



# STATE OF THE COUNTY

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# LAND USE

## OVERVIEW

York County is 695.6 square miles (445,203 acres) in area. Of this land area, 615 square miles (88%) is county jurisdiction and 80.7 square miles (12%) is located in municipalities and the Catawba Indian Nation. The County is bounded by the North Carolina state line to the north, the Chester County, SC county line to the south, Sugar Creek and the Catawba River to the East and the Broad River to the west.

Land use and land cover trends in York County are a product of the County's agricultural historic, historic settlement patterns, transportation infrastructure, the growth of the Charlotte metropolitan area and other market trends. 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 forests and open space to farming, and to more intensive uses such as commercial and industrial land uses.

In general the eastern half of the County is more developed than the western half. I-77 and US 21 enter the County in the northeast corner and pass Fort Mill and Tega Cay, cross the Catawba River and travel through the east side of the city of Rock Hill. These highways provide a direct link to Charlotte, North Carolina and Columbia, South Carolina. Residential growth has been fueled by access to jobs within York County, with concentrations in Rock Hill and Fort Mill, as well as job centers across the County line in Lancaster County and those in Ballantyne, Pineville, the Charlotte Douglas Airport Area and Downtown Charlotte in Mecklenburg County. This residential growth has led to growth in commercial uses and office and institutional uses that support services such as healthcare and schools.

US 321 connects the towns of Clover, York and McConnells with Gastonia, North Carolina to the north and Chester, South Carolina to the south. Areas east of US 321 are experiencing increasing growth pressure, whereas areas west of US 321 are more rural in nature and include the towns of Smyrna and Sharon, many large tracts managed for timber, and the largest public land holdings in the County (including Kings Mountain State Park, Kings Mountain National Military Park and Worth Mountain Wildlife Management Area).

### Previous Planning Efforts

In the 2025 York County Comprehensive Plan, adopted in 2004, included a land use element which analyzed factors for change and growth projections to develop alternative growth scenarios. In response to the scenarios a number of policies and strategic initiatives were developed to accomplish economic development, environmental, land use and transportation goals. The cornerstone of these initiatives was a Future Land Use Map. This map, which the County has used to guide development and infrastructure decisions is discussed further in the Future Land Use section later in this report.

The 2004 Comprehensive Plan included a vision of managed, balanced growth along with goals and strategies to achieve it. Achievements include:

*Quality of Life:*

- All four school districts were given an “Excellent” rating by the South Carolina Department of Education in 2014<sup>3</sup>

*Natural Resources:*

- The York County Forever Commission has helped to preserve over 9,000 acres of unique York County resources by 2014, including prime farmland, historic and cultural sites, endangered plant habitats, passive recreational areas, river corridors and watersheds, and scenic open space.
- The Western York Scenic Byway Corridor Management Plan was completed in 2014 which serves as a guide and identifies strategies to conserve and enhance the intrinsic qualities of the byway.

*Managed/Sustainable Growth:*

- The majority of growth has occurred inside the Urban Service Area defined in the 2004 plan.
- Despite rapid population growth the number of farms and land in farms remained relatively stable between 2002 and 2012<sup>4</sup>.

*Reuse:*

- There has been increased investment in some of the historic downtowns in the County. Fountain Park recently opened in Downtown Rock Hill. Also, the Tax Increment Finance (TIF) District was amended by Rock Hill to encompass the Knowledge Park site.

*Infrastructure*

- \$305 million in infrastructure projects has been funded through the Pennies for Progress program.

*Economic Development*

- Land availability: There is 21,571 acres that has a future land use of Light Industrial / Employment or Industrial / Employment
- There has been increased coordination between York County Economic Development and other groups (i.e. the I-77 Alliance) and recruiting employers

In addition to the previously adopted Comprehensive Plan and the Zoning Ordinance, the County has participated in a number of other planning efforts. Those planning efforts that will serve as an input to the Comprehensive Plan Update are described below.

*Dave Lyle Boulevard Extension Future Land Use Plan:* This plan, adopted in November of 2011, created a future land use plan for 8.5 square miles of land adjacent to the proposed nine-mile extension of Dave Lyle Blvd that would connect Interstate 77 (I-77) and Highway 521 (US 521), two north/south arterials and improve access to Union County, NC. The plan identified potential locations of clustered commercial/mixed use nodes and included a recommendation for a residential density/intensity gradient to help preserve rural character.

*Carowinds Small Area Plan:* This plan, adopted in December of 2010, included a focused plan for development and infrastructure improvements in the Exit 90 / Carowinds Boulevard areas based on stakeholder consensus, staff analysis and a common vision for the area. Major recommendations included transportation improvements on Highway 51, Springhill Farm Road, and at various intersections; revising a portion of the study area in the County future land use plan from industrial to mixed use; and funding a new gateway sign through the Adopt an Interchange Program. The new gateway sign has been completed.

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<sup>3</sup> <http://ed.sc.gov/data/report-cards/2014/index.cfm>

<sup>4</sup>In 2002 there were 858 farms and 118,997 acres in farms. In 2012 there were 1,004 farms and 123,929 acres in farms. 2002 data from South Carolina Agricultural Statistics 2003-2005, USDA, 2012 data from 2012 Agricultural Census, USDA

*Lake Wylie Future Land Use Plan:* This plan, although never adopted, included extensive public involvement and analysis and led to a future land use plan which identified potential future mixed use, commercial and industrial areas. The plan also recommended design standards and limiting residential densities to protect water quality and other natural resources.

## SUMMARY OF TRENDS & CONCERNS

The pace of change in York County has been rapid. The County's population grew by over 45% between 2000 and 2013<sup>5</sup>. With this growth comes challenges. In some areas the high quality of life that led many residents to choose York County as a home is impacted by new growth. Traffic congestion is outpacing planned road improvements in some areas. Infrastructure needs have increased and existing and potential future rights-of-ways needed for roads, gas and electric transmission lines need to be protected from encroachment.

Dispersed residential development has increased the demand for shopping options and services and led to overcrowded schools. Increasingly municipal and county budgets are tight due to new demand for services and larger service areas. School facilities and parks and recreation programs are in high demand. New residential growth in rural parts of the County necessitates additional investment in emergency services (police, fire, EMS). Schools, parks and emergency services require up-front investment in facilities and ongoing funds for operation. For instance, county staff has estimated that it can take 22 years or more for initial fees and annual property taxes to amount to the initial costs borne by the County to accommodate school age children<sup>6</sup>. This only includes the up-front costs for schools and does not factor in operation and maintenance costs or costs for additional services (i.e. infrastructure, parks and recreation, and other services). This shows that residential growth alone cannot pay for a high level of services that York County residents have been attracted to, expect and deserve. This is evidence that there is a need to balance residential growth with non-residential growth in the form of office, commercial and industrial development due to the fact that these forms of land use yield a greater return on investment by providing tax revenues that exceed cost of services.

Identifying and protecting land for non-residential uses to provide shopping destinations as well as office and industrial employment for job creation will be an essential part of ensuring a fiscally sound future. Making sure that there is adequate land that could accommodate employment bearing land uses will be an important part of planning for the future of York County.

The Comprehensive Plan Update in 2004 included a Future Land Use plan that identified 21,571 acres as part of Light Industrial / Employment or Industrial / Employment future land use categories. Despite this seemingly large amount of industrial land, additional analysis reveals that only 2,255 acres of land in the County meets the following criteria:

- is vacant, undeveloped, or underutilized land<sup>7</sup>
- located on parcels greater than 40 acres
- within 5 miles of I-77
- inside county jurisdiction
- inside the urban service area (has access to utilities)
- in a zoning district or future land use category that allows for industrial land uses

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<sup>5</sup> US Census Bureau

<sup>6</sup> Based on New Home Growth Impact Calculator provided developed by York County staff. This calculation factors in \$2,500 impact fee per new living unit and estimates annual property tax to be \$855 per new home and annual personal property tax to be \$269 per person (for autos/boats). School costs based on \$29 million for Elementary, \$34 million for Middle and \$106 million for High School. Student generation based on 2.69 persons per household, 0.31 students per household for Elementary, 0.14 for Middle, and 0.2 for High. Students per school assumed to be 800 for Elementary and Middle and 2000 for High.

