

Table 2. Action Plan - New Comprehensive Plan Initiatives (Summary Schedule)

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Element	High Priority/Short-Term Actions (0-2 years)	Mid-Term Actions (2-5 years)	Ongoing/Continuing Actions
POPULATION			<ul style="list-style-type: none"> Update, revise and provide the latest and most detailed demographic data for planning studies such as fire, police and small-area plans, as necessary. (P-1.1)
HOUSING	<ul style="list-style-type: none"> Revise the York County Zoning and Development Standards Ordinance to accommodate a diversity of housing types with different price points, residential lot sizes, setbacks and other design features, which allow for flexibility and choice in housing types in suitable locations, as shown on the Future Land Use Map. (H-1.1) Encourage cluster development and/or conservation subdivisions where possible to protect trees, open space and other natural features. Encourage more non-traditional single-family residential development options. (H-1.1) Promote mixed-use development consistent with the York County Future Land Use Map by allowing varying lot sizes to incorporate townhouses, condominiums or rental units as a means of integrating affordable housing seamlessly into traditional looking communities. (H-1.1) Enhance land development and zoning standards to accommodate sustainable, quality growth, which complements and retains York County's unique rural and urban character, and helps protect York County's valuable resources. (H-1.4) 	<ul style="list-style-type: none"> Identify infill development sites and ensure compatible development or redevelopment opportunities designed to strengthen existing neighborhoods. (H-1.4) 	<ul style="list-style-type: none"> Continue to submit applications for CDBG block grant funds to help finance infrastructure and economic development improvements for low-to-moderate income level communities. (H-1.2) Continually evaluate additional flexible and innovative strategies to encourage private development of affordable housing. (H-1.2) Give high priority to maintaining adequate levels-of-service and reduce traffic congestion along arterial and major collector roadways by promoting improved transit service, implementing connectivity between properties, implementing sidewalk and bicycle system improvements; and where appropriate, constructing roadway capacity improvements. (H-1.3) Continue to work with residential neighborhoods on "traffic calming" measures, if traffic calming is warranted. (H-1.3) Continue to preserve existing neighborhood stability by restricting commercial development to areas shown on the Future Land Use Map, and maintaining proper landscape and buffer treatments between differing land uses. (H-1.3) Evaluate housing conditions through the York County Code Enforcement Program on an on-going basis in residential areas that exhibit a decline in physical condition. (H-1.3) Continue the York County Code Enforcement Program extending beyond customer complaints with York County Staff also actively observing, reporting and monitoring code violations. (H-1.3) Support policy, zoning, and regulatory decisions, including protection against incompatible commercial encroachments into existing, well-established residential neighborhoods. (H-1.4) Integrate affordable housing with multi-modal transportation by permitting higher density residential development within the Utility Services Area shown on the York County Future Land Use Map, including areas along major transportation corridors where transit service is available to senior citizens and lower income household groups that will likely rely on public transportation. Any affordable housing project shall be encouraged to locate where transit service and pedestrian systems are in place or planned. (H-1.2) Recognize that communities with an established character are potentially threatened by change as "neighborhood conservation areas," and work with the community to establish appropriate development and preservation options. (H-1.4)
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ECONOMIC DEVELOPMENT	<ul style="list-style-type: none"> • Develop guidelines in any revised development code to encourage the development of campus-like settings for larger industrial, business and research projects (ED-1.1) • Include provisions for the inclusion of appropriate commercial uses, such as hotels, restaurants and other supportive uses for industrial districts in any revised development code (ED -1.2) • Investigate the possibility of establishing a non-profit industrial development authority with the capability of purchasing and developing business, office, research, technology and industrial parks. (ED -2.4) • Designate key parcels for rezoning to accommodate industrial uses identified by the YCEDB/RHEDC Task Force study (ED – 2.4) 		<ul style="list-style-type: none"> • Maintain current buffer and open space requirements for industrial uses within any revised development code and add provisions for appropriate orientation of required open space. (ED-1.1) • Continue to attract high-tech and other industries offering higher wages and needing the highly skilled and educated local workforce York County provides. (ED-2.1) • Continue to provide and expand education opportunities to train the local workforce. (ED-2.2) • Ensure the agricultural community can continue to contribute similar to historic fiscal levels. (ED-2.3) • Enforce the land use plan and zoning districts which are intended to reserve and protect the industrial sites identified by the York County Economic Development Board/Rock Hill Economic Development Corporation. (ED-2.4)
