasibility of walking and cycling to local destinations and increase opportunities for physical activity.
- Study the feasibility of creating a Health Impact Assessment ordinance requirement for development of a specified scale: includes traffic impact analysis, review of walk- and bike-ability of area, impacts to air quality, and impacts to quality of life.
- Study revenue required and construction schedule needed to maintain the quality of York County-maintained roads.



Policies recommend **COMPLETE STREETS** which are streets designed to accommodate all modes of travel safely
Image Source: Traversetrails.org

EXECUTIVE SUMMARY

PREPARED FOR

York County

PREPARED BY

LandDesign

IN ASSOCIATION WITH

Noell Consulting Group

Stantec

Allison Development Group



Thank you to all the organizations and individuals who committed their time, insight, and energy to this effort. This plan is the result of the seamless coordination among County staff, the advisory committee and the consultant team. Their efforts have leveraged the ideas gathered through an extensive public engagement strategy and community work sessions into a collection of goals and recommendations that will help move **YORK FORWARD**.