

INTRODUCTION

The City of York, located in the western part of York County, is a city with a proud history and a promising future. Created in the late eighteenth century as a county seat, the City of York now finds itself on the fringes of one of the most dynamic urban growth centers in the nation. The city's location near the Charlotte-Rock Hill urban areas and its position equidistant between the I-77 and I-85 corridors presents opportunities for strong growth in the future. York has been an important urban center for York County for well over two centuries; its future will depend largely on decisions made in the next few years.

York is the county seat of York County and enjoys an intimate character of a small friendly community with a strong historic core and a traditional lifestyle offering a desirable alternative to life in the larger metro areas. This relationship of the small city with the asset of a large historic district and strong downtown area but located at the center of a triangle of unprecedented growth in the surrounding cities of Charlotte, Rock Hill, and Gastonia, presents a unique challenge. The preservation of York's character within the context of the larger urban growth patterns must be carefully addressed.

As the scope of influence from surrounding metro areas expands, York must position itself and take responsibility for its future through long-range comprehensive planning. Social and economic goals and objectives for the city developed now will guide its future. These goals become the "game plan" that will be continually reviewed, monitored and changed as conditions dictate. Programs, ordinances, Planning Commission recommendations, and City Council actions should be in harmony with the Comprehensive Plan. The plan is an expression of the appropriate governing bodies with regard to the wise and efficient use of public funds, future growth, development and redevelopment of its area of jurisdiction.

This Comprehensive Plan represents a revision of the Plan developed in 1999. It has been developed under the guidelines of the *South Carolina Comprehensive Planning Act of 1994*. This legislation required each community in the state that has a planning program to undertake a new comprehensive planning effort. The basic format and contents of this plan are dictated by the requirements of the act. Development of the Plan was undertaken first by a Comprehensive

Plan Task Force, that was composed of representatives from the City Council, Planning Commission, City staff, and the public. The Plan was reviewed and recommended by the Planning Commission and adopted by the City Council.

This document provides a review of existing conditions in eight subject areas: population, economy, downtown improvement, natural resources, cultural resources, community facilities, housing, and land use. The Land Use Plan provides a listing of goals and objectives for each of the eight elements, along with recommended implementation strategies. The Land Use Plan Map provides an illustration of the recommended patterns of growth for the future. This map is crucial to many future decisions concerning the character of development for York. The Plan should be reviewed and updated periodically as conditions change in the community.

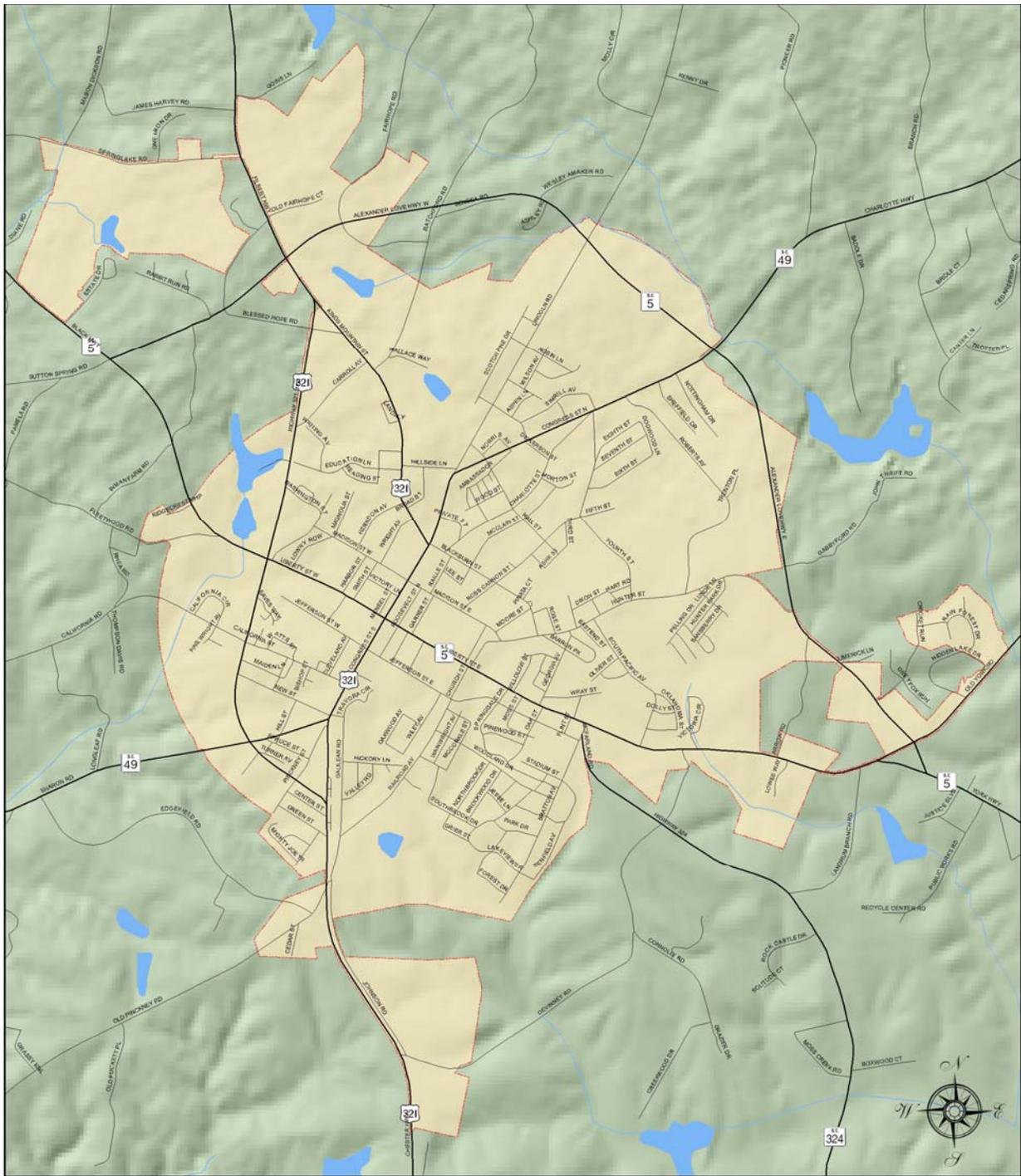
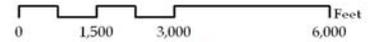


