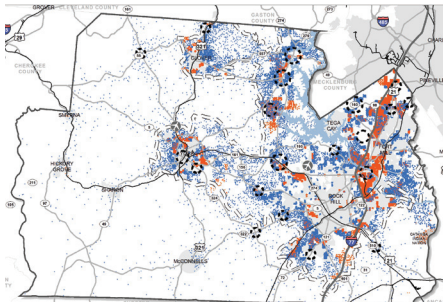


YORK FORWARD SCENARIO PLANNING

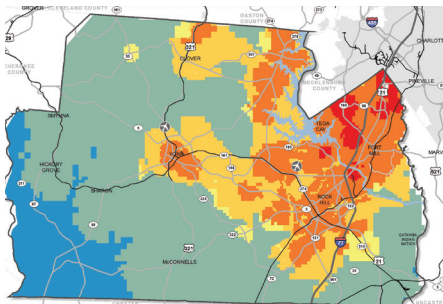


COMMUNITY PLANS (CP) SCENARIO

This scenario shows how the County might develop if current land use policies are followed.

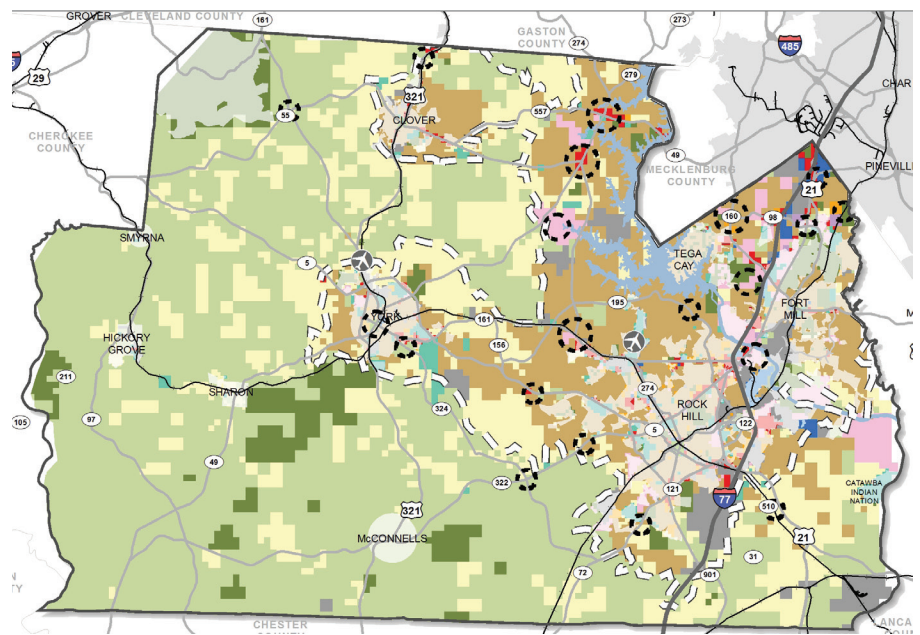


Forecast Map: Blue dots represent forecasted homes, red dots represent forecasted jobs



Suitability Map: Reds and oranges represent areas where growth is encouraged through land use policy

COMMUNITY PLANS ALTERNATIVE



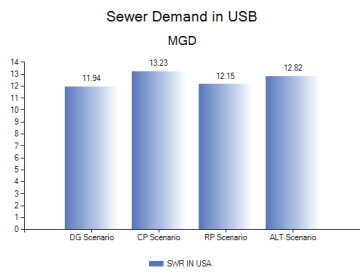
Community Plans Scenario Land Use Categories

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



HIGHEST SEWER DEMAND INSIDE UTILITY SERVICE BOUNDARY (USB) FOR ALL SCENARIOS.

▶ 1 MGD more in sewer demand equates to about \$600,000 extra in annual revenue.



COMMUNITY PLANS ALTERNATIVE POLICY IDEAS

- ▶ Promote more intensive development in cities/towns and in nodes.
- ▶ Direct employment uses to municipalities and key areas, such as the I-77 corridor.
- ▶ Support the integration of transit in I-77 corridor
- ▶ Support growth in Utility Service Area and in activity nodes.
- ▶ Allow medium density residential along the 274 corridor and near Lake Wylie
- ▶ Maintain rural areas.