<sup>7</sup> Based on York County and CONNECT Our Future data

A portion of this land is likely already included in development proposals. This leaves a limited amount of land for future employment locations.

Many residents are also concerned about the environmental and cultural impacts of growth. Sedimentation and other forms of water pollution generated from construction and stormwater run-off threaten to muddy the blue waters of Lake Wylie and the Catawba River. Open space in the form of farms and forests is being converted to more intense land uses—particularly residential developments. This conversion reduces tree canopy and negatively impacts aquatic wildlife and water quality. Pre-emptive measures may be needed in order to preserve the high quality recreational opportunities that Lake Wylie, Catawba River, Broad River, and other lakes and streams provide as well as mitigate impacts of growth to avoid more stringent regulations that could be imposed by state or federal agencies if certain species become endangered.

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 some parts of York County. Previous planning efforts recognized the need to protect rural character while accommodating growth. York County's 2025 Comprehensive Plan recommended policies that reduced development pressure on farmland and sought to encourage compatible low density development in rural areas. The recent 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 more urbanized, "built up" areas of York County, its existing rural hamlets and the farmed and forested landscapes between.

## EXISTING LAND USE

Tax parcel information was combined with other datasets to develop an existing land use inventory for the County. A table and graph detailing existing land use is included as Figure 22 below. A map showing existing land use in the County is included at the end of this chapter as Map 13.

The majority of land in the County is vacant or in agricultural uses (219,086 acres or 49%). According to the 2012 Census of Agriculture there were 123,929 acres of York County in farms. Of this land 35% was managed for timber. This includes many tracts in the western part of the County. Some of these tracts cover over 2,000 acres. Other primary agricultural land uses include pasture and cropland. Principle crops include nursery, greenhouse floriculture and sod production, hay, grains, cotton, and fruits.

Rural residential uses make up the second largest land use behind vacant and agriculture lands. Rural residential uses include homes and mobile homes on large parcels (typically > 10 acres). These parcels may also have an agricultural use on part of the parcel. Single family residential uses make up about 14 percent of the land area (61,757 acres). 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 in older areas of Clover, York, and Rock Hill, as well as in Tega Cay, west of Lake Wylie, and north of the Catawba River—including throughout the Fort Mill area. Areas of subdivisions with larger lots (~1 acre) are more evenly spread throughout the County, with concentrations east and west of Rock Hill, and also in areas between York, Clover and Lake Wylie.

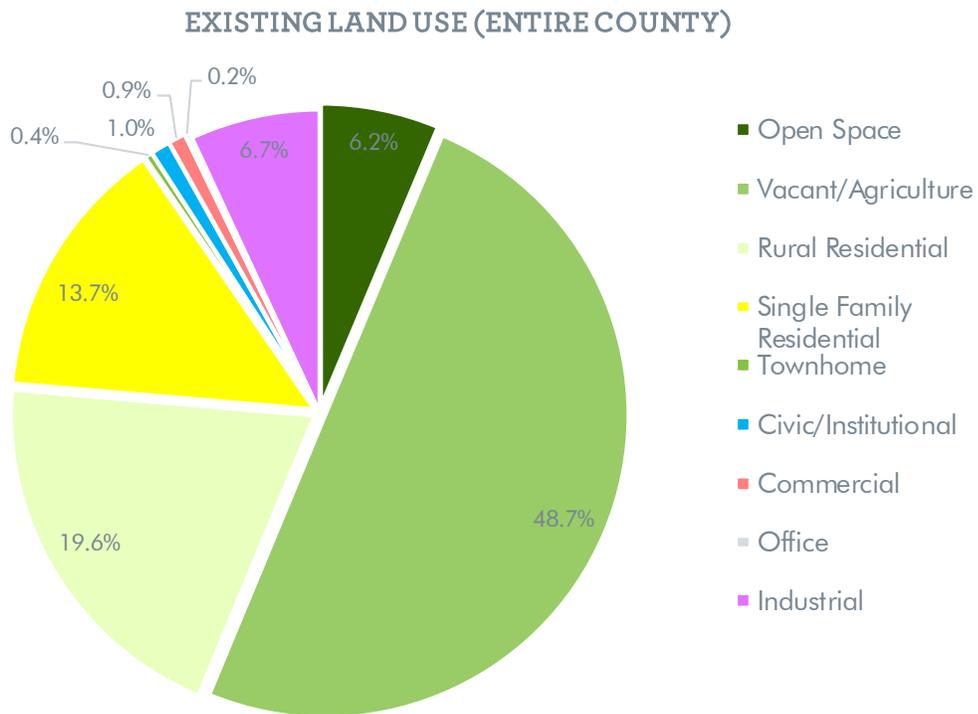
Non-residential uses, including commercial, office, institutional, and industrial make up 8.9% of the land area in York County. These uses are mainly concentrated in the municipalities and along major arterials. Only 2.5% of the land area in the unincorporated portions of York County is utilized for non-residential uses.

Land classified as open space, which includes parks and conservation easements, makes up 6.2% of the land area (27,691 acres). Of this land, Kings Mountain State Park and Kings Mountain National Military Park are the largest tracts make up 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 the South Carolina Department of Natural Resources, and the privately managed Anne Close Springs Greenway in Fort Mill.

Table 24: York County Land Use by Type

YORK COUNTY LAND USE BY TYPE				
ELU CODE	DESCRIPTION	PARCELS	ACRES	% OF TOTAL
WATER	Surface Water (Lake Wylie)	4	5,763	1.3%
OS	Open Space (Parks, Easements, Etc.)	1,339	27,691	6.2%
VACANT/AG	Working Farm or Lands with No Significant Structure	16,772	219,086	48.7%
RURAL RES	Large Parcel with House, Mobile Home or Other Improvement, Farming Uses Possible	4,565	88,225	19.6%
SFR	Single Family Residential	72,573	61,757	13.7%
ATTRES	Attached Residential (Townhome, Apartments, etc.)	5,129	1,826	0.4%
CIVIC/INST	Civic/Institutional, Including Schools	411	4,538	1.0%
COM	Commercial	2,863	4,059	0.9%
OFF	Office/Medical Office	643	1,120	0.2%
IND	Industrial	902	30,369	6.7%
UNKNOWN	Additional Information Needed To Classify Parcel	839	5,518	1.2%
Total	Total in County	106,040	449,953	100.0%

Figure 22: Existing Land Use Graph



SOURCE: TAXPARCEL RECORDS, CONNECT OUR FUTURE DATA, AND LANDDESIGN

## Description of Sub-Areas

For the purpose of detailing issues occurring in different parts of the County, this report divides the planning area into four sub-areas. These sub-areas coincide with school districts. The sections below describe each sub-area and summarize issues identified thus far. A map of the sub-areas can be found at the end of this chapter as Map 14.

### *School District 1 (York)*

This is the largest sub-area and includes the towns of York, McConnells, Sharon, Hickory Grove and Smyrna and all of the southwestern parts of the County. The Town of York was once the commercial and social center of the region and was referred to as the “Charleston of the Upcountry” in the 1850s. It remains the County seat and the downtown has many historic structures listed on the National Register.

The majority of residential land uses in the District are concentrated around the towns. Residential growth pressures in this school district are the lowest in the County, but some growth is occurring north and east of York. Commercial areas include downtown York, the York Village Shopping Center and other shopping centers east of York along SC 161, and the Bi-Lo shopping center at the corner of Alexander Love Highway and SC 161 north of York. Major industrial uses in the area include a few manufacturing businesses located south of York along Chester Highway and East York Industrial Park which is located off of York Highway east of York. The largest new non-residential development in this district was the Floyd D Johnson Tech Center and York Comprehensive High School, both of which were constructed on Alexander Love Highway in 2010.

Outside of York, School District 1 is the most rural of the school districts. “Developed” uses (including Residential, Commercial, Institutional, Office and Industrial) only account for 33% of the land area. The majority (65%) of the land area is protected open space, vacant, agricultural, or timber. Distance from the Charlotte metro and limited access to utilities has kept growth pressure low. Privately owned open space and environmental features also define this area, including major timber operations and relatively wide floodplains along Bullock Creek and Turkey Creek. Average parcel size in this area of the County is over 11 acres and average residential parcel size is over five acres. Pastoral and forested views along the rural roads, along with the many historical structures and battlefields were the driving forces for the creation of the Western York Scenic Byway.