Figure 1
City of York
 City Map

Legend	
Major Highways	Water
Secondary Roads	City of York



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POPULATION ELEMENT

GROWTH TRENDS

The York area has experienced strong growth over the past three decades. The York Planning Area, which is shown in Figure 2, has grown more rapidly than the area within the city limits. York has always benefited from its status as the county seat and from its function as a market center for western York County. For the past century, it has also had a strong manufacturing sector. In the past two decades, the area has become increasingly influenced by suburban development extending from the Charlotte-Rock Hill urban area. Suburban residential growth is spreading into the York area from the east and northeast, bringing with it an increasing demand for commercial development and public services such as schools and utilities.

Population growth within the City of York is shown in Table 1. The City's corporate limits have expanded gradually in recent years, leading to opportunities for new housing. This growth is countered to some extent by losses in the older housing stock through demolition. There has been a positive growth trend within the City for a number of years.

TABLE 1

**Population Trends
City of York
1970-2000**

<u>Year</u>	<u>Population</u>	<u>Percent Change From Previous Census</u>
1970	5,081	6.8
1980	6,412	26.2
1990	6,709	4.6
2000	6,985	4.1

Source: U. S. Bureau of the Census, 1970 – 2000.

Because much of the land within the existing city limits is developed, York will need to annex new property to create opportunities for significant population growth. Higher densities for new development within the City would accommodate new growth and utilize the existing utility network.

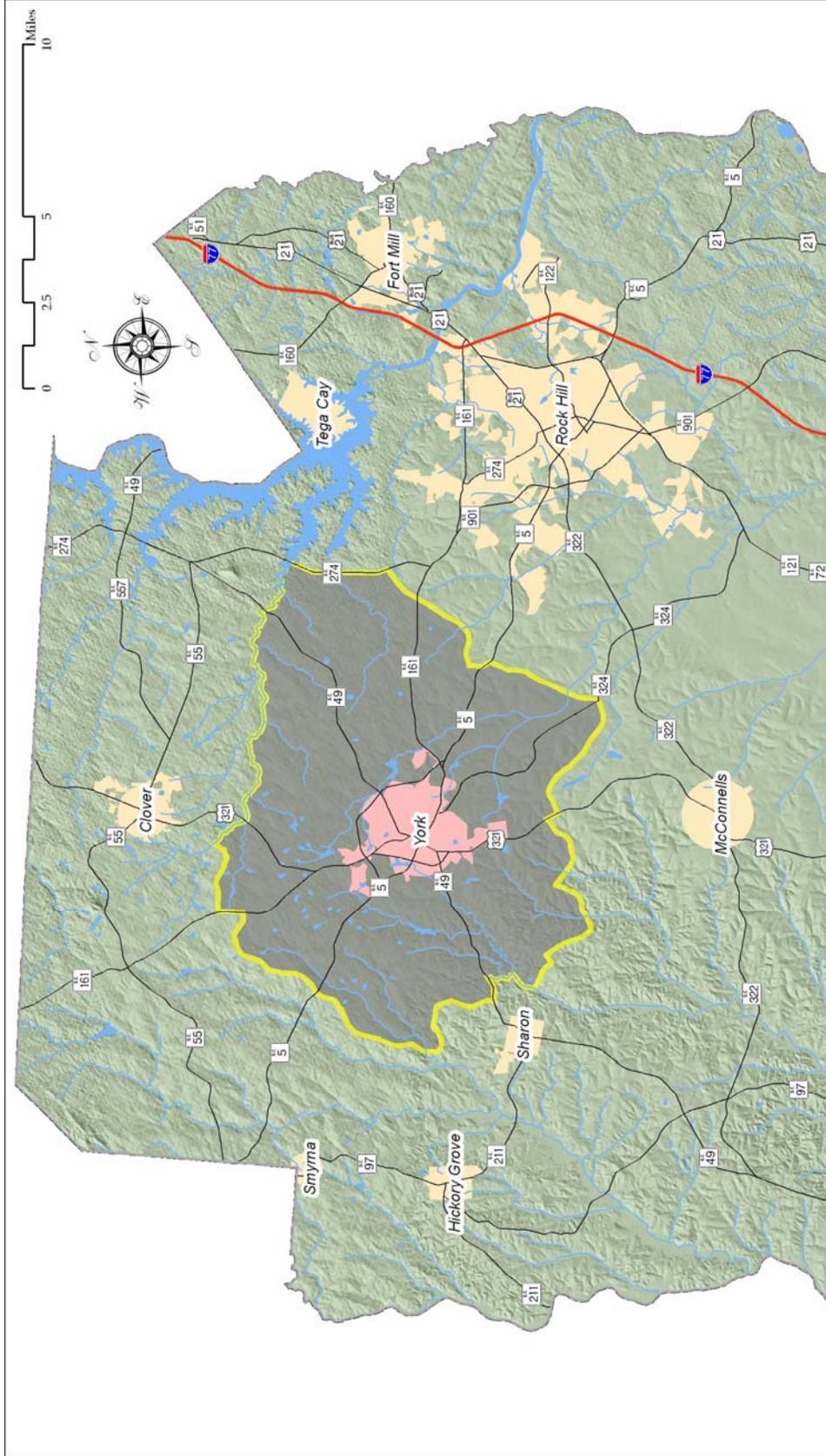


Figure 2
City of York
 Planning Area

Legend

- Planning Area
- Water
- Interstate
- Major Highways

Catawba Regional
 Council of Governments

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As noted earlier, the Planning Area has experienced more rapid growth than the City itself. The Planning Area includes Census Tracts 615.01, 615.02, 616.01, and 616.02. This area has grown by over 30 percent in each of the last two decades. Population growth for the Planning Area is shown in Table 2.

