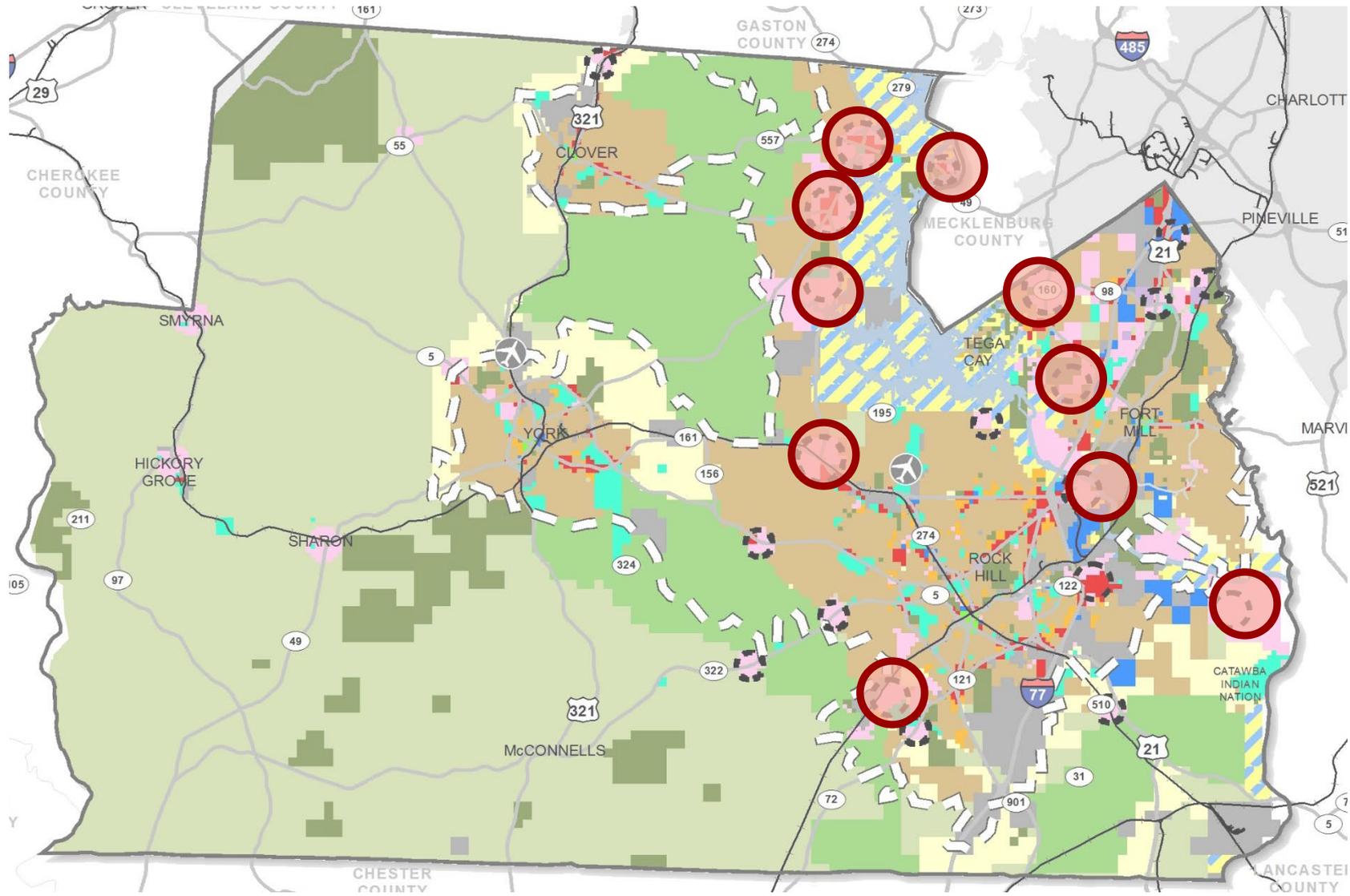