A chart showing a detailed breakdown of existing land use in the York School District is included at the end of this chapter as Figure 24.

### *School District 2 (Clover)*

The Clover school district is bordered by Gaston County to the north, Lake Wylie to the east and the Broad River and Cherokee County, SC to the west. The Town of Clover is located in the center of the district. The unincorporated community of Lake Wylie is located on the east side of the district. Most of the commercial development is isolated to these two communities. Collectively commercial land uses make up 651 acres in the school district and account for 0.7% of the land area. Major industrial land uses are the West Gate industrial park in Clover and the Catawba Nuclear Station east of SC 274 on Lake Wylie. Industrial land uses account for 1.1% of the land area (961 acres). Residential development from the Charlotte metro is extending down SC 274 and south from Gaston County, NC. Residential land uses make up 28.7% of the land area, but the majority is rural residential development, which includes homes on large tracts of land that could be subdivided further. Average parcel size in this area of the County is 4.7 acres and average residential parcel size is 2.4 acres. Residential development types vary between areas. Smaller subdivisions with larger lots are common in the area between Clover and Lake Wylie north and south of SC 55. Smaller single family lots (< 0.25 acres) are common inside the older parts of Clover and in the Lake Wylie area. Some apartments and townhomes have been built along SC 49/557 and SC 274 in the Lake Wylie area.

Many of the larger, wooded tracts of land exist along Beaverdam Creek, Allison Creek and Crowders Creek, which all flow east from US 321 to Lake Wylie. Kings Mountain State Park and Kings Mountain National Military Park are located in the northwestern part of the school district. These two parks cover 8,000 acres. Nannys Mountain is a 100 acre park located near the Five Points area west of Lake Wylie.

A chart showing a detailed breakdown of existing land use in the Clover School District is included at the end of this chapter as Figure 24.

#### *School District 3 (Rock Hill)*

The Rock Hill school district encompasses all of the City of Rock Hill, the Catawba Indian Nation, and all lands south of the Catawba River. This school district includes the majority of the industrial areas in the County including the Waterford Business Park, The Antrim, Marine Drive Business Park, Southway Industrial Park and the Catawba South Business Park. Other major industrial land uses include the Rock Hill Municipal Airport (Bryant Field) and the Resolute Forest Products paper mill in the southeastern corner of the County on the Catawba River. Collectively these land uses make up 19% of the land area (27,729 acres). Major commercial centers include the Rock Hill Galleria, the Cherry Road/US 21 corridor, Downtown Rock Hill and the new Walmart shopping center west of Rock Hill on SC 161. Interestingly though commercial parcels account for only 1.3% of the land area (1,913 acres) they make up 10% of the taxable property value in the school district. There are a few large institutional land uses in the Rock Hill area which include Winthrop University, York Technical College, Piedmont Healthcare, and the Applied Technology Center.

Average parcel size in this area of the County is 2.8 acres and average residential parcel size is 1.27 acres. The majority of smaller lot residential areas, with parcels less than 0.25 acres are located west of I-77 in Rock Hill, with some subdivisions located in the India Hook community and in county jurisdiction west of Rock Hill along SC 274. The majority of residential subdivisions east of I-77 and south of Dave Lyle Boulevard have larger lots, due to limited utility service. In some cases underutilized industrial lands are being converted to other uses. The Riverwalk development on the Catawba River in Rock Hill's jurisdiction is an example of this. In Riverwalk, vacant industrial lands are being converted to a mixed use community with multiple housing types, commercial areas, a variety of recreation facilities and industrial land uses.

A chart showing a detailed breakdown of existing land use in the Rock Hill school district is included at the end of this chapter as Figure 24.

#### *School District 4 (Fort Mill)*

The Fort Mill School District is the smallest school district. It is also located the closest to Charlotte and as a result of this proximity, it has become the most urbanized of the districts. Average parcel size in this area of the County is 1.4 acres and average residential parcel size is 0.67 acres. Non-residential land uses, including commercial, industrial, office, civic and institutional, account for 8.6% of the land area. Major commercial centers include the Tega Cay Village shopping center at SC 160 and Gold Hill Road, the Stonecrest Center on SC 160, Gold Hill Road and Pleasant Road area, the Carowinds area, Baxter Village, Downtown Fort Mill, and the Fort Mill Square shopping center on SC 160 east of downtown Fort Mill. Major office and industrial areas include Lakemont Business Park, Kingsley and Bradley Industrial Park.

Residential growth surrounds the Anne Close Springs Greenway, a 2,300 acre park which is privately owned and operated. Due to the presence of water and sewer the majority of subdivisions include lots under 0.25 acres. There are also a number of apartment and townhome communities in this school district. Collectively attached residential land uses make up 511 acres (1.4% of land area) and account for nearly 7% of taxable property values.

A chart showing a detailed breakdown of existing land use in the Fort Mill School District is included at the end of this chapter as Figure 24.

## **LAND SUPPLY**

The County's land supply can be defined as land that is currently not in permanently protected open space (parks or conservation easements) and land not considered "developed" or unlikely to accommodate additional development or redevelopment in the plan horizon. According to data provided by York County and the Connect Our Future project approximately 70% of the County can be considered part of the land supply. A portion of this land is in agricultural uses, a portion is vacant, and a percentage is "underdeveloped" meaning that it could accommodate additional development or is likely to be redeveloped in the plan horizon. A map of the land supply is included at the end of this chapter as Map 15.

## PENDING DEVELOPMENT

Based on an inventory of preliminary plats for developments in the County's jurisdiction as of January 2015 there are 2,953 lots that have received approval and have yet to be built. This does not include developments inside municipal jurisdictions, or developments that have been proposed and have not received approval, nor does it include additional phases of developments that have not received approval at this time. It also does not include lots that were platted but never built because of the recession. Many of these are being filled in now. According to information provided by the City of Rock Hill there are 2,100 units in approved, active developments within the City. Half of these are located in Riverwalk. Additionally there are 8,300 approved or entitled housing units in Fort Mill and 1,274 in Tega Cay.

Table 25: Approved or Entitled Housing Units

	APPROVED OR ENTITLED HOUSING UNITS*
York County	2,953
Rock Hill	2,100
Fort Mill	8,300
Tega Cay	1,274
Total	14,627

## LAND USE PLANNING

### Zoning

The York County Zoning Code includes a description of zoning districts 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 has standards that specify development density, building height and dimensional requirements.

The largest zoning district (46.5% of land area) in the County is the Agricultural Conservation District (AGC). This zoning district is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. Average allowable development density for the AGC district is one dwelling unit per ten acres. The Rural Development District (RUD) covers the second largest area (24.7%) and is intended for low density residential development (1 DU/Acre). The Residential Conservation District (RC-I/RC-II) covers 10.4% of the land area and allows for medium density residential, with densities varying by utility availability (1 DU/Acre with well and septic, 2 DU/Acre with public water or sewer, ~4 DU/Acre with public water and sewer). Patio homes (4,000 sqft lots) are also allowed in this district. Residential Development zoning districts (RD-I/RD-II) allow for a greater mix of housing types including single family homes, patio homes, townhomes, duplexes and apartments.

Commercial zoning districts (Business Development districts including BD-I, BD-II, and BD-III) cover a very limited land area. The most prevalent district is the BD-III, general business district. Major commercial areas in the County are usually in this district. The only exception being those that are part of Traditional Neighborhood Districts (TND) (i.e. Baxter Village).

Industrial (ID) and Light Industrial (LI) districts account for 2.8% of the land area. Much of this land is developed, but large tracts of land remain along I-77 (south of US 21, near the Catawba River, and near the Carowinds area), in the East York Industrial Park, and along SC 274.

The Urban Development District (UD), Planned Development District (PD) and Traditional Neighborhood Districts (TND) are meant to provide flexibility for infill development (UD) and master planned developments (PD and TND).