COMMUNITY PLANS (CP) IMPACTS

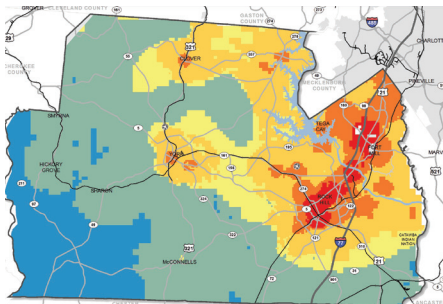
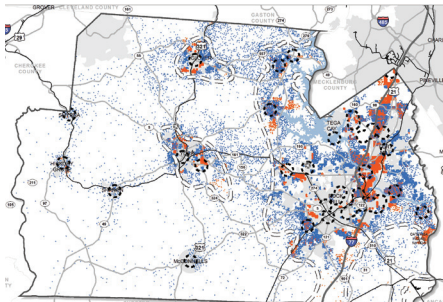
These numbers measure the potential impacts of growth, if growth occurs according to current policies.

YORK FORWARD SCENARIO PLANNING

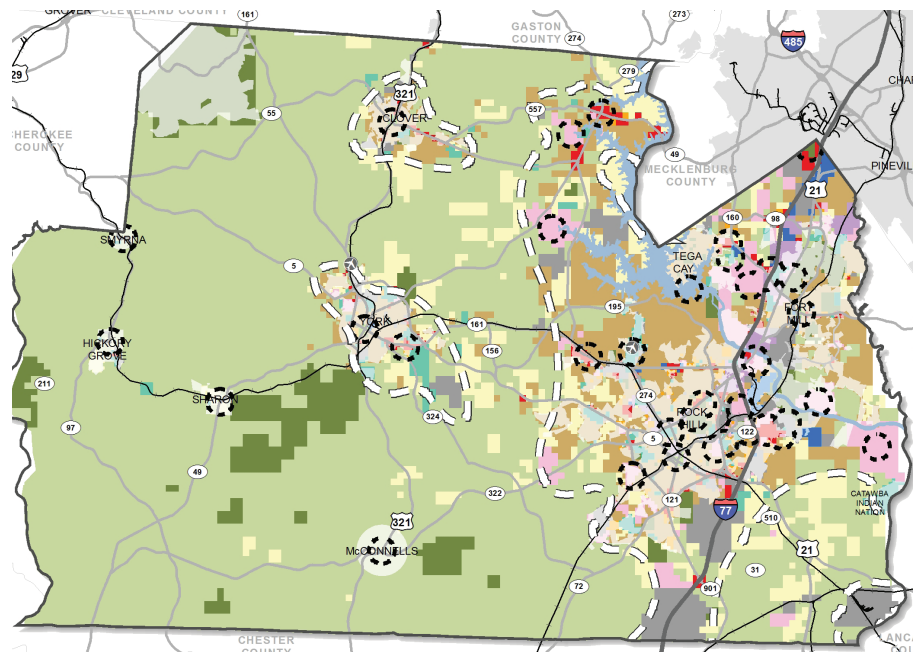


CONNECT REGIONAL PREFERENCE (RP) SCENARIO

This scenario shows how the County might develop if policies are consistent with the preferences expressed during the regional planning process, CONNECT.



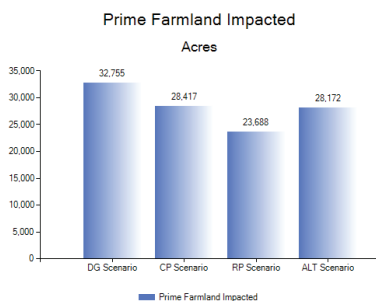
REGIONAL PREFERENCE ALTERNATIVE



CONNECT Regional Preference Land Use Categories



SMALLEST URBAN FOOTPRINT OF ALL SCENARIOS



REGIONAL PREFERENCE ALTERNATIVE POLICY IDEAS

- ▶ Promote development in cities/towns and in nodes.
- ▶ Expand range and size of employment areas and direct future employment accordingly.
- ▶ Support the integration of premium transit in I-77 corridor and development that can be served by transit ridership.
- ▶ Support growth in [reduced] Utility Service Areas.
- ▶ Support growth in activity nodes.
- ▶ Maintain rural areas.
- ▶ Increase preserved open space.

