

Public Workshop



Meeting Agenda

- ▶ **Welcome + Introductions**
- ▶ **Project Update**
- ▶ **State of the County | Strategic Priorities**
- ▶ **Land Use Alternatives**
- ▶ **Next Steps**



Schedule

PROJECT INITIATION

- ▶ Data Collection
- ▶ Kick off Meetings
- ▶ Project Branding

1

COUNTY ASSESSMENT

- ▶ Data Analysis
- ▶ Stakeholder Interviews
- ▶ Community Survey

2

PLAN DEVELOPMENT

- ▶ Alternative Land Use Scenarios
- ▶ Subarea Plans

3

POLICY FRAMEWORK + STRATEGIES

- ▶ Action Plan

4

PLAN DOCUMENTS

- ▶ Updated Comprehensive Land Use Plan Documents
- ▶ Final Plan
- ▶ Executive Summary

5

SUMMARY

State of the County



STATE OF THE COUNTY

- ▶ **Population and Demographics**
- ▶ **Economic Development**
- ▶ **Housing**
- ▶ **Land Use**
- ▶ **Environment and Natural Resources**
- ▶ **Cultural Resources**
- ▶ **Transportation**
- ▶ **Community Facilities**

Growth shows no signs of slowing.

POPULATION GROWTH IN YORK AND LANCASTER COUNTIES

	2010 population	2013 population	2014 population	2013-2014 growth rate	2010-2014 growth rate
Lancaster	76,652	80,520	83,160	3.3	8.5
York	226,071	239,415	245,346	2.5	8.5
Chester	33,140	32,601	32,337	-0.8	-2.4
South Carolina	4,625,364	4,771,929	4,832,482	1.3	4.5
United States	308,745,538	315,091,138	318,857,056	1.2	3.3



**Our View: Keep eye on York
County growth**

04/10/2015 10:04 AM | Updated: 04/10/2015 2:24 PM



Growth shows no signs of slowing.

Employment Growth Projections

	2014	2015	2020	2025	2030	2035	2040	Change
Retail	30,612	31,458	33,270	35,846	39,515	44,682	50,353	19,741
Industrial	26,201	27,161	28,752	30,756	32,605	34,419	36,529	10,328
Office	35,627	36,793	45,287	52,904	59,545	66,729	72,887	37,260
Total Employment	92,439	95,412	107,308	119,506	131,665	145,831	159,769	67,329

Residential Growth Projections

- ▶ Demand for 52,310 new for sale dwelling units by 2040
 - ▶ 14,000 Patio/ Small Lot Homes
 - ▶ 30,000 Average Lot
 - ▶ Remainder Townhome and Condos
- ▶ Demand for 21,359 new apartments by 2040

Source: Noell Consulting Group



Ability to reach 60% of US market in 24 hours

Competitive Advantages

- ▶ **Strategic geographic location**
- ▶ **Low corporate taxes (5%)**
- ▶ **Incentives**
- ▶ **Pennies for Progress**
- ▶ **High QOL and Strong Schools**
- ▶ **Low cost of living**



Strong system of natural and cultural assets



16,230.6 ACRES OF PARKLAND AND OPEN SPACE

- 558.30 acres are managed by municipalities.
- 3,937 acres are managed by SCDNR.
- 933.37 acres are managed by York County (Ebenezer Park, Nanny's Mountain and Historic Brattonsville).



84 MILES OF GREENWAYS & TRAILS

- 84 miles of the Carolina Thread Trail are planned in York County.
- 1.2 miles of trails at Nanny's Mountain are maintained by the County.
- 61 miles of greenways and trails exist within municipal limits.
- 85 miles of greenways and trails are planned by municipalities.



175 MILES OF BIKE ROUTES

- This includes 122 miles of signed routes and 53 miles of future signed routes.

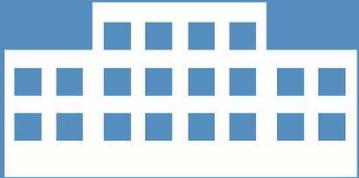


45 MILES OF SCENIC RIVERS

- This number includes 15 miles of the Broad River and 30 miles of the Catawba River that have been designated by the South Carolina Scenic Rivers Program.