A detailed breakdown of zoning districts by category is included below. The currently adopted zoning map is shown at the end of this chapter as Map 17.

Additional zoning overlays include the Lake Wylie Zoning Overlay District, Lake Wylie and Catawba River Buffers, Scenic Overlay District, and the Transportation Corridor Preservation Overlay. These are shown at the end of this chapter as Map 18.

Table 26: Zoning District Summary

ZONING DISTRICT SUMMARY			
ZONING DISTRICT CODE	ZONING DISTRICT	ACRES	% OF TOTAL
AGC	Agricultural Conservation District (AGC)	169,695	46.5%
AGC-I	Agricultural Conservation I District (ACG-I)	8,111	2.2%
RUD	Rural Development District (RUD)	90,205	24.7%
RUD-I	Rural Development I District (RUD-I)	9,984	2.7%
RC-I	Residential Conservation I District (RC-I)	27,545	7.6%
RC-II	Residential Conservation II District (RC-II)	10,345	2.8%
RD-I	Residential Development I District (RD-I)	16,142	4.4%
RD-II	Residential Development II District (RD-II)	6,081	1.7%
BD-I	Business Development I District (BD-I)	364	0.1%
BD-II	Business Development II District (BD-II)	318	0.1%
BD-III	Business Development III District (BD-III)	2,001	0.5%
ID	Industrial Development District (ID)	8,435	2.3%
LI	Light Industrial District (LI)	1,976	0.5%
UD	Urban Development District (UD)	6,900	1.9%
PD	Planned Development District (PD)	5,506	1.5%
TND	Traditional Neighborhood District (TND)	1,061	0.3%

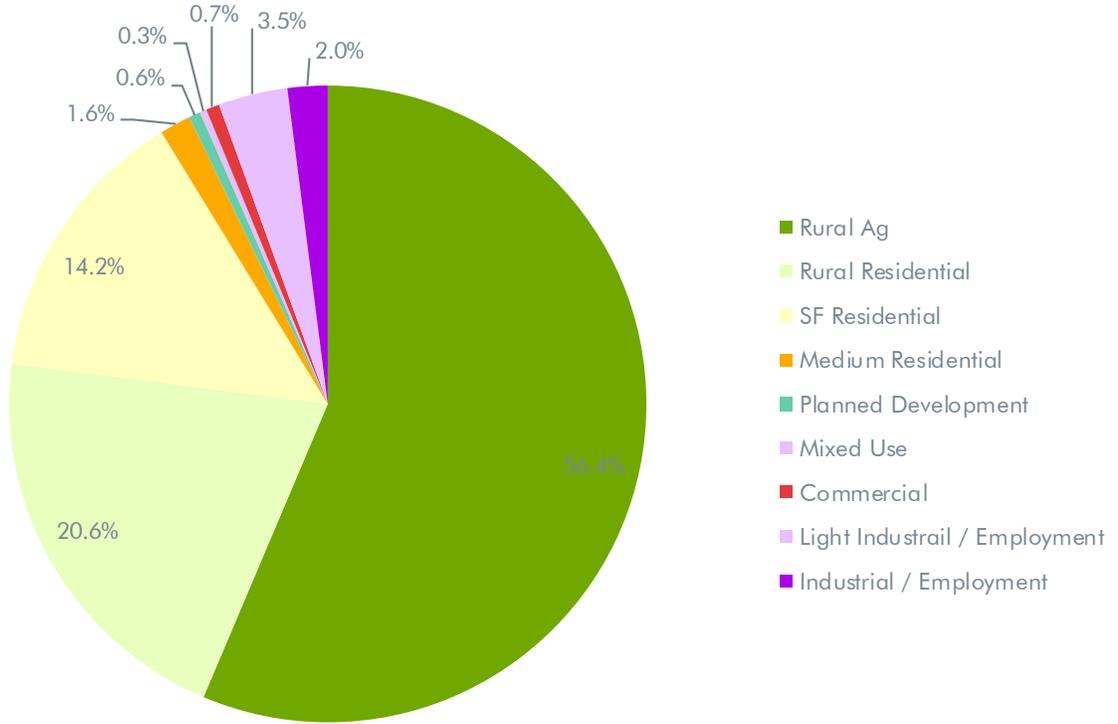
### Future Land Use

The purpose of a Future Land Use Map is to serve as a generalized guide for development and conservation patterns in the County. It is less detailed than the Zoning Map, has a longer time horizon—typically 20 years—and is meant to direct future zoning decisions, including re-zonings. The Future Land Use Map that was adopted in 2004 as part of the 2025 York County Comprehensive Plan and has been updated as recently as 2011. This map will be updated as part of the Comprehensive Plan Update to reflect re-zonings that have taken place since its adoption, current development trends, and an evolving vision for the County that will be developed during the planning process. This update, which will be informed by input from citizens, elected officials and other stakeholders, will include adapting the future land use categories to better represent the intended scale and mix of land uses in areas that are likely to experience change over the next 20 years.

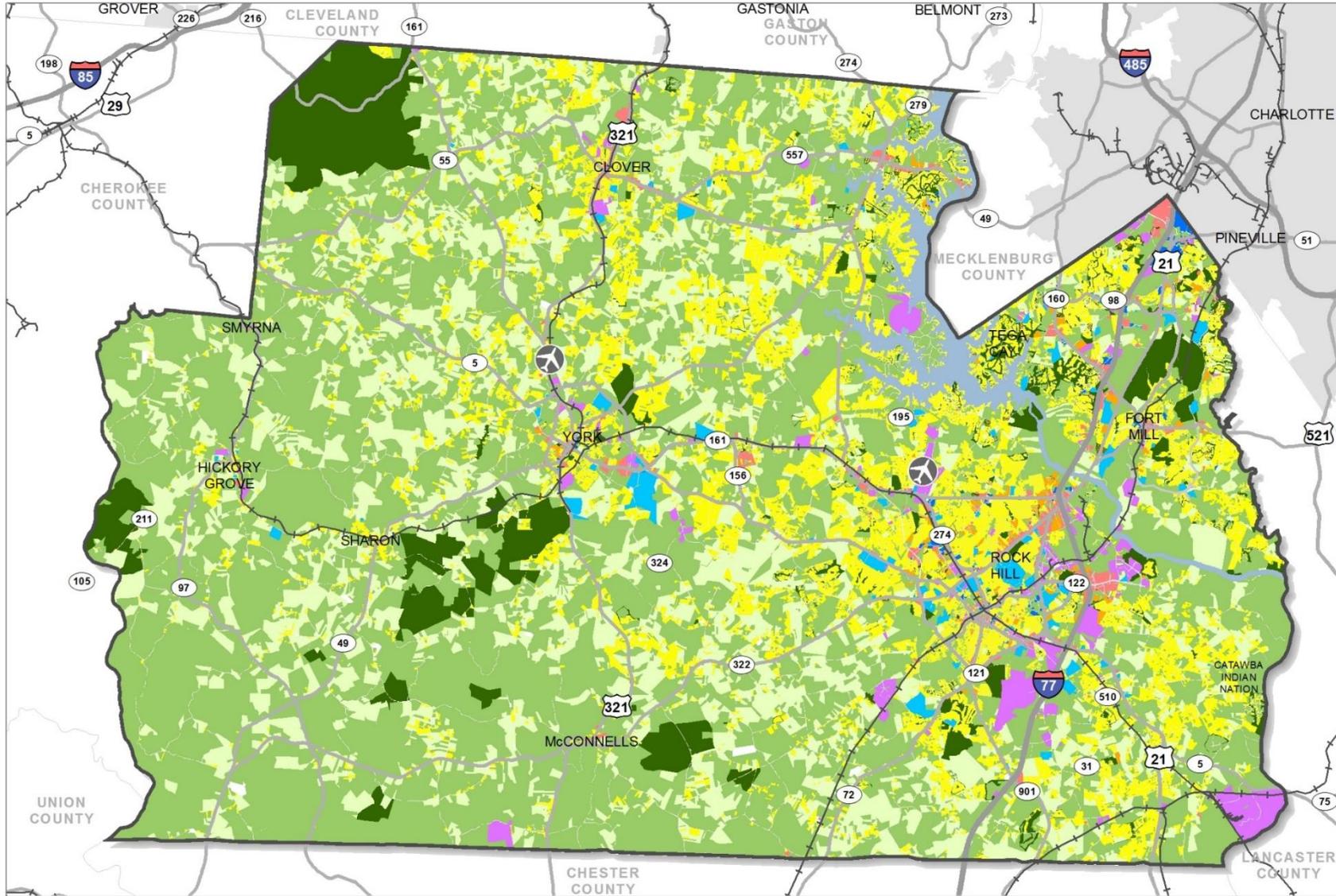
The currently adopted Future Land Use Map from the 2025 York County Comprehensive Plan is shown at the end of this chapter as Map 19. The chart below details the amount of land in different Future Land Use categories.