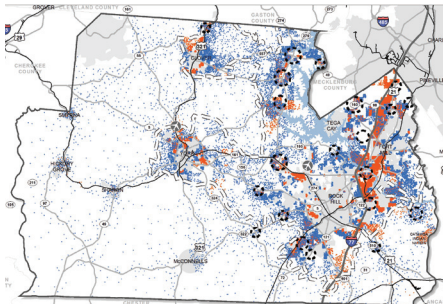
REGIONAL PREFERENCE (RP) IMPACTS

These numbers measure the potential impacts of growth if growth occurs according to the CONNECT regional planning assumptions.

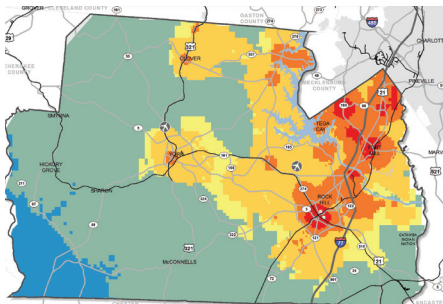
YORK FORWARD SCENARIO PLANNING

BALANCED GROWTH (BG)

This scenario shows how the County might develop with more proactive environmental, infrastructure and economic development policies in place.

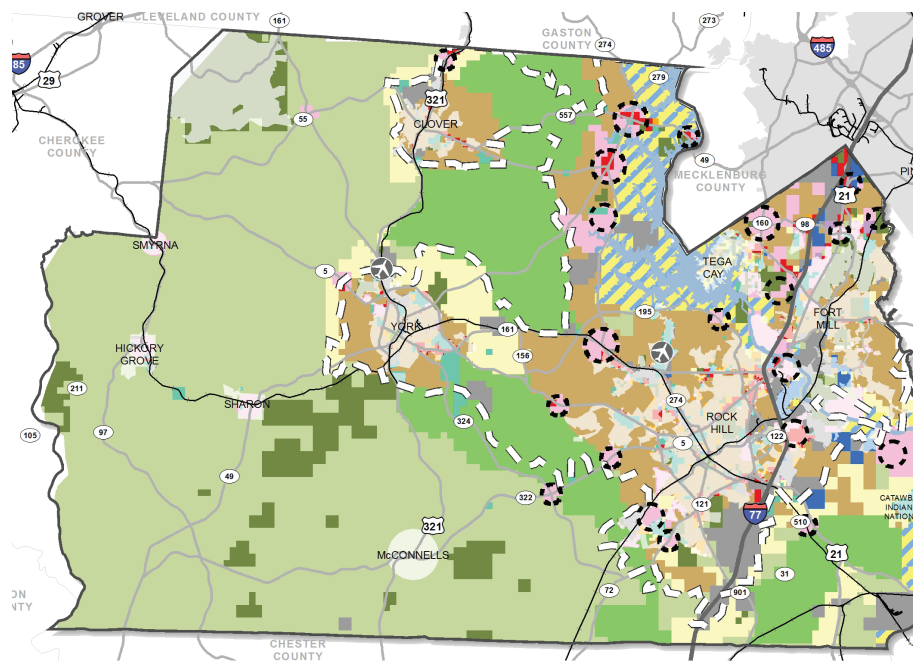


Forecast Map: Blue dots represent forecasted homes, red dots represent forecasted jobs

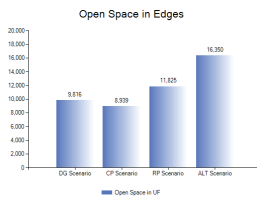


Suitability Map: Reds and oranges represent areas where growth is encouraged through land use policy

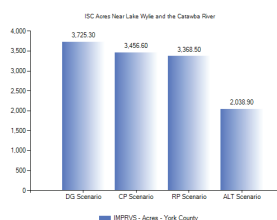
BALANCED GROWTH ALTERNATIVE



HIGHEST PARKS AND OPEN SPACE STATISTICS



LOWEST IMPERVIOUS SURFACE NEAR LAKE WYLIE



BALANCED GROWTH (BG) IMPACTS

These numbers measure the potential impacts of growth according to an alternative growth scenario.

BALANCED GROWTH ALTERNATIVE POLICY IDEAS

- Promote mixed-use development in cities/towns and in nodes.
- Direct future employment to areas identified as suitable for future employment centers.
- Concentrate development (mixed use and higher density mixed residential) in areas that can be served by multimodal transportation network.
- Support the integration of premium transit in I-77 corridor and express bus along SC 160 and to Lake Wylie
- Support growth in [reduced] Utility Service Areas as well as development that utilizes available utility capacity.
- Support alternatives to conventional residential subdivisions to reduced impacts to environment and existing development.
- Maintain rural areas and viable agriculture.
- Proactively promote conservation of open space and natural and cultural resources.
- Encourage a development pattern that can facilitate a connected system of parks and recreation.