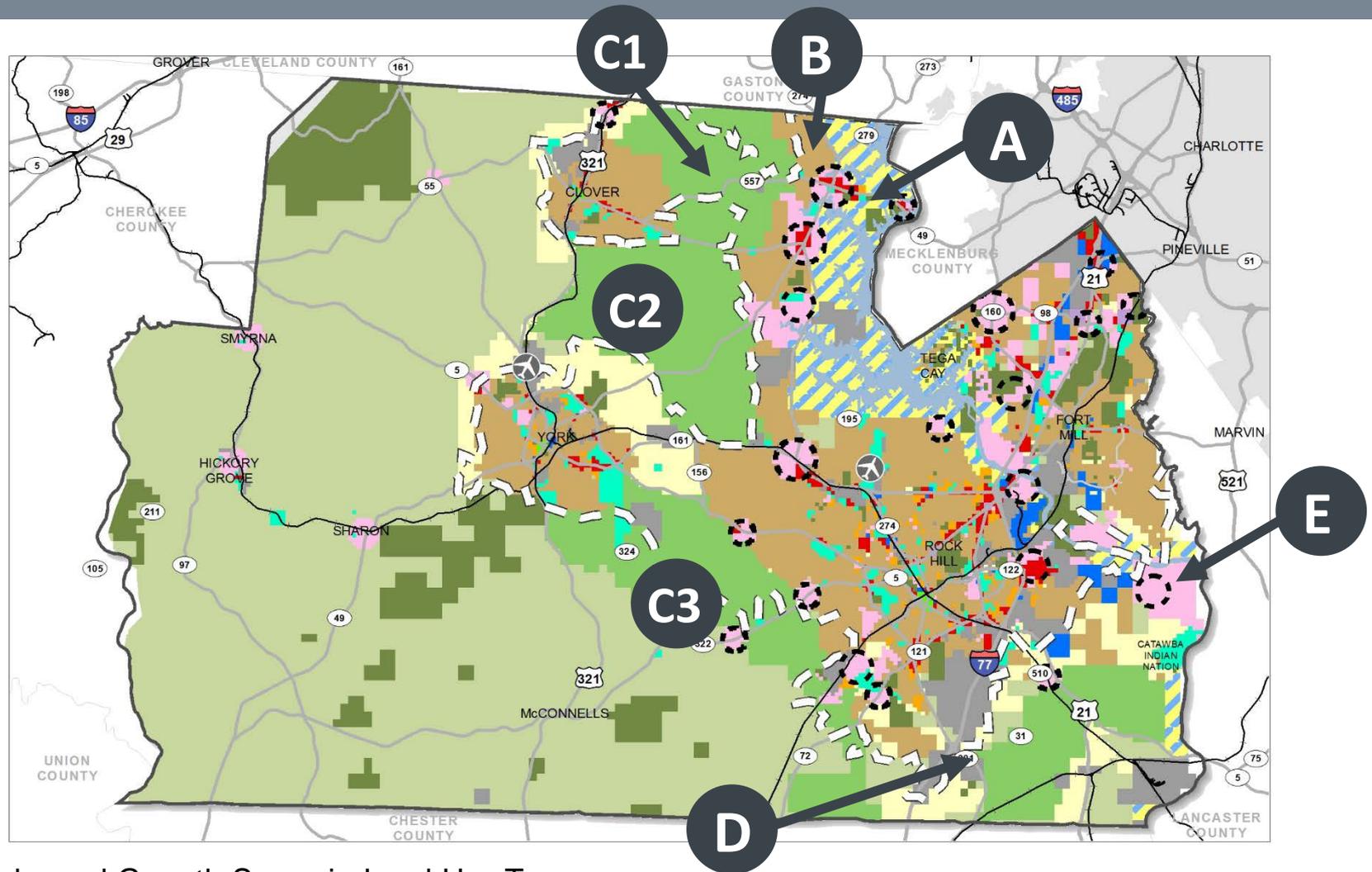