TABLE 2
Population Trends
York Planning Area
1970-2000

<u>Year</u>	<u>Population</u>	<u>Percent Change From Previous Census</u>
1970	10,163	4.7
1980	11,787	16.00
1990	15,388	30.5
2000	20,502	33.2

Source: U. S. Bureau of the Census, 1970 – 2000.

The growth in the Planning Area outside the City of York is largely the result of the development of single-family subdivisions. Many new residents in these areas are able to commute to jobs in Rock Hill, Charlotte, and Gastonia. Some of this residential development is made possible by the extension of water and sewer lines into the outlying areas, although much of the new housing relies on wells and septic tanks, resulting in lower densities.

The rapid growth in the Planning Area creates opportunities for increased business for York merchants and providers of services. The rapidly increasing population, however, places demands on the public sector. The need for new or expanded school facilities is one result of this growth trend. One challenge brought about by the rapid growth of suburban development outside the city limits is the assimilation of new residents. Many suburban residents who commute to jobs in other cities have little daily contact with York and may not feel connections with the cultural and historic character of the city.

POPULATION CHARACTERISTICS

In addition to the number of people, the characteristics of the population are important in looking at the future development of the community. This section will deal with racial characteristics, household characteristics, educational levels, and income levels. These factors can provide important information on the community, and can have significant influences on how it develops in the future. Because the York Planning Area includes the City of York, when Planning Area figures are given, they will include the City's figures.

RACIAL CHARACTERISTICS

Table 3 provides detailed racial characteristics from the 2000 Census for the City of York, the Planning Area, and York County. The racial breakdown of the population varies considerably within these areas. Within the city limits, the African-American population is 40.3 percent of the total, compared to 20.4 percent in the Planning Area and 19.2 percent in the county as a whole. York has the highest percentage of African-Americans in the population among the municipalities in York County. Between 1990 and 2000, the proportion of African-Americans in the City increased by one percentage point. Within the period, the white population decreased by 233 people while the African-American population increased 181 people. Within the Planning Area and in York County as a whole, the opposite trend is in effect. The white population in those areas increased more rapidly than the African-American population.

Other racial categories recorded by the Census include Native Americans, Asians, and Other Races. In the City of York, each of the other racial groups increased substantially between 1990 and 2000, although they continue to be smaller in proportion than in York County as a whole. A large number of respondents, 255, recorded their race as "Other" in the 2000 Census. It is unclear why this number increased substantially. The same trend took place in York County as a whole. For the first time in 2000, the Census Bureau provided an opportunity for respondents to list their race as "two or more races." In York, 42 people selected this category.

TABLE 3
Racial Characteristics
2000

	City of York		York Planning Area		York County	
	Number	Percent	Number	Percent	Number	Percent
White	3,802	54.41	5,553	75.9	127,162	77.2
Black	2,816	40.3	4,178	20.4	31,532	19.2
American Indian	41	0.6	155	0.7	1,403	0.9
Asian/Pacific Islander	29	0.4	65	0.3	1,498	0.9
Other Race	255	3.7	385	1.9	1,527	0.9
Two of More Races	42	0.6	166	0.8	1,492	0.9
Total	6,985	100.0	20,502	100.0	164,614	100.0

Source: U. S. Bureau of the Census, 2000.

The Census Bureau also asks respondents to describe whether they are of Hispanic heritage. This is a separate category from race, because Hispanics can be of any race. The number of persons describing themselves as Hispanic in the City of York increased from 43 in 1990 to 350 in 2000. This represents 5.0 percent of the population. There were 637 Hispanics in the York Planning Area, representing 4.1 percent of the population. In York County as a whole, the Hispanic population also increased rapidly, but constituted only 2.0 percent of the population. Most of the Hispanics reported that they had come to the U. S. from Mexico.

AGE CHARACTERISTICS

The age distribution of the population is helpful in understanding future demographic trends and predicting demand for services in the future. Table 4 shows the population within the City of York by various age groupings from the past two census reports. The figures show losses in population in several age groups and significant growth in two age groups. The number of adults between 25 and 54 increased by almost 12 percent, reflecting the “baby boom” generation. Over the next decade, the leading edge of the baby boom generation will be reaching retirement age. Adults over 75 years of age increased by 34 percent between 1990 and 2000. As life expectancy continues to increase, there will be greater demands for services for older adults and for health care services.

TABLE 4
City of York
Age Characteristics

<u>Age Group</u>	<u>1990 Census</u>	<u>2000 Census</u>	<u>Percent Change</u>
Under 5	549	511	- 6.9
5-14	1,082	1,122	+3.7
15-19	543	520	-4.2
20-24	516	437	-15.3
25-54	2,535	2,838	+11.9
55-64	576	541	-6.1
65-74	525	502	-4.4
75 and Over	383	514	+34.2

Source: U. S. Bureau of the Census, 1990 and 2000.

HOUSEHOLD CHARACTERISTICS

The Census provides information on the households within the City of York. The Census Bureau defines a household as all the persons who occupy a housing unit. A household may be a family, one person living alone, or any combination of related or unrelated persons occupying the same housing unit. Table 5 illustrates some of the characteristics of the households in York.

The number of households has increased slightly over the ten-year period between 1990 and 2000. Non-family households have increased more rapidly than traditional households. In fact, the conventional married-couple family with children present makes up only 18.7 percent of the total households. Female-headed households with no husband present continue to increase. The number of persons per household declined only slightly between 1990 and 2000 to 2.65, while the number of persons per family decreased to 3.13.