NATURAL RESOURCES	<ul style="list-style-type: none"> • Prepare revisions to the Stormwater Ordinance to enhance illicit discharge detection and elimination (NR-2.3) • Initiate water quality testing and investigation of potential illicit discharges (NR-2.3) • Prepare construction site stormwater control revisions to Sediment and Erosion Control Ordinances (NR-2.4) • Assess the effectiveness of current stream buffer requirements and consider requiring buffers to all perennial and/or intermittent streams in York County (NR-2.1) • Evaluate and compare York County BMPs to regional approaches (NR-2.4) • Prepare relevant revisions to development ordinances to allow for low impact developments (NR-2.1) & (NR-2.5) • Develop and apply growth management ordinances, such as conservation development and urban services boundaries, as identified in the Future Land Use Element. (NR-1.1) • Evaluate current BMPs at county buildings and possible site improvements to county facilities (NR-2.6) • Initiate community stream cleanup events (NR-2.2) • Create a Stormwater Website (NR-2.2) • Set up a Stormwater Hotline (NR-2.2) • Educate the public on NPDES Phase II BMPs (NR-2.5) 	<ul style="list-style-type: none"> • Prepare a Best Management Practice (BMP) Publication for York County (NR-2.4) • Initiate storm drain stenciling program (NR-2.2) • Initiate Water Quality Testing (NR-2.4) • Develop and maintain a database of installed BMPs monitoring their effectiveness and maintenance (NR-2.4) • Develop a Spill Prevention Plan (NR-2.6) 	<ul style="list-style-type: none"> • Continue hazardous materials collection days (NR-2.2) • Prepare and present stormwater management classroom presentations and hold community meetings to solicit support for involvement in stormwater pollution prevention. (NR-2.2) • Collect GIS data for stormdrain, sewer, and septic systems (NR-2.3) • Continue stormwater plan review, inspection, and enforcement (NR-2.4) • Develop and apply growth management ordinances, such as conservation development and urban services boundaries as identified in the Future Land Use Element (NR-1.1) • Examine the effectiveness of York County's tree preservation ordinance and update as needed (NR-1.1)
CULTURAL RESOURCES		<ul style="list-style-type: none"> • Draft and adopt a Historic Preservation Ordinance. (CR-1.2) • Establish a historic preservation commission to achieve Certified Local Government (CLG) status (CR-1.2) 	<ul style="list-style-type: none"> • Continue to nominate eligible properties to the National Register of Historic Places (CR-1.1)

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TRANSPORTATION	<ul style="list-style-type: none"> Develop Thoroughfare Plan to include; updated road hierarchy classifications, updated corridor preservation list, and modified road development regulations [collector street plan] (T-1.1) Develop criteria for county acceptance of rural roads (T-1.1) Develop comprehensive pedestrian and bicycle facility network [sidewalk/bicycle plan] (T-2.1) Research transportation impacts for the development of an Adequate Public Facilities Ordinance [APFO] (T-3.3) 	<ul style="list-style-type: none"> Implement Travel Demand Management (TDM) program (T-1.1) Develop context-sensitive design standards (T-1.2) Strengthen development standards, including clarifying Traffic Impact Analysis requirements (T-1.2) 	<ul style="list-style-type: none"> Maintain and expand current traffic management programs (T-1.1) Support development of county-wide and regional transit system (T-2.2) Manage growth in ways that reduce air pollution (T-3.4) Maximize effectiveness of existing roadway network [CMS] (T-1.1) Review and modify Level of Service (LOS) standards as necessary for consistency with the adopted comprehensive plan (T-1.1)
COMMUNITY FACILITIES	<ul style="list-style-type: none"> Consider adopting a program for the dedication of land from larger developments to the school district for development as possible future schools. (CF-1.1, CF1.2, & CF-11.4) Adopt an Adequate Public Facilities Ordinance [APFO] for York County, linking residential growth and school capacities (CF-1.1 & CF-11.3) Support modifications of County development regulations to require land for future or expanded convenience centers (CF-3.1) Work with service providers to develop level of service standards for water and sewer service and infrastructure (CF-2.1) Within one (1) year of plan adoption, cooperatively work with the municipalities and service providers to adopt the Urban Services Boundary (CF-2.1) Within one year of Plan adoption, study the feasibility of establishing appropriate measures to allocate the costs to expand public facilities and services to serve new development in a fair and equitable manner (CF-1.1) Plan for community facilities such as libraries, schools, and parks by setting aside land within the Urban Services Area. (CF-10.1), (CF-11.1) & (CF-14.3) Develop criteria and mechanisms for York County's coordination with school districts on school siting (CF-11.1) 	<ul style="list-style-type: none"> Implement the recommendations suggested in the