Industrial Land Suitability

Mixed Use



Residential Areas



Balanced Growth Scenario Land Use Types

- | | | | | |
|------------------------|----------------------------|-----------------------|-------------------------|-----------------------------------|
| Open Space | Waterfront Residential | Suburban Commercial | Town Center | Nodes / Activity Centers |
| Rural Living | Single Family Neighborhood | Suburban Office | Transit Activity Center | Urban Services Boundary (Adopted) |
| Green Belt Residential | Multifamily Neighborhood | Walkable Neighborhood | Metropolitan Center | |
| Large Lot Residential | Industrial Center | Walkable Center | Special District | |

Waterfront Residential



- ▶ East of SC 274/ both sides of the Catawba River
- ▶ Context sensitive waterfront residential
- ▶ Focus on maintaining character of existing development and protecting water quality by reducing impervious surface and development footprint

Conventional vs. Context Sensitive Waterfront Residential

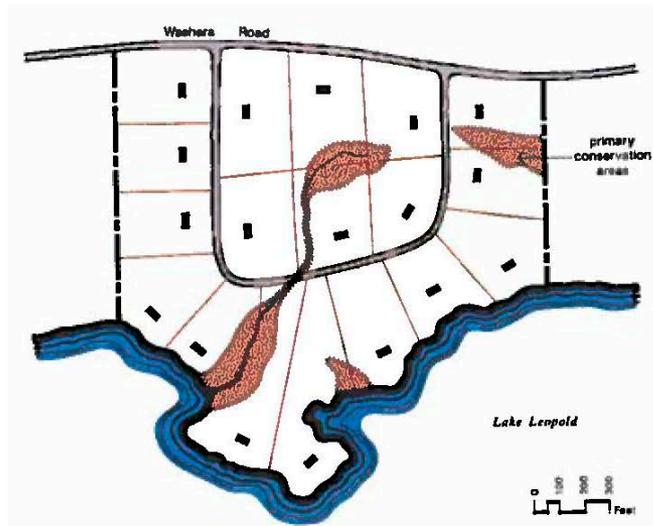


Fig. 2.83. Conventional Development Pattern: Entirely Houselots and Streets.

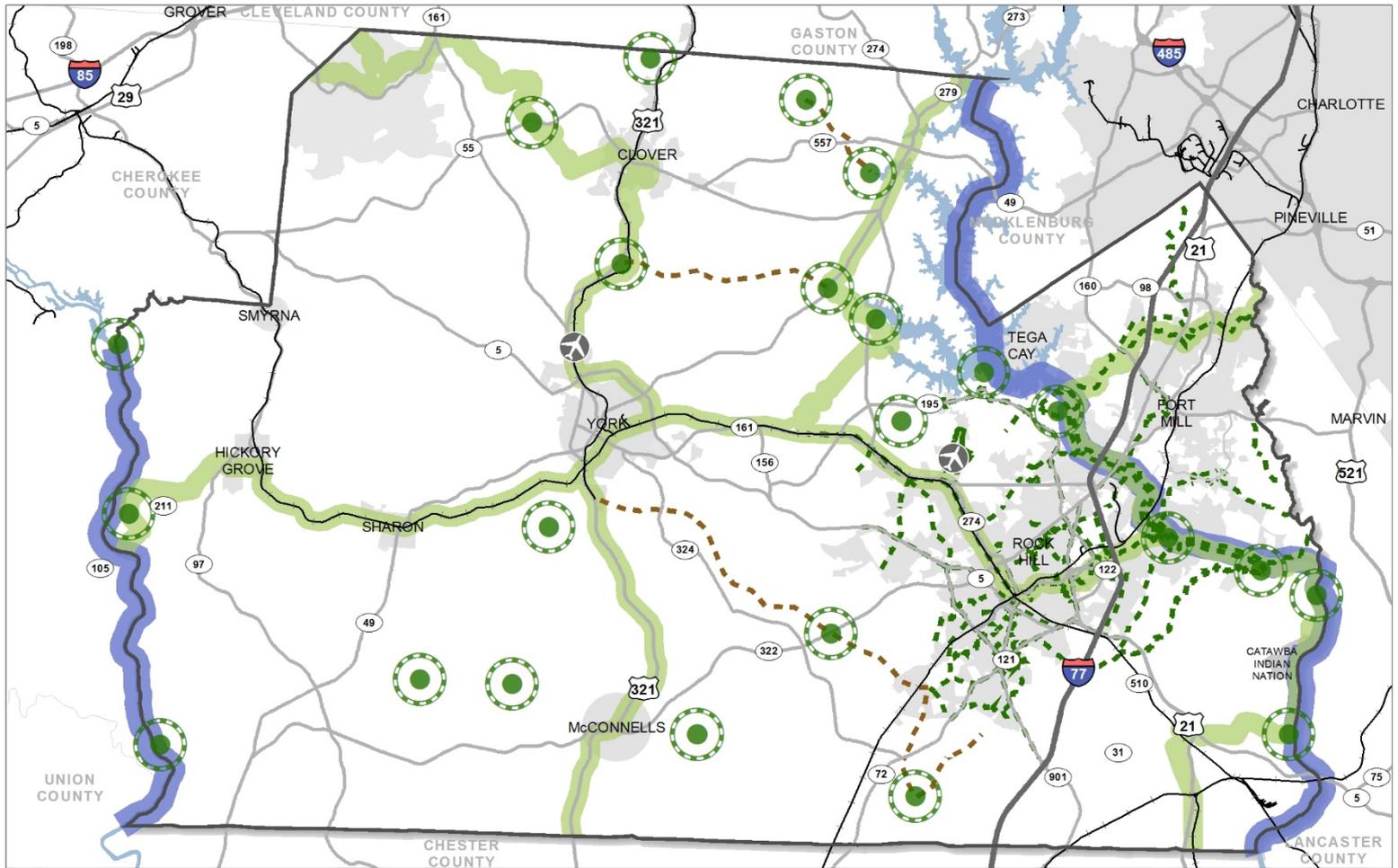
- ▶ Utility service not feasible (too costly to build and maintain)