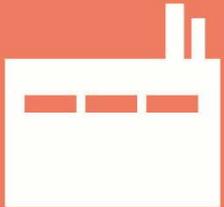
Healthiest office market outside of Charlotte



OFFICE

LARGEST AND HEALTHIEST OFFICE
MARKET OUTSIDE OF CHARLOTTE

**Lash tops out Fort Mill complex,
highlighting York County growth**



INDUSTRY

STRONG INDUSTRIAL MARKET, LOW
VACANCY RATES

LPL Financial to open regional
headquarters in Fort Mill, relocating
from Charlotte with 1,000 office jobs



RETAIL

TIGHT RETAIL MARKET, LACK OF HIGH-
END SHOPPING OPTIONS

Building a recreation/ tourism reputation



2017 BMX World Championships in Rock Hill

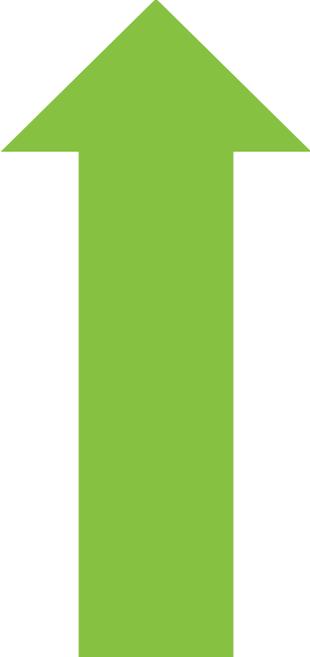
Festivals & Events, Sports & Recreation



Athletes fly into Rock Hill for Quidditch World Cup



Business as usual won't get it done.



Costs increasing

- ▶ Demand for more services
- ▶ Maintaining/ replacing infrastructure
- ▶ Construction costs

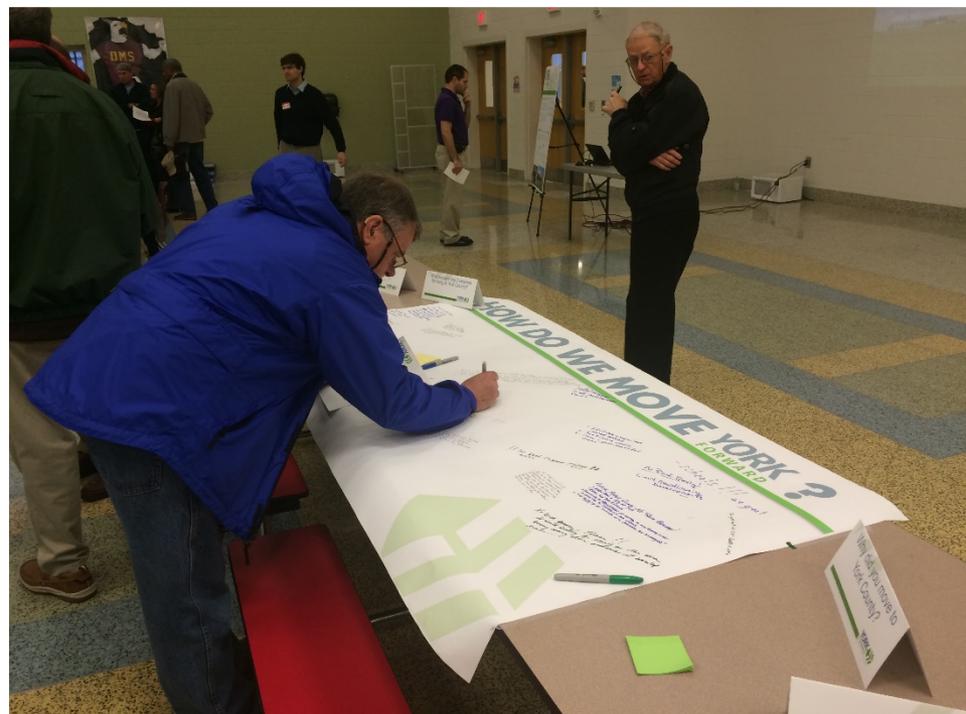


Revenues decreasing

- ▶ State/ federal funding gaps
- ▶ Resistance to increased property tax

Meeting Input





Public Engagement

York Forward Mindmixer Site

- ▶ **261 Total Participants**
- ▶ **2,285 Unique Visitors to the Site**
- ▶ **6,175 Page Views**
- ▶ **Average Participant is 44 Years old and Female**

Public Meetings

- ▶ **5 Meetings**
 - ▶ **Lake Wylie, City of York, Fort Mill, Rock Hill (2)**
- ▶ **221 Attendees**

Community-wide Themes

- ▶ **Job Formation and Location (by sector)**
- ▶ **Growth Management**
 - ▶ Use compatibility
 - ▶ Quality development
 - ▶ Adequate infrastructure
 - ▶ Roads (maintenance, capacity, congestion)
 - ▶ Utilities
 - ▶ Timing / pace
 - ▶ Direction of growth
 - ▶ Cost to serve
- ▶ **Parks, Recreation and Usable Open Space**
 - ▶ Bike and pedestrian facilities (greenways)
 - ▶ Public access to river/ lake, usable open space
 - ▶ Natural and cultural resource conservation
- ▶ **Cooperation/ coordination between jurisdictions**
 - ▶ Promote cities and towns as centers of activity