Figure 23: Adopted Future Land Use (2004)

# FUTURE LAND USE



Map 13: Existing Land Use (Source: York County Tax Parcels (11/14))



**Existing Land Use**

- |                                      |   |                                  |                           |
|--------------------------------------|---|----------------------------------|---------------------------|
| WATER - Lake Wylie                   | RURAL RES - Large Parcel with Residence | COM - Commercial                 | IND - Industrial          |
| OS - Open Space                      | SFR - Single Family Residential         | OFF - Office/Medical Office      | UNKNOWN - Research Needed |
| VACANT/AG - No Significant Structure | ATTRES - Attached Residential           | CIVIC/INST - Civic/Institutional |                           |



Map 14: School Districts / Sub-Areas

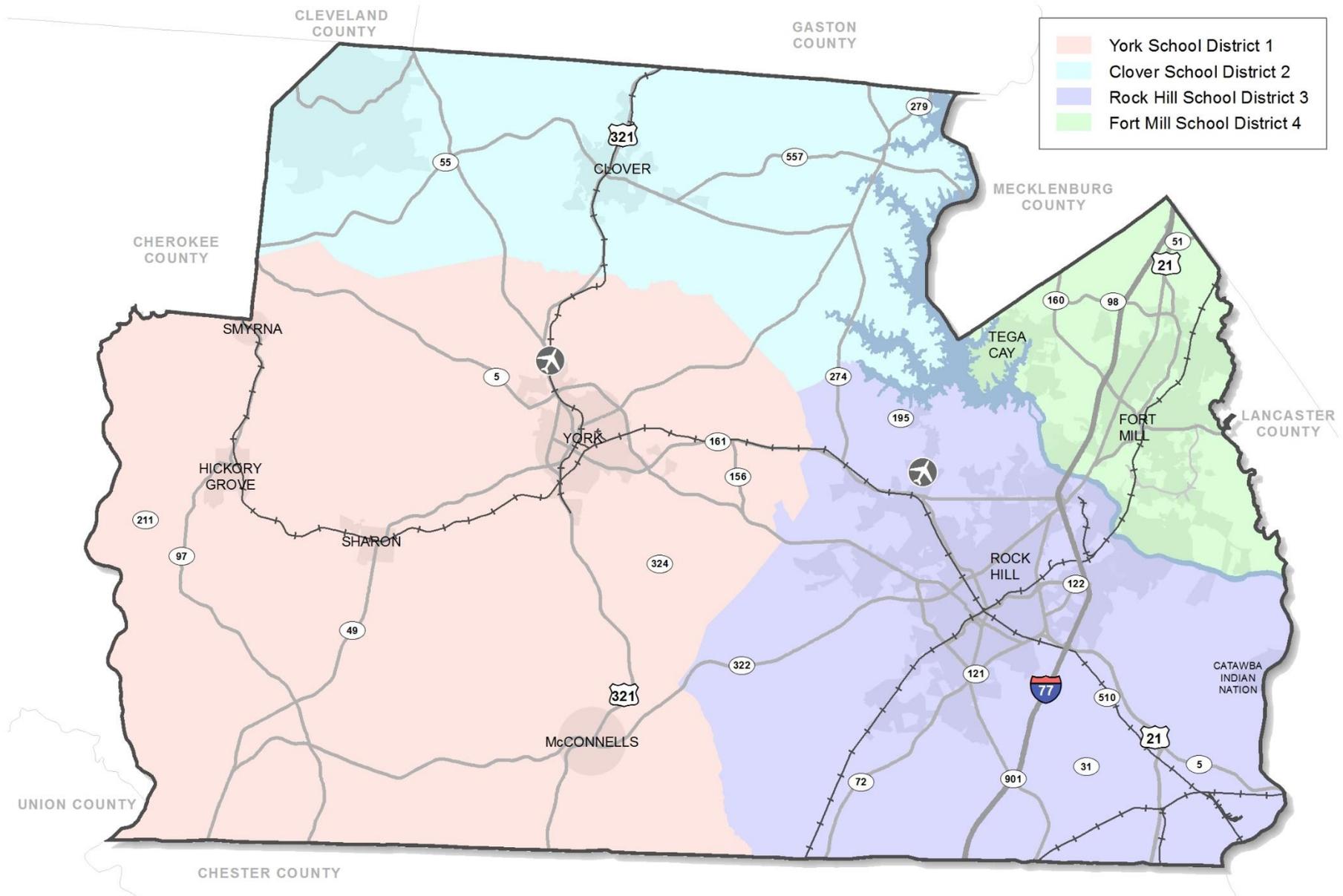
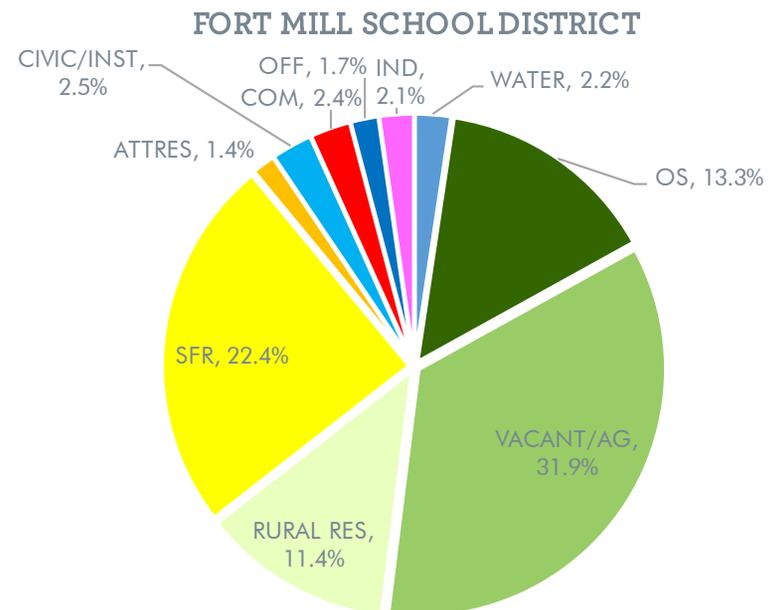
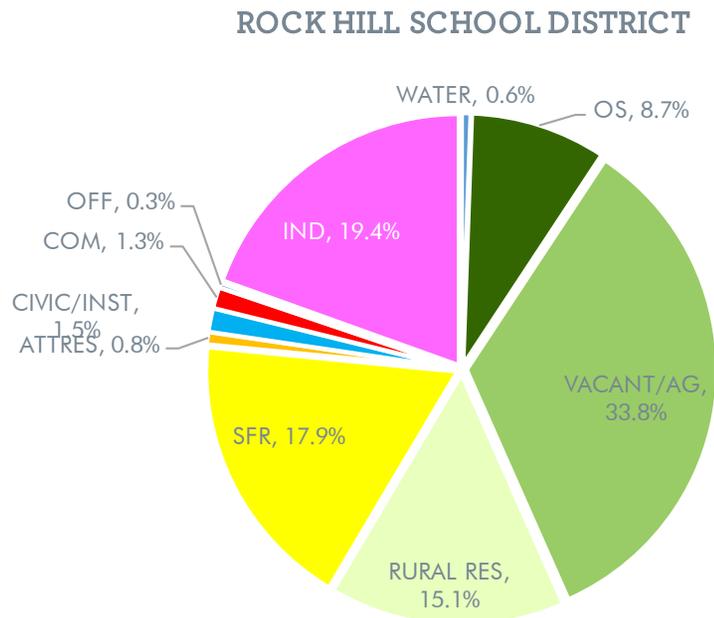
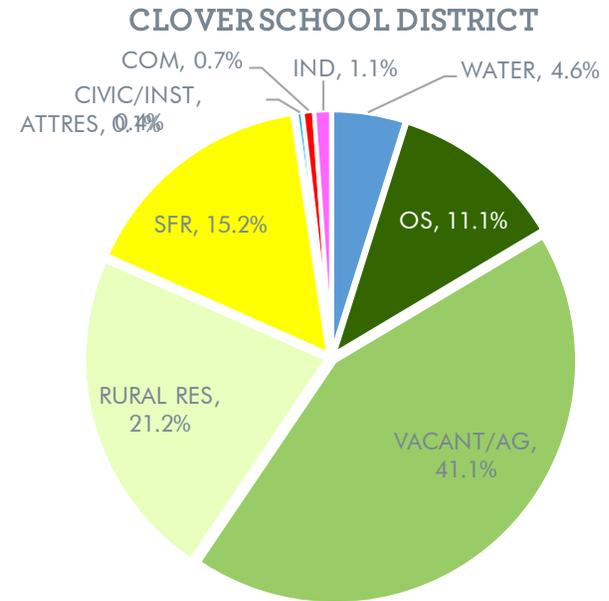
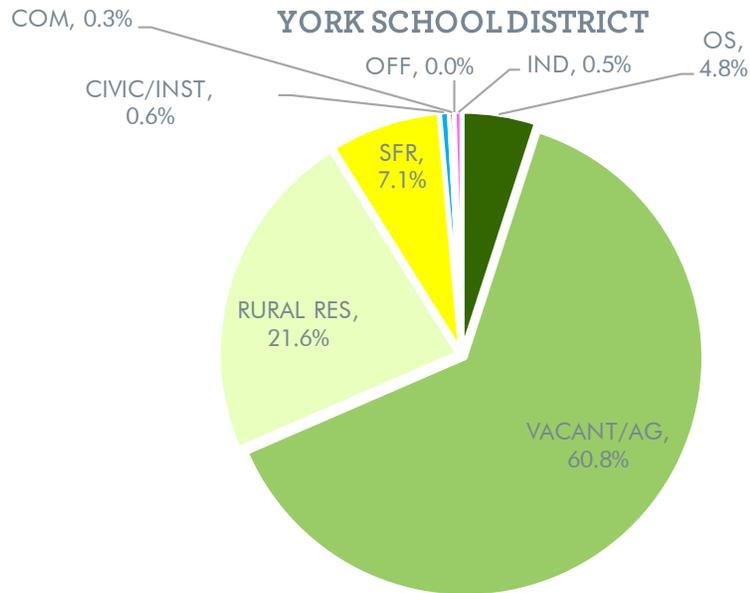
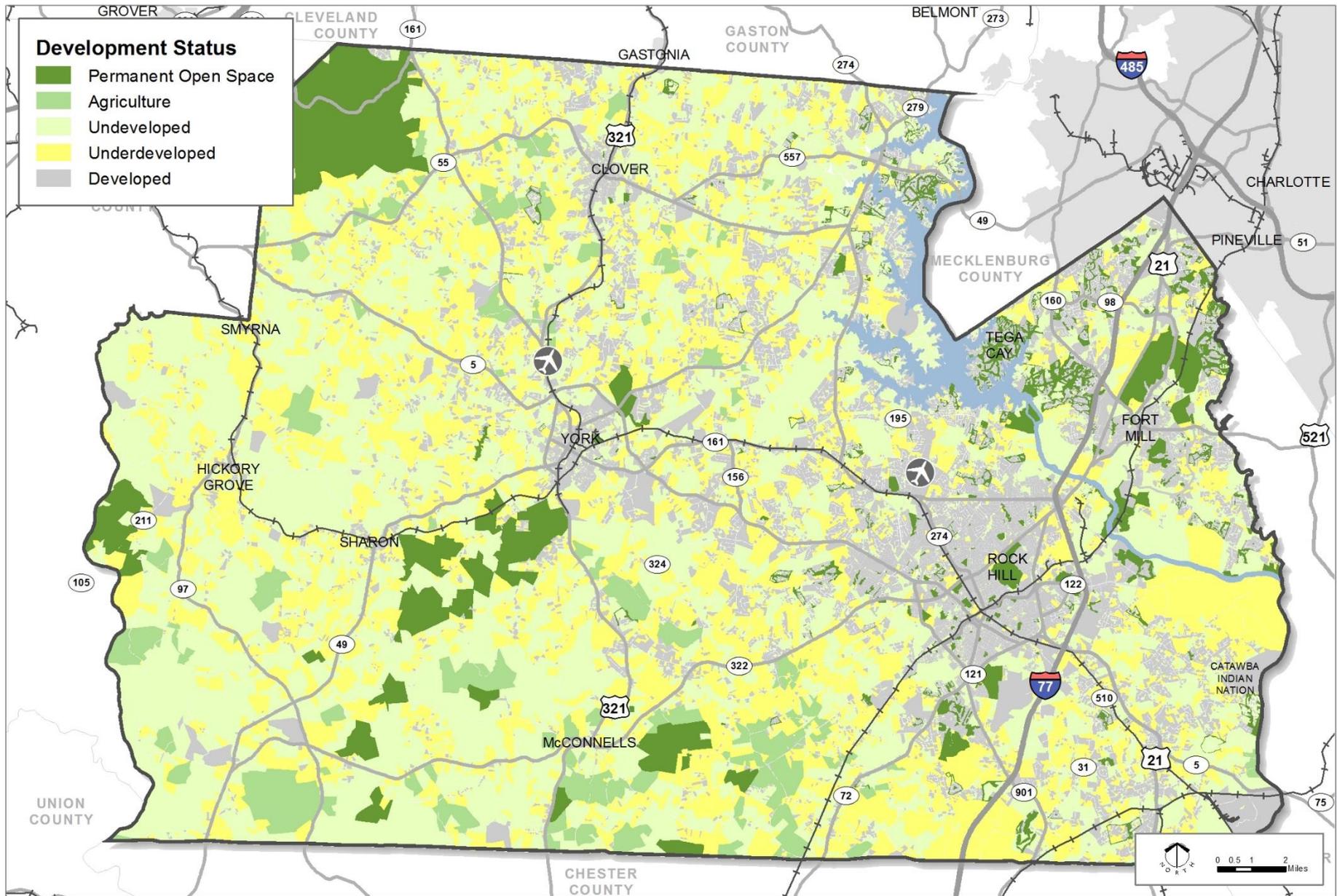


