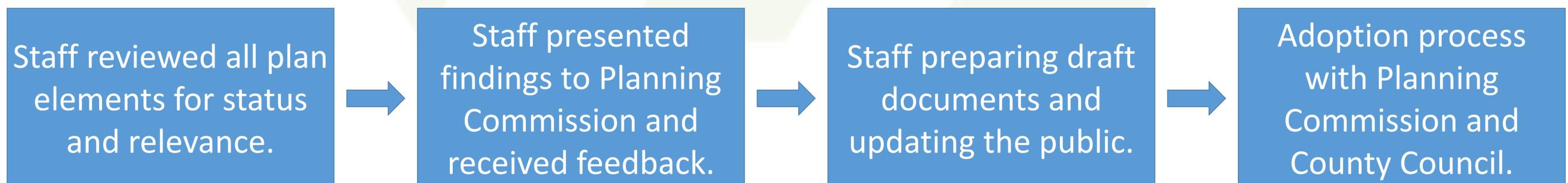


# What is a Comprehensive Plan

- *York Forward* is the County's current comprehensive plan, and was adopted in 2016 – state law requires a new plan every 10 years and an update every 5.
- It informs current and future decision makers where we are now, where we want to go, and how we intend to get there.
- More specifically:
  - The plan includes a chapter on the following elements: land use, housing, economic development, transportation, community facilities, natural and cultural resources, and resiliency;
  - It defines the County's biggest assets and challenges;
  - It makes recommendations about the type, scale, and character of development appropriate in different parts of the County;
  - It recommends and prioritizes policies, key projects, and resources;
  - It serves as the basis for zoning recommendations throughout the County.

## Plan Update Process



# Land Use

**Purpose:** Provide strategies for the intensity, direction, and quality of new development to provide the appropriate mix of land uses.

## Element's Progress Highlights

- Adopted two small area plans:
  - I-77 south corridor – addressed potential land use conflicts between new development and established, low-density residential communities.
  - Lake Wylie area – focused on strategies to help manage the impacts of a rapidly growing area. Adopted site and design guidelines for most new residential development.
- Recode York County
  - Comprehensive rewrite of the zoning and land development ordinances to aid in achieving land use policies.

## Goals

1. Direct growth to areas where there are adequate utilities, infrastructure, and services.
2. Promote a balanced mixture of uses that results in a diverse tax base and countywide job creation
3. Promote development that enhances local character, protects the environment, and provides long-term value.
4. Preserve the rural character beyond the Urban Services Boundary, while providing opportunities for compatible rural development.

# Housing

**Purpose:** Ensure the County's housing stock meets the needs of current and future residents, offering various lifestyles from agricultural homesteads near Sharon to residential neighborhoods in Fort Mill.

## Element's Progress Highlights

- Established new provisions to enhance residential design.
  - Added site and design standards within the Lake Wylie Overlay.
  - Expanded open space requirements.
  - Expanded opportunity for cluster style developments.
- Two new small area plans established policies to protect existing residential neighborhoods.
- Added new mixed-use zoning district to diversify housing types.

## Goals

1. Provide a diversity of housing types and levels of affordability to meet the needs of York County's current and future residents.
2. Direct housing to areas that maximize the efficient use of existing or planned infrastructure while also minimizing intrusion into environmentally sensitive areas.
3. Preserve and protect existing residential neighborhoods and rural areas.
4. Ensure quality housing is available for people with every level of income.

# Economic Development

**Purpose:** To align business and economic growth with land use, housing, and transportation goals. Many of the element's tools seek to promote infrastructure and capital investments that support job creation throughout the County.

## Element's Progress Highlights

- I-77 South Corridor Plan identified areas for industrial growth.
- YC Economic Development engaged a consultant to develop a *Competitive Realities Report* to identify tools and strategies to strength the County's economic competitiveness within the region.
- Recode established new design guidelines to ensure quality non-residential projects.

## Goals

1. Encourage jobs and capital investment throughout York County in a balanced and equitable manner.
2. Identify and protect targeted sites for economic development opportunities that expand the tax base.
3. Maintain and expand infrastructure to support the needs of existing and future businesses.
4. Maximize York County's regional competitive market position.
5. Create a high quality of life in order to attract a well-qualified workforce.