Facility Master Plan (CF-12.1) Enhance inspection and maintenance program to increase awareness and improve planning of future infrastructure replacement or rehabilitation (CF-2.2) Discourage expansion of water / sewer and other public facilities that could increase development pressure in rural agricultural areas, except where needed due to conditions which prevent reliance upon well / septic systems (CF-1.3) Develop a long-range Countywide Community Facilities Plan (CF-1.1) 	<ul style="list-style-type: none"> Ensure adequate revenue exists to meet the needs of growing student enrollment (CF11.2) Ensure that sufficient resources are allocated in operating and capital budgets to meet citizens' needs for community facilities and services (CF-1.1) Provide safe and convenient pedestrian, vehicular, and bicycle connections between community facilities and the neighborhoods they serve (CF-1.2) Prioritize the completion of infrastructure and other capital improvements within existing urban areas, designated urban boundaries and in areas targeted for redevelopment and infill. (CF-1.3) Develop a policy to restrict utility access to more development than what is called for in the Land Use Element (CF-2.1) Work with service providers and continue to research methods and measures to maintain high-quality, cost-effective services to all customers. (CF-2.1) Reduce costs associated with operating solid waste and recycling services (CF-3.20) Prioritize the completion of infrastructure and other capital (CF1.3) Reduce per capita waste production in York County (CF-4.1) Increase per capita recycling rates in York County (CF-4.2) Focus future residential development near fire stations to reduce response times and travel distance (CF-5.1) Ensure adequate staff for each fire department in the future (CF-6) Recruit and retain sufficient staff for each fire department (CF-6.1) Reduce response time for emergency assistance (CF-7.1) Cluster development near service provider resources (CF-7.2)
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COMMUNITY FACILITIES CONT.			<ul style="list-style-type: none"> Reduce the vulnerability of critical and public facilities from natural disaster (CF-8.1)

			<ul style="list-style-type: none"> • Reduce delay and potential loss of life and property due to communication breakdowns (CF-8.2) • Build community support between the library and other local organizations (CF-9.1) • Actively coordinate library planning with York County to help support and implement the land use plan (CF-10.1) • Site new facilities in areas targeted for redevelopment and away from areas targeted for preservation of rural character (CF1.3, CF-2.1, & CF-13.1) • Work cooperatively with the schools districts to identify appropriate sites for new schools. (CF-11.1) • Continue to work with the York County Recreation Coalition to assess the long-term recreational needs of residents and visitors. (CF-14.1) • Continue to explore alternative funding sources, including grants, for recreational sites, facilities, and programs. (CF-14.2) • Continue to coordinate with the municipalities to ensure that all County residents have access to adequate recreational opportunities (CF-14.3)
LAND USE	<ul style="list-style-type: none"> • Work with the County's municipalities and service providers to define, establish, and implement a Countywide Urban Services Area (USA) within 1.5 years. (LU-1.2) • Work jointly with the municipal governments and the County's service providers to develop and implement service provision standards that support the urban services area concept and other Countywide growth and land use strategies proposed in the Comprehensive Plan. (LU-1.2) • Study costs and feasibility of, and alternative approaches to, establishing a York County TDR program and seek municipal participation in the county-wide program. (LU-1.3) • Within one year from plan adoption, study the feasibility of establishing regulatory tools to address the timing of development to ensure that growth occurs concurrent with adequate capacity of public facilities and services, to include but not be limited to a York County Adequate Public Facilities Ordinance. (LU-1.4) • Develop criteria for County-wide acceptance of subdivision roads to reduce public costs of road maintenance and to encourage compact growth patterns (LU-1.5) • Within one year from plan adoption, study the application of impact fees to compliment the APFO in order to address the costs of development and ensure the costs of providing new roads, infrastructure and other public facilities. (LU-1.6) • Modify development, subdivision and zoning regulations to provide for the expiration of re-zonings, development approvals and permits, if not acted upon within specified time periods. (LU-1.7) 	<ul style="list-style-type: none"> • Promote, and seek County involvement in, long-range facilities planning by service providers to be consistent with the urban services area concept and related Countywide growth and land use strategies proposed in the Comprehensive Plan. (LU-1.2) • Coordinate with the County's municipalities to develop compatible land use designations and a set of consistent development standards, urban design guidelines, or other regulatory tools, as appropriate, particularly for the transition areas within and outside the USA boundaries. (LU-1.2) • Establish formal communication