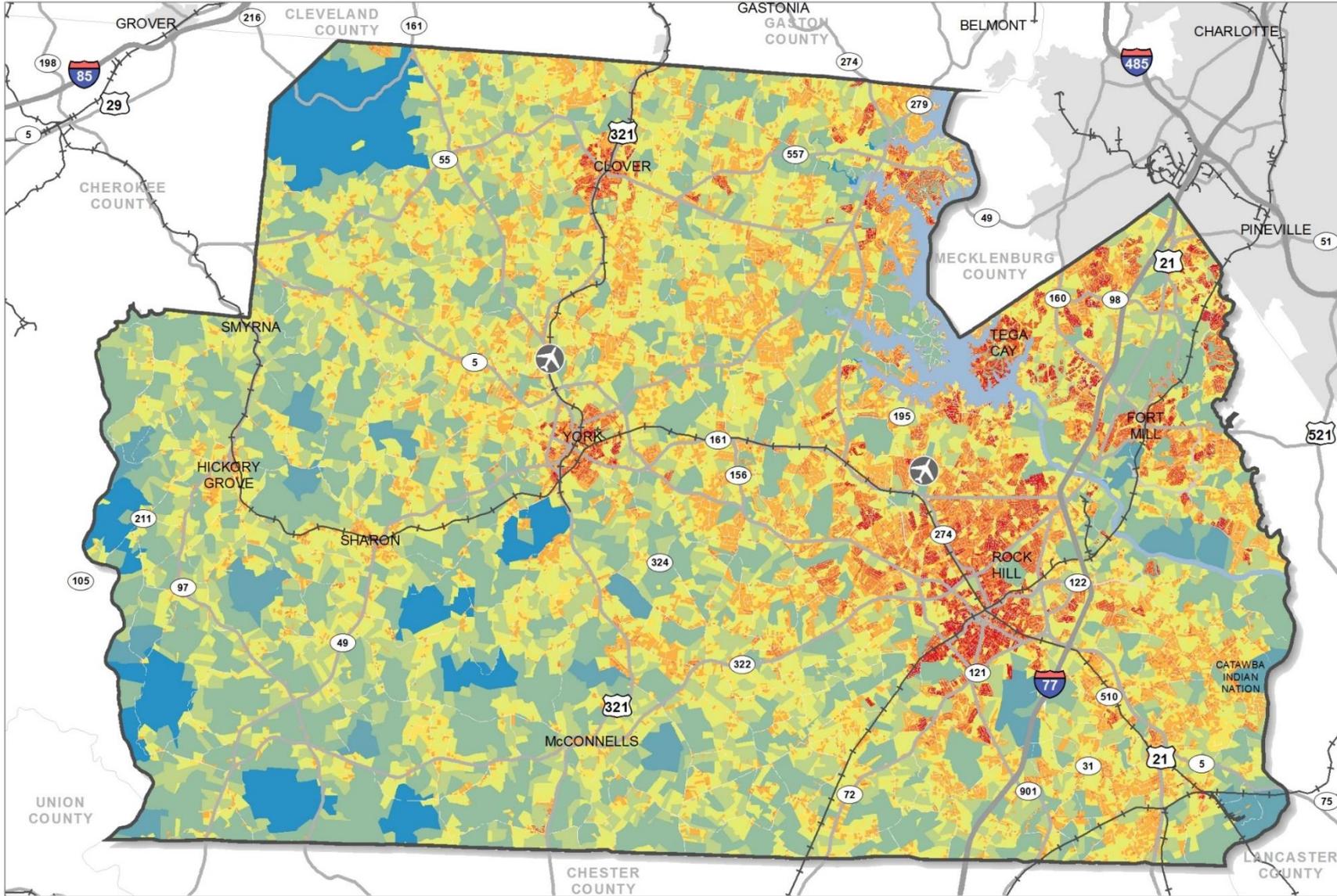
Figure 24: Existing Land Use by School District



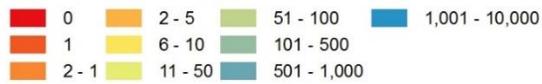
Map 15: Land Supply (Source: Connect Our Future, York County)



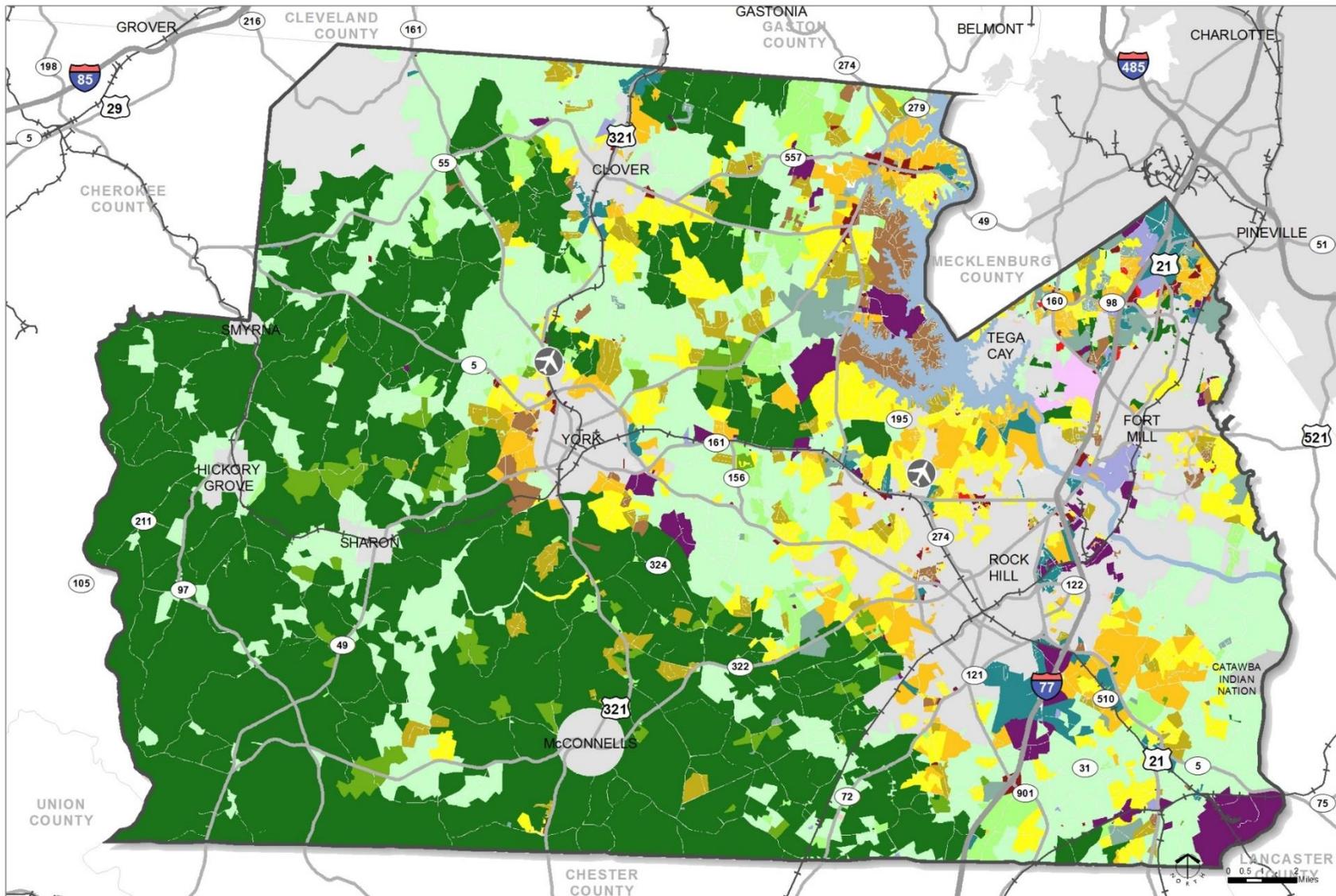
Map 16: Parcel Size (Source: York County Tax Parcel Records (11/14))