TABLE 5
Household Characteristics
City of York
1990 and 2000

<u>Category</u>	<u>1990</u>	<u>2000</u>
Total households	2,480	2,536
Family households	1,780	1,788
Non-family households	700	748
Persons living alone	634	642
Persons per household	2.66	2.65
Persons per family	3.22	3.13
Persons 65 and older		
Households with seniors	533	679
Seniors living alone	306	285
Families	1,780	1,788
With children under 18	862	849
Married-couple families	1,097	1,012
With children under 18	475	430
Female householder	595	639
With children under 18	356	366

Source: U. S. Bureau of the Census, 1990 and 2000.

EDUCATIONAL ATTAINMENT

Educational levels are dependent on a number of factors. Two of the most important are the socio-economic profile of the population and the effectiveness of the public school system. The City of York is served by the York School District #1, one of four districts within the county. Small portions of the York Planning Area are in the Clover and Rock Hill districts, but the bulk of the area falls within the York School District. The district has an excellent reputation and, like the other districts in York County, ranks high in state-wide comparisons of expenditures per pupil and teacher salaries.

The Census reports provide data on educational attainment. This is measured by the number of school years completed for adults aged 25 and above. By this point in life, most people have completed their basic education. Table 6 provides a summary of educational attainment for the City of York, the Planning Area, York County, South Carolina, and the United States.

TABLE 6
Educational Attainment
Persons aged 25 and Above
1990 – 2000

<u>Area</u>	<u>Percent High School Graduates or Above</u>		<u>Percent College Graduates or Above</u>	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
City of York	57.6	64.8	11.0	14.4
York Planning Area	63.5	71.0	10.4	11.0
York County	67.5	77.2	16.9	20.9
South Carolina	68.3	76.3	16.6	20.4
United States	75.2	80.4	20.3	24.4

Source: U. S. Bureau of the Census, 1990 and 2000.

Table 6 shows that the City of York made significant improvements in education levels during the decade between 1990 and 2000. However, the educational attainment for the City continues to lag the other areas shown. During this period, York County moved ahead of the state average for percent of high school graduates.

INCOME CHARACTERISTICS

The census reports provide several measurements of income. Although income figures become dated because of inflation, they do provide a means of comparing income of local residents against other geographic areas at a given point in time. The 2000 Census income levels reflect yearly income for the year 1999. Table 7 provides a summary of several measures of income.

TABLE 7
Income Levels
2000 Census

<u>Area</u>	<u>Per Capita Income</u>	<u>Median Family Income</u>	<u>Median Household Income</u>
City of York	\$ 14,218	\$ 34,253	\$ 30,564
York Planning Area	16,383	43,066	38,469
York County	20,536	51,815	44,539
South Carolina	18,795	44,227	37,082
United States	21,587	50,046	41,994

Source: U. S. Bureau of the Census, 2000.

Although York experienced growth in all measurements of income from the previous census report, it continues to lag behind the Planning Area, the County, and both state and national averages. In fact, York has fallen farther behind York County as a whole in all measures of income. York County has surpassed the national averages for both median family income and median household income. The York Planning Area continues to lag the County, but almost matches the state average in median family income and is above the state average for median household income.

The Census Bureau also provides information on poverty levels. These levels are determined by a formula which combines income with family size. The Census reported that 17.0 percent of the residents of York were below poverty level for 2000. This is a slight improvement from 1990, when the figure was 17.6 percent. The York Planning Area had a poverty level of 12.6 percent, which is an increase from 11.9 percent in 1990. York County improved its rate from 10.3 percent in 1990 to 10.0 percent in 2000.

POPULATION PROJECTIONS

Growth in the City of York should continue over the next twenty years. This growth will be the result of a number of factors. The continued expansion of the Charlotte-Rock Hill urban area will have an increasing impact on York, as more new residents of the region seek a smaller community with a home town atmosphere. The improvements being made to the area's road system over the next few years will reduce commuting time and encourage new industrial and commercial development. The investments being made by the City of York in infrastructure improvements, downtown revitalization, and improved public services should also help to increase the attractiveness of the community.

The projection of future population of a municipality is a difficult task. The effect of annexation on population within the city limits is difficult to predict. The following projections have been based on the assumption of continued growth of the city limits. The growth rate of York County has been taken into account. The Building Permit Tracking System maintained by Catawba Regional Council of Governments provides a record of growth trends in residential units since the 2000 Census. This record can be used to project a trend of growth.

TABLE 8
City of York
Population Projections

<u>Year</u>	<u>Population</u>
2000	6,985
2005	7,713
2010	8,638
2015	9,674
2020	11,028

Sources: 2000 figure is from the U.S. Bureau of the Census. Projections from Catawba Regional Council of Governments.

ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC BASE

The first settlement in what is now the City of York occurred in 1786 when a courthouse for the newly created York County was built at Fergus' Crossroads. From the beginning, the village had the benefit of serving as the county seat and as a market center for central and western York County. Economic activity resulting from these factors led to gradual growth and the beginnings of a downtown area. The town was incorporated in 1841 as "Yorkville." With the construction of the Kings Mountain Railroad in 1852, the community became more connected with the outside world and became more of a mercantile and social center. Well-known educational establishments in York also drew people and business to the community. The late nineteenth century and early twentieth century saw the rise of the textile industry as a dominant factor in York County's economy. The availability of labor and the presence of the raw material in the form of the cotton crop led to a rapid growth in textile employment. In York the textile industry was an important factor in the economy for a century. The development of mills and the surrounding villages greatly increased the town's population and led to increased business for merchants and the professionals who clustered in the town.

During the past twenty-five years, the textile industry in the Carolinas has contracted in the face of changing market conditions and foreign competition. As late as 1984, there were 1,320 textile jobs listed in the York area, most of them in the Cannon Mills (later Fieldcrest Cannon) facilities. Currently, there are about 114 jobs in the York area related to textiles, with only one textile-related company in operation. To offset this decline in the textile industry, the city and county officials have been active in seeking a more diversified employment base.