protocols that promote inter-/multi-jurisdictional discussion of development proposals, to ensure consistency with the strategies proposed in the Comprehensive Plan (LU-4.5) • Establish standards for and actively promote new forms of compact development to include Transit-Oriented Development, as well as TND, Pedestrian Scale Development, and Mixed-Use (LU-4.5) • Identify appropriate "receiving zones" within designated urban boundaries, suburban infill areas and other locations suited to higher density development and population growth. (LU-1.5) • Identify appropriate "sending zones" in rural areas or other locations of the County where development should be discouraged, and where additional options are needed for large rural landowners. (LU-1.3) • Develop regulatory mechanisms to guide limited industrial development in rural areas consistent with the maintenance of rural character and agricultural operations. (LU-5.4) 	<ul style="list-style-type: none"> • Direct higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities and development standards. (LU-3.1) • Discourage re-zonings to suburban densities in designated rural residential areas. (LU-6.3) • Discourage re-zonings of rural agricultural lands to higher intensity uses in designated areas. (LU-5.3 & LU-6.3) • Encourage rural population growth to occur in and around existing rural towns and settlements (LU-6.4) • Preclude land uses that are incompatible with rural character, and that do not support rural residents or farming operations. (LU-6.5) • Discourage expansion of water / sewer and other public facilities that could increase development pressure in rural agricultural areas, except where needed due to conditions which prevent reliance upon well / septic systems. (LU-6.7)

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LAND USE Cont...	<ul style="list-style-type: none"> • Develop improved standards, requirements and standards to retain substantial open space within new developments. (LU-2.1) 	<ul style="list-style-type: none"> • Provide density and intensity bonuses for the provision of housing and commercial components of mixed-use developments with specific reference to dwelling types (student housing, elderly, etc.), with additional bonus provisions for affordable housing. (LU-4.5) 	

	<ul style="list-style-type: none"> • Adjust zoning provisions to provide greater flexibility for mixed uses, multiple housing types and compact suburban development. (LU-4.1) • Adjust development standards to address minimum requirements for open space retention, park and school site reservations, landscaping, subdivision connectivity, and accommodation of pedestrian and bicycle circulation, while providing greater flexibility for multiple housing types. (LU-4.3) • Prepare land use and zoning provisions to discourage commercial "strip" development and encourage compact commercial and mixed-use centers at appropriate suburban locations. (LU-4.4) • Roll back baseline densities in RUD, based on sliding scale, as outlined in the Future Land Use - Rural Area section of the Land Use Element. (LU-5.1) • Establish improved design standards appropriate for new rural area subdivision development pertaining to subdivision sizes and lot sizes, open space, buffers, road connectivity, school site reservations, etc. (LU-5.2) • Define baseline densities in AGC districts, based on sliding scale, as outlined in the Future Land Use - Rural Area section of the Land Use Element (LU-6.1) 	<ul style="list-style-type: none"> • Modify zoning code provisions to permit increases in density in receiving zones to coincide with a transfer of development rights. (LU-1.3) • Prepare design standards for residential development and subdivisions specifically addressing issues such as requirements sidewalks street trees, landscape buffers, road system connectivity and retention of important natural and scenic features. (LU-2.2) • Prepare design standards for commercial and industrial development specifically addressing such issues as access management, architectural character, landscaping, signage, pedestrian orientation, parking, buffers, etc. (LU-2.2) • Encourage municipalities to adopt policies to promote reinvestment in underutilized / obsolescent properties in commercial corridors and urban centers through incentives and removal of regulatory impediments. (LU-3.2) • Prepare development guidelines and design standards to improve the character of suburban commercial development. (LU-4.4) 	
<p>OPEN SPACE</p>	<ul style="list-style-type: none"> • Consider a provision to allow developers to donate a fee-in-lieu of open space dedication as explained in the Goals and Strategies section of the Open Space Element (OS-2.3) • Utilize appropriate conservation entities, to implement the adopted open space plan and pursue conservation efforts according to the priorities listed in the plan. (OS-1.1) • Revise zoning code to require public access to open space areas and properties along greenway as specified in the adopted open space plan. (OS-1.4) 	<ul style="list-style-type: none"> • Consider county-wide referendum for open space/greenway one-cent sales tax (OS-2.2) 	<ul style="list-style-type: none"> • Pursue South Carolina Parks Recreation and Tourism funding (OS-2.1) • Ensure open space areas are given an appropriate conservation/agricultural land use designation in the future land use plan (OS-1.2)