**Parcel Size (Acres)**



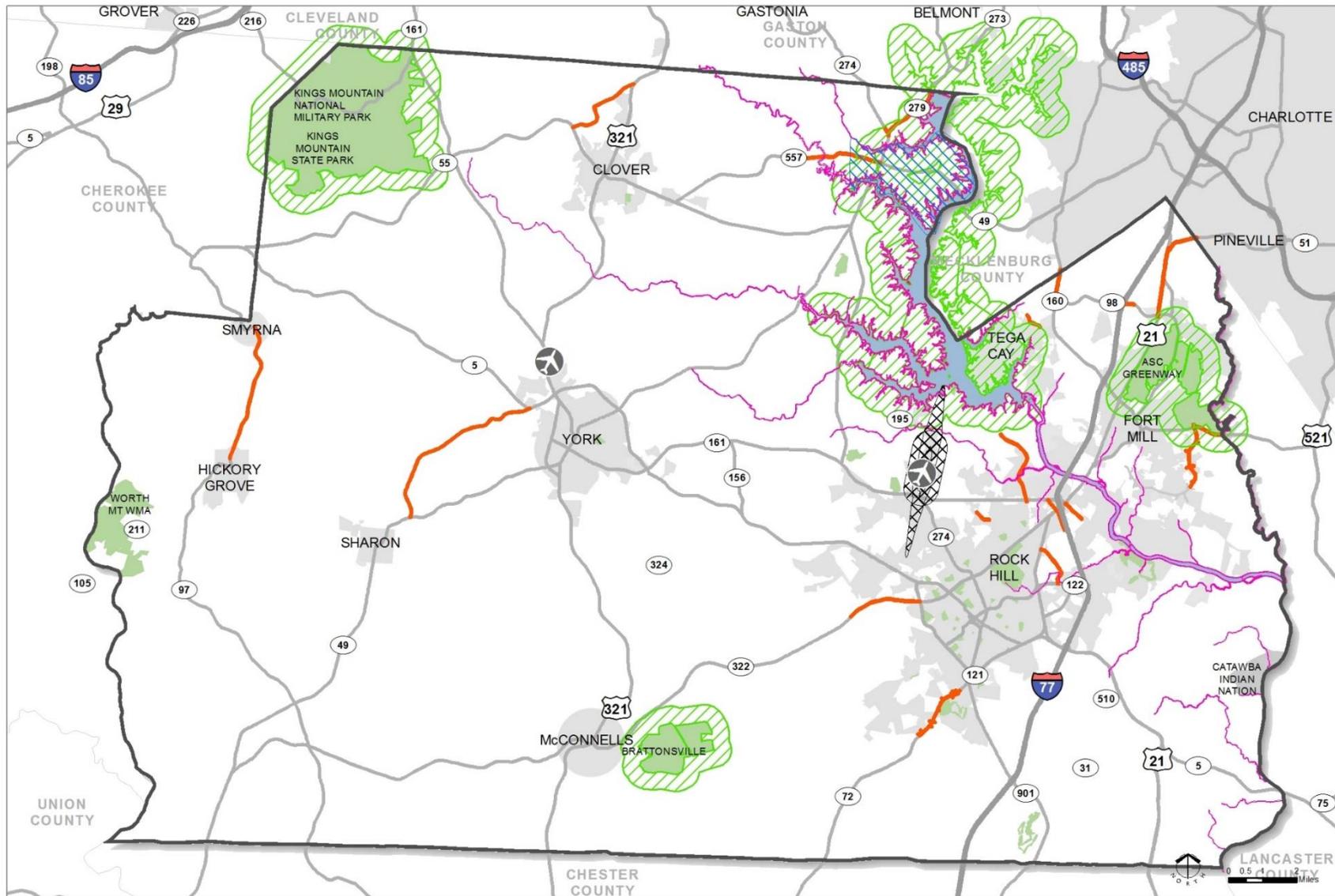
Map 17: York County Zoning Map (Source: York County)



**Zoning**

- |  |   |   |  |
|--|---|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span> AGC (Agricultural Conservation District)          | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> RC-I (Residential Conservation I District)      | <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span> BD-I (Business Development I District: Convenience) | <span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> LI (Light Industrial District)               |
| <span style="display:inline-block; width:15px; height:15px; background-color:mediumseagreen;"></span> AGC-I (Agricultural Conservation I District) | <span style="display:inline-block; width:15px; height:15px; background-color:gold;"></span> RC-II (Residential Conservation II District)      | <span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> BD-II (Business Development II District: Office and Inst.) | <span style="display:inline-block; width:15px; height:15px; background-color:teal;"></span> UD (Urban Development District)              |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> RUD (Rural Development District)                 | <span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> RD-I (Residential Development I District)       | <span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> BD-III (Business Development III District: General)    | <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span> PD (Planned Development District)       |
| <span style="display:inline-block; width:15px; height:15px; background-color:limegreen;"></span> RUD-I (Rural Development I District)              | <span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span> RD-II (Residential Development II District) | <span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> ID (Industrial Development District)                    | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> TND (Traditional Neighborhood District) |

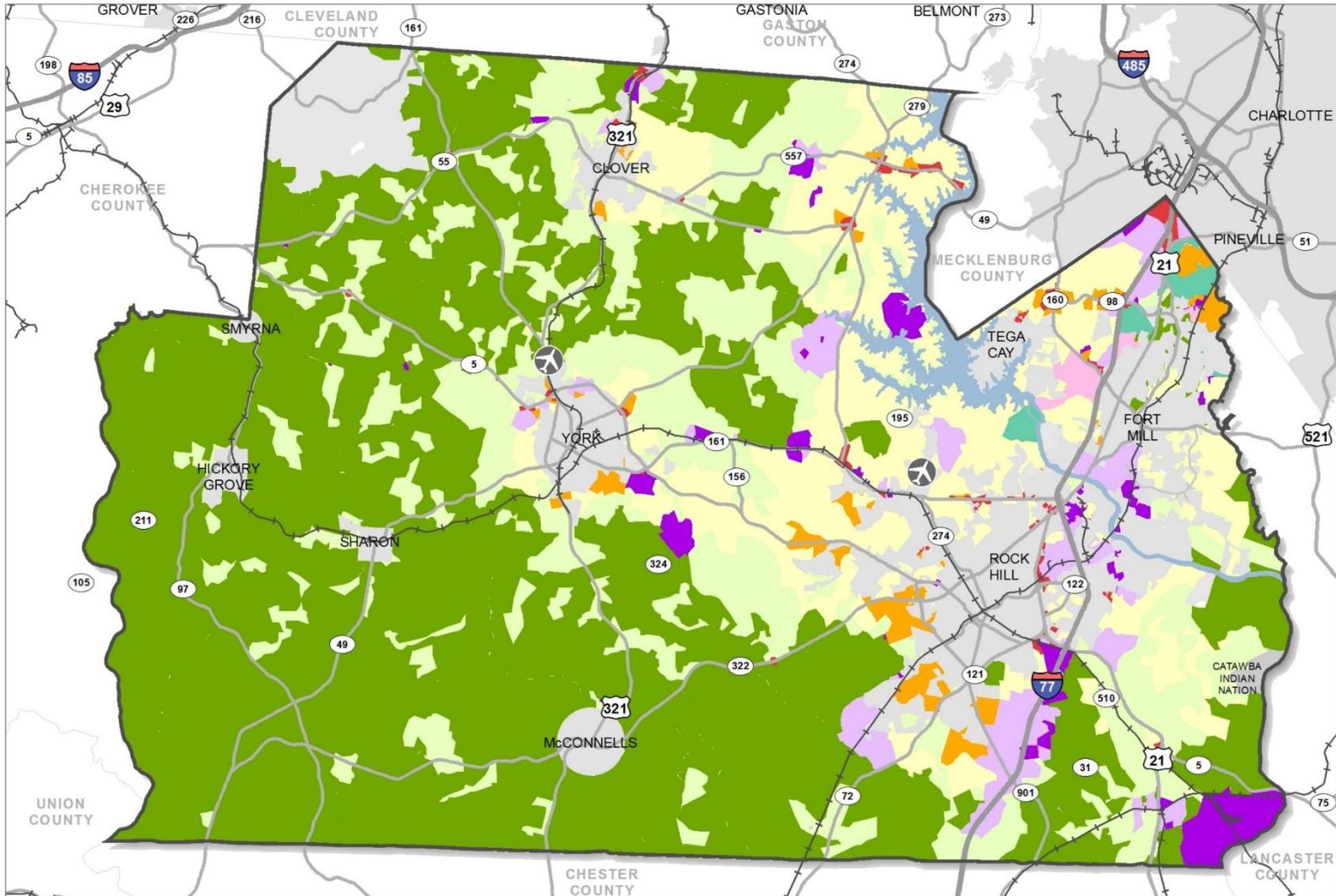
Map 18: Zoning Overlays (Source: York County)



**Zoning Overlays**

- Lake Wylie Overlay
- Airport Overlay Zone
- Lake Wylie Catawba River Buffer
- Scenic Overlay
- Transportation Corridor Preservation Overlay

Map 19: Future Land Use (Source: York County Comprehensive Plan, Adopted 2004)



**Future Land Use**

- |   |  |   |  |
|---|--|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> RURAL AG   | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> SF RES     | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> MIXED USE      | <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> LIGHT INDUSTRIAL / EMPLOYMENT |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> RURAL RES | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> MEDIUM RES | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> COMMERCIAL           | <span style="display:inline-block; width:15px; height:15px; background-color:darkpurple; border:1px solid black;"></span> INDUSTRIAL / EMPLOYMENT        |
|   |  | <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> PLANNED DEVELOPMENT |  |