Today, the manufacturing base of the York area is heavily dependent on the automotive parts sector. The largest industrial employers produce automotive oil filters, aluminum wheels, brakes and components, and automotive light fixtures. In addition to automotive parts, other industries represented include electrical equipment, steel rings, and a number of other products. In addition to manufacturing, the York area continues to develop as a retail center for central and western York County. The presence of the county government also provides a large and relatively stable employment base in the public sector. The development of the East York Industrial Park has helped to attract several small and medium sized companies.

The York area is also within commuting distance to Rock Hill, Gastonia, and Charlotte, each of which has extensive employment opportunities. The presence of larger urban areas nearby in effect provides a highly diversified employment base for residents of the community.

MAJOR EMPLOYERS

A number of major employers exist within the city and the surrounding area. The major industrial employers are listed below.

TABLE 9
Major Industrial Employers
York and Surrounding Areas

<u>Employer</u>	<u>Industry</u>	<u>Employees</u>
Champion Labs	Automotive Oil Filters	350
American Eagle Wheels	Aluminum Wheels	310
ArvinMeritor	Brakes and Components	350
Hella Lighting	Automotive Lighting Fixtures	260
Austin International	Remanufacturing of Electric Meters	158
MacLean Power	High Voltage Insulators	120
Sullivan-Carson	Woven Rigid Narrow Fabrics	114
Ajax Rolled Ring & Machine	Rolled Seamless Steel Rings	65
Ambassador Packaging	Folding Paper Boxes	46
EFP Products	Plating, Grinding, Finishing	40
Filtration Group Tech. Media	Air Intake Filters	175
A.D.C. Metal Finishing	Metal Finishing	40
Craco Metals	Steel Processing	29

Source: South Carolina Department of Commerce, Industrial Directory, City of York.

Major employers in the retail and business sector include Wal-Mart (375 employees), Lowes (125), York Electric Cooperative (90) and smaller employers. The public sector has several

major employers. The York School District has 715 employees, most working in York. York County employs approximately 579 people in and around the county seat of York. The county is currently assessing future office space needs. One option is the development of a future office complex on South Congress Street adjacent to the existing courthouse complex. This development would be a positive factor for the downtown area. The City of York has 88 employees. The State of South Carolina has offices of several state agencies in the York area.

EMPLOYMENT BY PLACE OF WORK

As stated above, many residents of York work outside the city limits or work in other cities. The 2000 Census provides information on place of work and commuting patterns. In 2000, there were 2,972 workers aged sixteen and over who lived within the city limits of York. Of this total, 1,863, or 62.7 percent, worked outside the city limits or commuted to other cities. A total of 188 workers commuted to jobs in other counties in South Carolina, while 531 residents of York (17.8 percent of the total workers) commuted to jobs outside of South Carolina. The mean travel time to work in 2000 was 26.6 minutes, an increase from about 20 minutes in 1990.

An obvious goal of the City would be to work toward providing more jobs for York residents within the city limits. A majority of the city's workers commute outside the city to find employment. Many of the industrial employers are located just outside the city limits, but a substantial number of residents are commuting outside York County and South Carolina. While the residents of York are fortunate to have nearby larger cities where diverse job markets are available, it is nonetheless important to expand the range of employment opportunities within the city.

EMPLOYMENT BY INDUSTRY

Table 10 provides a comparison of the employment patterns of residents of the City of York from 1980 to 2000. These figures represent employment of the residents of the city, not the number of jobs within the city. The table provides a means of viewing changes which are taking place in the mix of employment. The number of residents of York over 16 years of age who were working declined slightly between 1990 and 2000 to 3,017. The Census reports that the participation rate (the percentage of population 16 and over in the labor force) declined to 61.6 percent.

TABLE 10

**Employment By Industry
City of York
1980-2000
By Residence**

<u>Industry</u>	<u>1980 Employment</u>	<u>1990 Employment</u>	<u>2000 Employment</u>
Agriculture/Forestry/Mining	12	93	39
Construction	156	160	158
Manufacturing	1,436	1,280	889
Transportation	44	37	48
Communication/Utilities	203	111	73
Wholesale Trade	70	71	162
Retail Trade	253	471	449
Finance/Insurance/Real Estate	29	108	97
Business and Repair Services	27	136	261
Personal/Entertainment Services	71	162	136
Professional Services	341	457	587
Public Administration	<u>81</u>	<u>90</u>	<u>118</u>
TOTAL:	2,723	3,176	3,017

Note: Categories for some industries were changed between 1990 and 2000. The 2000 figures were adjusted to correspond with the previous categories.

Source: U. S. Bureau of Census, 1980, 1990, and 2000.

Comparing the employment numbers by industry between 1980 and 2000 showed strong gains in the areas such as wholesale trade, business services, and professional services. The area with the largest decline in employment was manufacturing, reflecting the decreases in the textile industry. Overall, the employment by industry figures provided a picture of an economy that is becoming more diversified and less dependent on one sector. This is illustrated by the fact that the percentage of total jobs that are in the manufacturing sector declined from 52.7 percent in 1980 to 29.4 percent in 1990.

Since the 2000 Census, there has been continued growth in the retail sector. York has gained several major retail employers, and the number of small retail businesses in the downtown area has increased.

EMPLOYMENT BY OCCUPATION

The Census also categorizes employment by the class of worker and the occupation of workers. Of the total 3,017 workers aged 16 and over, 2,441 or 80.9 percent were private wage and salary workers. A total of 454, or 15.0 percent, were government workers, while 106 or 3.5 percent were self-employed. Table 11 provides a listing of the occupations held by York's workers. The largest category was in production and transportation of goods. Sales and service occupations and management and professional occupations each accounted for around 20 percent of the total. Service and construction occupations made up smaller categories.