1. WHICH SCENARIO BEST REPRESENTS YOUR VISION FOR THE FUTURE OF YORK COUNTY?

- Community Plans Scenario Regional Preference Scenario Balanced Growth Scenario

2. WHAT CHANGE WOULD YOU MAKE TO THE SCENARIO ABOVE TO BE MORE IN LINE WITH YOUR VISION?

3. CHOOSE 5 ELEMENTS/OUTCOMES THAT SHOULD BE IN THE YORK COUNTY PREFERRED SCENARIO (THAT WILL BE USED TO UPDATE THE FUTURE LAND USE MAP AND DRAFT LAND USE POLICIES FOR THE COMPREHENSIVE PLAN).

OUTCOME

JOBS

- Identify and preserve lands highly suitable for industrial and office uses along I-77
 Identify and preserve lands highly suitable for industrial and office uses along the US-321 Corridor

GROWTH MANAGEMENT AND INFRASTRUCTURE

- Promote large lot subdivisions in rural and agricultural areas
 Encourage a mix of commercial and walkable residential development near defined activity centers
 Require transit oriented development (TOD) along I-77 and US-21 to support bus rapid transit (BRT)
 Encourage TOD along US 21 BRT route, support express bus along SC 160 and to Lake Wylie/274
 Restrict utility service to the currently adopted Utility Service Boundary
 Reduce the size of the currently adopted Utility Service Boundary
 Expand the Utility Service Boundary but require context sensitive rural conservation developments in the Greenbelt Area (between Lake Wylie and Clover and Rock Hill and the City of York)
 Expand the Utility Service Boundary and provide water and sewer service to areas along I-77 that are prime for recruitment of new industrial and office jobs

PARKS AND OPEN SPACE

- Plan for and fund/require connected system of high quality public and private open space throughout the County
 Promote conservation subdivisions (with >= 40% open space) in rural and agricultural areas
 Require the incorporation of usable, upland open space (not just floodplain and other undevelopable areas) in new developments in rural and agricultural areas

NATURAL RESOURCES

- Allow medium-high density residential development (>3 DU/Acre) near Lake Wylie and the Catawba River
 Allow only low density residential development near Lake Wylie and the Catawba River unless located at a planned mixed use activity center
 Reduce impervious surface in new development to protect water quality in Lake Wylie
 Promote clustering of development to preserve rural views and natural resources

OTHER

- Other:



York County Comprehensive Plan Scenario Planning Indicator Descriptions

Infrastructure, Jobs and Cost of Services

- **Acres of Office and Industrial Areas:** Acres of land devoted in the scenario devoted to employment bearing uses like office and industrial development.
- **New Households Near Fire Stations:** Number of forecasted households located within 1 mile of fire stations that received a good ISO rating (6, 7, 6-9 and 7-9).
- **Sewer Demand Inside Utility Service Boundary (USB):** Forecasted sewer demand inside the adopted Utility Service Area (USA), reported in millions of gallons per day (MGD). 1 MGD equates to about \$600,000 in annual revenue. This does not include tap fees or other one-time revenue sources.

Support Our Communities

- **New Development Footprint:** Acres of new developed land. Based on where growth is forecasted to occur over a density threshold of 1 dwelling unit or job per four acres.

Parks and Open Space

- **Households Close to Parks:** Forecasted households near parks. Balanced Growth (BG) scenario assumes future county parks and recreation system at locations identified through public input.
- **New Public Open Space by 2040:** BG scenario assumes resuming funding of York County Forever, which has preserved 9,000 acres of farmland and forest since 1998, but has not been fully funded since the recession.
- **Open Space in Edges:** Acres of open space included in new developments on the "edges" of developed areas. Assumes improved open space requirements in BG scenario in the "greenbelt" between Lake Wylie and Clover, and Rock Hill and the City of York. This area includes farmland and the forested watersheds of Crowder's Creek, Beaverdam Creek, Allison Creek and Fishing Creek.
- **New Private Upland Open Space at Build Out:** Acres of private open space in new developments that are "uplands"—areas that are not located in floodplains, wetlands and other undevelopable areas. Upland open space requirements, like the 10% requirement included in the Greenbelt Residential area in the BG scenario, can help protect farmland and mature forest.





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