Fig. 2.84. Conservation Design: Homes in a Lakefront Park.

- ▶ Flexibility in lot size allows for preservation of key features
- ▶ More cost effective utility service and infrastructure

Parks, Rec, and Open Space



Parks and Recreation Concept

- Planned Greenways (Fort Mill)
- Planned Greenways (Rock Hill)
- Planned Carolina Thread Trail
- Potential Parks System
- Potential Greenways / Equestrian
- Future Blueway Designation



Indicators

	CP	RP		BG	
 INFRASTRUCTURE, JOBS, AND COST OF SERVICES					
<input type="checkbox"/> Acres of Office and Industrial Areas	18,000	19,360		23,260	
<input type="checkbox"/> New Households Near Fire Stations	18,585	16,518		18,452	
<input type="checkbox"/> Sewer Demand inside Utility Service Area (MGD)	13.23	12.15		12.82	
 SUPPORT OUR COMMUNITIES					
<input type="checkbox"/> New Development Footprint	62,390	54,650		62,870	
 PARKS AND OPEN SPACE					
<input type="checkbox"/> Households Close to Parks	31,514	32,139		37,928	
<input type="checkbox"/> New Public Open Space by 2040	-	-		10,000	
<input type="checkbox"/> Open Space in Edges	8,939	11,825		16,350	
<input type="checkbox"/> New Private Upland Open Space at Build-Out	-	-		6,457	
 PROTECT NATURAL RESOURCES					
<input type="checkbox"/> Acres of Forest Cover Impacted	37,899	33,481		37,663	
<input type="checkbox"/> Impervious Surface (Acres) Near Lake Wylie and the Catawba River	3,456	3,368		2,038	
<input type="checkbox"/> Impact on Prime Farmland (Acres)	35,911	29,378		37,354	
 HOUSING AND TRANSPORTATION CHOICES					
<input type="checkbox"/> More Housing Choices: New Homes in Walkable Neighborhoods	25,065	35,543		30,359	
<input type="checkbox"/> Improved Air Quality (NOX (Tons/Day))	3,384	3,119		3,129	
<input type="checkbox"/> More Transportation Choices	Medium	High		Medium-High	

RESULTS KEY

-  = Worse Than CP Scenario
-  = Less than 5% change from CP Scenario
-  = Significant Improvement Compared to CP Scenario
-  = Best Improvement Compared to CP Scenario

SCENARIO KEY

- CP** Community Plans
- RP** Regional Preference
- BG** Balanced Growth

INPUT
SESSION



Work-session

▶ Scenarios – Review the Alternatives

- ▶ Provide feedback on alternative growth scenarios
- ▶ Choose 5 elements for a preferred scenario

▶ Indicators

- ▶ Identify areas for better performance (based on model results)

▶ Feedback

- ▶ Record on worksheet, poster, video

RESULTS KEY

-  = Worse Than CP Scenario
-  = Less than 5% change from CP Scenario
-  = Significant Improvement Compared to CP Scenario
-  = Best Improvement Compared to CP Scenario

Next Steps

- ▶ Advisory Committee Meeting #4 (mid-July)
- ▶ Refine Land Use Plan
- ▶ Develop Recommendations and Strategies
- ▶ Advisory Committee Meeting #5 (mid-August)
- ▶ Draft Action Plan and Plan Documents
- ▶ Public Review (late summer/ early fall)
- ▶ Adoption (and implementation begins)