TABLE 11
Employment by Occupation
2000

Occupation	Number of Workers
Management, professional, and related occupations	603
Service occupations	439
Sales and office occupations	675
Farming, fishing, and forestry occupations	44
Construction, extraction, and maintenance occupations	276
Production, transportation, and material moving occupations	980

ECONOMIC DEVELOPMENT EFFORTS

As part of York County and the expanding Charlotte urban region, the York area is in an enviable position in terms of economic development opportunities. While new office and distribution facilities are more likely to cluster in the I-77 corridor in the eastern section of the County, the York area can expect to benefit from the expansion of manufacturing investments in the area. A number of public and private entities are currently active in the area of enhancing economic development opportunities.

The City of York employs an Economic Development Director who works with the downtown revitalization efforts, coordinates City policy with existing industries, and works to encourage new investments in the area. The York County Economic Development Board has primary responsibility for retaining and attracting quality employers to the county. The Board has an office in the Fort Mill Township which serves the entire County. The Chamber of Commerce of Greater York works closely with the Development Board and other Chambers in the County to enhance the economic climate. The South Carolina Department of Commerce, formerly known as the State Development Board, works with major companies on a state-wide basis and often refers them to local entities. The development agencies in the Charlotte urban area joined together several years ago in creating the Charlotte Regional Partnership (formerly the Carolinas Partnership). This multi-jurisdictional agency has a staff that promotes the entire region through national advertising and publicity and refers inquiries to local development agencies. In the local area, the York Electric Co-Op, Inc. has developed the East York Industrial Park located on Park Place Road. Although not within the city limits, this park has provided the location for several new industries. The York Economic Development Corporation was created to provide assistance to the economic development efforts in the greater York area. The York Downtown Business Association has been active in attracting both customers and new businesses to the downtown area. The City of York also has a role to play in attracting new investment by providing a strong base of public infrastructure which makes the area attractive to new companies. The continued upgrading of water and sewage treatment, distribution, and collection facilities and the development of improved transportation facilities will be a positive factor in the future growth of the community.

In addition to the traditional concepts of economic development activity, there are many other ways of encouraging growth and a higher standard of living. One growing factor in economic development efforts in the York area is heritage tourism. The presence of a large historic district and the Historical Center of York County makes York an attractive place for visitors who are interested in historic resources. Combined with such nearby attractions as Historic Brattonsville and Kings Mountain National Military Park, York could benefit from tourist dollars. The development of the Carolinas Backcountry Alliance, combining efforts to attract visitors to sites related to the American Revolution in the Piedmont of the Carolinas, is an example of a heritage tourism effort which should benefit communities like York.

Economic development specialists have recognized for some time that quality of life issues have a significant impact on location decisions for corporations. Most companies are seeking to invest in communities where their employees will have access to excellent public services, good schools, and a high quality natural environment. York has many characteristics which contribute to a high quality of life. The York School District ranks among the top tier in the state in most measurement categories. York is currently in an area which classifies as attaining air quality standards, while most of the Charlotte urban area, including eastern York County, is classified as a non-attainment area. The current road improvement program in western York County will also provide an enhancement to economic development, as it will provide four-lane access to both I-85 and I-77 for the first time. The Hospitality Tax, adopted in September 2003, supports heritage tourism efforts, downtown revitalization, and gateway development.

These and other quality of life issues should be utilized in making the case that York is a good place to do business and a good place to live.

NATURAL RESOURCES ELEMENT

INTRODUCTION

A number of factors influence the use of land in any community. Some of the most important of these factors relate to the natural and physical characteristics of the land and the environment. Features such as the slope of the land, the soils which are present, the areas prone to flooding, wetlands, and unique natural areas can have a significant impact on the type of development that is possible in the community. The Natural Resources Element of the plan looks at the environmental and physical characteristics in the York area and how these characteristics impact on development patterns. In planning for the future growth of the area, it is important to document significant constraints related to the natural resources so that potential conflicts can be avoided and important natural attributes can be preserved. Within the city limits of York, there are relatively few constraints related to natural resources that will have a negative impact on development. In the larger Planning Area, however, there are some extensive flood plains and other factors that may influence the patterns of growth.

Other important natural resource considerations include water and air quality issues, which to a large extent are related to York's location adjacent to the Charlotte urban area.

CLIMATE

The pleasant climate of the York area was a factor in the early development of the community as a retreat from the sometimes unhealthy climate of the South Carolina Lowcountry. The climate today is still an attraction for new residents and a positive factor in the growth of the community.

The City of York is located in the North Central Climatic Division of South Carolina. This division includes York, Chester, Fairfield, Lancaster, and Kershaw Counties. Climatological information is provided by the U. S. Department of Commerce and by the State Climatologist. The temperate climate of the area is characterized by warm, humid summers and moderate winters. The North Central Division has average temperatures ranging from January's 41.1 degrees F to 79.1 degrees F in July. The annual average temperature is 61.0 degrees F.

Precipitation occurs at an annual rate of about 48 inches. Monthly precipitation averages range from 3.1 inches in November to 4.77 inches in March. Light snowfall or ice occurs, but it is unusual for snow cover to last more than a day or two. Like much of the southeastern United States, York is subject to periods of drought and periods of excessive rain. The remnants of hurricanes and tropical storms can cause extended periods of heavy rain. Droughts occur on an average of every 12 to 14 years. Droughts are measured using the Palmer Drought Severity Index, developed in the 1960s by Wayne Palmer. The index uses temperature and rainfall information in a formula to determine dryness. During 1999 through 2002, York experienced the worst recorded four-year period of drought, with a total rainfall deficit of 50.83 inches.

Using the Palmer Index, the City Council implemented a Drought Plan in 2003. The Plan, available at City Hall, ensures that the City is prepared to maintain water supplies in future drought situations.