# Transportation

**Purpose:** To ensure the transportation system is able to efficiently move goods and people. Addresses mobility of motorized vehicles, pedestrians, bicyclists, and transit users.

## Element's Progress Highlights

- 2017 – passed fourth Pennies for Progress referendum - \$278 million funds; 60 projects – road widening, intersection improvements, resurfacing
- Developed Traffic Impact Analysis Guidelines and Methodology and mitigation standards
- Recode – limits use of cul-de-sacs, require recording access agreements, increased sidewalk requirements.

## Goals

1. Provide a well-connected and efficient transportation system.
2. Create a safe, comfortable, and connected bike and pedestrian network throughout York County.
3. Plan for and support opportunities for a regional transit system.
4. Maintain the efficiency and safety of the existing transportation system.
5. Participate with public and private organizations that support transportation related initiatives.

# Community Facilities

**Purpose:** To ensure that the development pace and pattern is coordinated with the availability of the public services required to meet the daily needs of the community. Includes utilities, public safety, educational facilities, and government services.

## Element's Progress Highlights

- Utilities: 1.5 million gallon storage tank, several new waterline loops
- Public Works: new Material Recovery Facility
- Schools – 6 new schools, increased impact fees in Fort Mill and established in Clover
- Government Facilities: Family Courthouse, Government Center, improvements to Moss Justice and Heckle Boulevard buildings

## Goals

1. Provide community facilities and services in a coordinated, cost-effective manner that supports intended land use patterns and development objectives.
2. Employ County water and sewer utility extension policies as a growth management tool to prioritize the timing and location of new development.
3. Support internal and external agencies in their goal to ensure community services and facilities are available to all citizens.
4. Support the school districts prepare for and accommodate student population changes

# Natural Resources

**Purpose:** To protect the natural environment as it faces encroachment from new development, while also utilizing and promoting its beneficial recreational opportunities. It considers plant and animal habitats, farmland soils, and geological, forest, and water resources.

## Element's Progress Highlights

- York County Forever Commission protected an additional 5,900 acres
- Purchased 1,900 acres - future Catawba Bend Preserve
- Opened Field Day Park in Lake Wylie
- Master plans under development for Worth Mountain and Nanny's Mountain

## Goals

1. Preserve and protect the County's natural resources, such as wildlife habitat, agricultural lands, and waterways from potential adverse impacts of development.
2. Leverage the County's vast natural resources to expand and encourage outdoor, nature-based recreation.

# Cultural Resources

**Purpose:** Recognizing the importance of connecting a community's future to its past, this element seeks to protect, promote, and enhance the County's cultural and historic resources.

## Element's Progress Highlights

- Expanded the footprint of Brattonsville through the purchase of adjacent properties
- Recode – added use restrictions , buffer requirements, height limitations to the Scenic Overlay; expanded the list of protected properties
- Increased presence in SC Ag+Art tour

## Goals

1. Identify, preserve, and enhance sites in York County with significant historical, archeological, or cultural value to the community.
2. Protect the scenic rural landscapes and open spaces of York County.
3. Capitalize on York County's wealth of cultural resources to attract new commerce and industry, promote employment, and build tourism.

# Resiliency

**Purpose:** To ensure that land use planning is balanced with the County's weather and disaster recovery plans. Considers the impact of flooding, high water, and natural hazards on individuals, communities, and businesses.

## Element's Highlights

- New element established in 2020.
- SC Governor established SC Office of Resilience with the task of developing, implementing, and maintaining a statewide resilience and disaster recovery effort.
- Element focuses on hazards that closely relate to the County's climate and geological conditions, with an emphasis on the built environment.

## Goals

1. Development in York County will include provisions that enable long term resiliency.
2. Improve the County's ability to manage and recover from natural disasters and other environmentally hazardous conditions.
3. To increase resiliency, inform the public and personnel of ways to prepare and mitigate for potential natural hazards.
4. Reduce the impacts of stormwater hazards on people, property, and the natural environment through the County's stormwater Management Plan.