GEOLOGY

The basic geology of an area can have an important impact in determining the types of soils present, the ground water potential and characteristics, and the location of mineral resources. Geologic formations can also have impacts on the construction of building foundations, roads, and other structures. The York area is within the Piedmont Geologic Province of South Carolina. Underlying rocks in the Piedmont of the Southeast occur in belts that conform to the regional northeasterly trend of the major structural features. Thus, the York area has much more in common geologically with the Piedmont sections of other southeastern states, such as North Carolina and Georgia, than with the coastal plain of South Carolina. Most of central York County, including the York Planning Area, is in the Charlotte Belt, an area of metamorphic rocks with a complicated sequence of igneous rocks. The metamorphic rock types include schist, gneiss, amphibolite, and meta-gabbro. The igneous rocks include granite and gabbro.

The York area has a long history of mineral extraction. Colonel William Hill mined iron ore at Nanny's Mountain and other areas prior to and during the Revolution, and his iron furnace on Allison Creek was an important source of munitions for the Patriot cause. There were other iron

ore sources and furnaces to the west of the York area. Also in western York County, gold was an important resource as early as the 1830's. At least 55 gold mine areas have been recorded in western York County, and the county has ranked among the top five counties in the state over the years in gold production. There has been no significant production in the past fifty years.

SOIL TYPES

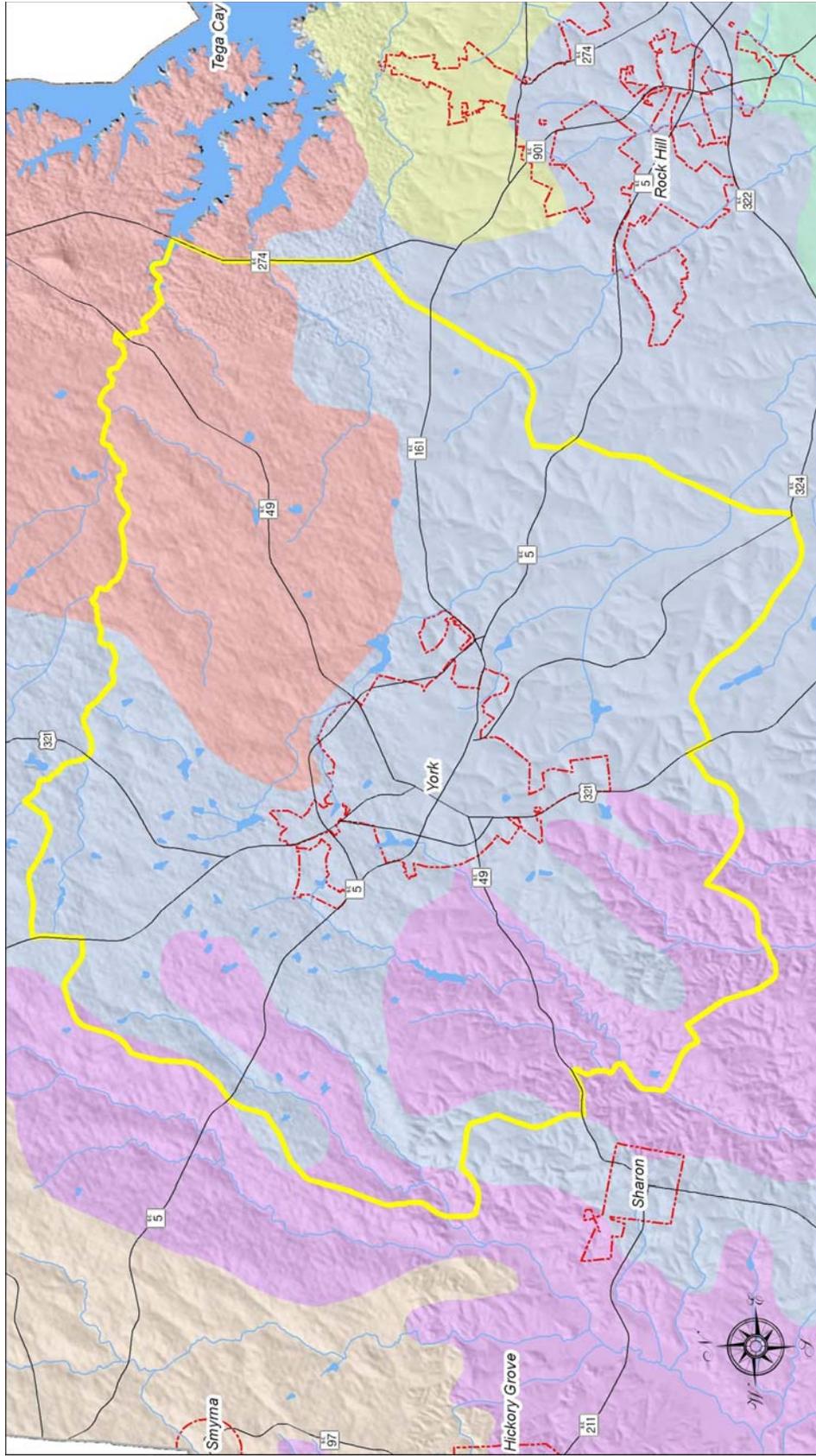
Soil conditions in an area can have a major impact on development patterns. Some soils pose limitations for development, with problems such as a high water table, poor drainage, or poor conditions for building foundations. The use of septic tanks can be limited by certain soil conditions. It is important to have information on these soil problems so that development decisions can take the soil limitations of a site into account.

The *Soil Survey of York County*, published in 1965 by the Soil Conservation Service of the U. S. Department of Agriculture, provides a detailed description of soil types and the limitation they place on various development activities. Soils are grouped into general soil associations, which share characteristics. The soil characteristics in the York Planning Area are shown in Figure 3.

Soils in the York Planning Area fall into four soil associations. Soils within the city limits of York and in an area to the north of the City are in the Cecil-Applying-Hiwassee association. These are deep, well-drained red soils of the Piedmont that developed from the decay of granite and other rocks. Slopes range from moderate to steep. In general, the limitations for development associated with these soils result from some of the steep slopes. Some of the soils in the area of creeks have drainage problems. The area between York and Sharon is in the Wilkes-Winnsboro-Madison association. These soils generally have a dark brown to grayish brown surface layer and a clay loam subsoil. The surface layers tend to be well drained, but the sub soils can be poorly drained. Suitability for septic systems can be limited because of

shallowness to bedrock. In the northeast portion of the Planning Area, soils are in the Cecil-Hiwassee-Pacolet association. These are well-drained, deep soils on uplands in the Piedmont. There is a sandy loam surface layer and deep red clay subsoil. Most of the soils in this association are suited for septic tank installations.

Because soil types vary within the associations, individual land parcels can have varying soil characteristics. In general, most of the soil types in the York area are suitable for most development purposes. Areas which are low-lying often have localized soil limitations related to poor drainage.



0 1 2 4
Miles

Catawba Regional
Council of Governments

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Legend

Roads	Major Highways	Municipal Boundary	Planning Area
	Water		
Soil Types	Mecklenburg-Iredell-Enon	Cecil-Applying-Hiwassee	Goldston-Radn-Missenheimer
	Cecil-Applying-Hiwassee	Wilkes-Winnshoro-Madison	Applying-Vance-Cecil
	Cecil-Hiwassee-Pacolet		

Figure 3
City of York
Generalized Soil Types

SLOPES AND DRAINAGE CHARACTERISTICS

Topography and drainage patterns are significant factors in determining the type and location of new development. Areas where the land has extreme slopes can be very difficult to develop, and the use of such land can result in excessive erosion and storm water runoff. The presence of major drainage systems also presents problems for development of land.

Because the City of York developed along a major ridge line, it is mostly on high ground and has few problems with steep slopes. The route of U. S. 321 through the community generally marks the boundary between the drainage basins of the Catawba and Broad Rivers. Creeks generally flow east and southeast to the Catawba or west and southwest to the Broad. Some areas of the community which experience drainage problems during heavy rains include the Valley area, on the south side of York off of U. S. 321 and the English Gardens area near S. C. 49 in the northeastern section of the City.

Some sections of the Planning Area have pronounced slopes. This is especially true in the northeastern section of the Planning Area in the Allison Creek area, where several large hills rise above the surrounding area, and in the southwestern section of the Planning Area, where there are some steep slopes associated with tributaries of Turkey Creek.

There are no large creeks within the City of York. To the north and east, Fishing Creek is a major creek which drains a large portion of central York County. Turkey Creek to the west and Allison Creek to the northeast are also major streams in the Planning Area.

FLOOD PLAINS

Because the City of York is largely on a ridge, there are few problems relating to flooding. The U. S. Department of Housing and Urban Development has issued Flood Hazard Boundary Maps under the National Flood Insurance Program. While these maps are general in nature, they do provide information on major flood hazards. In order to determine specific flood plain information for individual properties, further engineering work may be necessary.

There are isolated areas within York where drainage problems result in limited flooding after heavy rains. There are also small areas of floodplain touching the City on the east along Fishing Creek and in the south section of the City along a tributary of Langram Branch. In general, however, York has few constraints to development because of flood-related problems.

In the Planning Area, there are some extensive flood plains along Fishing Creek to the east and southeast of York. Allison Creek, which is in the northern section of the Planning Area, also has a relatively large flood plain in some areas. Smaller creeks also have limited flood plains. The generalized location of flood hazard areas is shown in Figure 4. The flood plain areas shown on this map are representational. Specific information about flood hazards on a particular parcel should be investigated in detail.

PARKS, RECREATION AREAS, AND OPEN SPACES

The City of York operates a city-wide system of parks and recreation areas. The major facilities are the York Recreation Center and the York Recreation Complex. There is also a network of neighborhood parks in various sections of the City. Recreation facilities are shown in Figure 5 and are listed below.

The York Recreation Center, located on White Rose Lane, was constructed in the late 1980s to serve City residents as well as non-city residents. This multi-purpose recreation complex is located in the western section of the City between West Liberty Street and West Jefferson Street on a four-acre site. The building includes a gymnasium, meeting room, activity room, and offices for the York Parks and Recreation Department. Also on the site is a lighted ball field and concession stand with restrooms and storage. This building was constructed in May 2004 by members of the York Fire Department with materials funded by state PARD grant funds and matching funds from the City.

Existing Recreation Facilities

<u>Number on Map</u>	<u>Name of Park</u>	<u>Facilities</u>
1	York Recreation Center	Gym, community center, ball field
2	York Recreation Complex	Ball fields, walking, picnic, playground, horseshoes
3	City Park	Tennis, skateboards
4	Green Street Park	Playground
5	Lincoln Park	Playground
6	Magnolia Park	Playground
7	Moore Park	Landscaped area, gazebo
8	New Street Park	Playground
9	Wood Valley Park	Playground

The City's Capital Improvement Plan includes recommended renovations and improvements to the York Recreation Center. These include a new metal roof, new gym floor, interior painting, and other interior improvements. These renovations will extend the life of the facility by 25 years. The plan also recommends funding for land acquisition for future recreation facilities.

The York Recreation Complex is a modern \$1.2 million multi-purpose facility developed in 1994. It is located on 25 acres of land in the eastern section of York with an entrance on Fourth Street. The complex includes five lighted ball fields with restrooms, concession stands, and central lighting system, lighted walking trails with benches, a playground area, two picnic shelters, 18 horseshoe courts, walking trails, and eighteen championship horseshoe courts. The complex is the trail head for the one-mile paved bicycle trail connecting the Complex with the York YMCA and City Park.

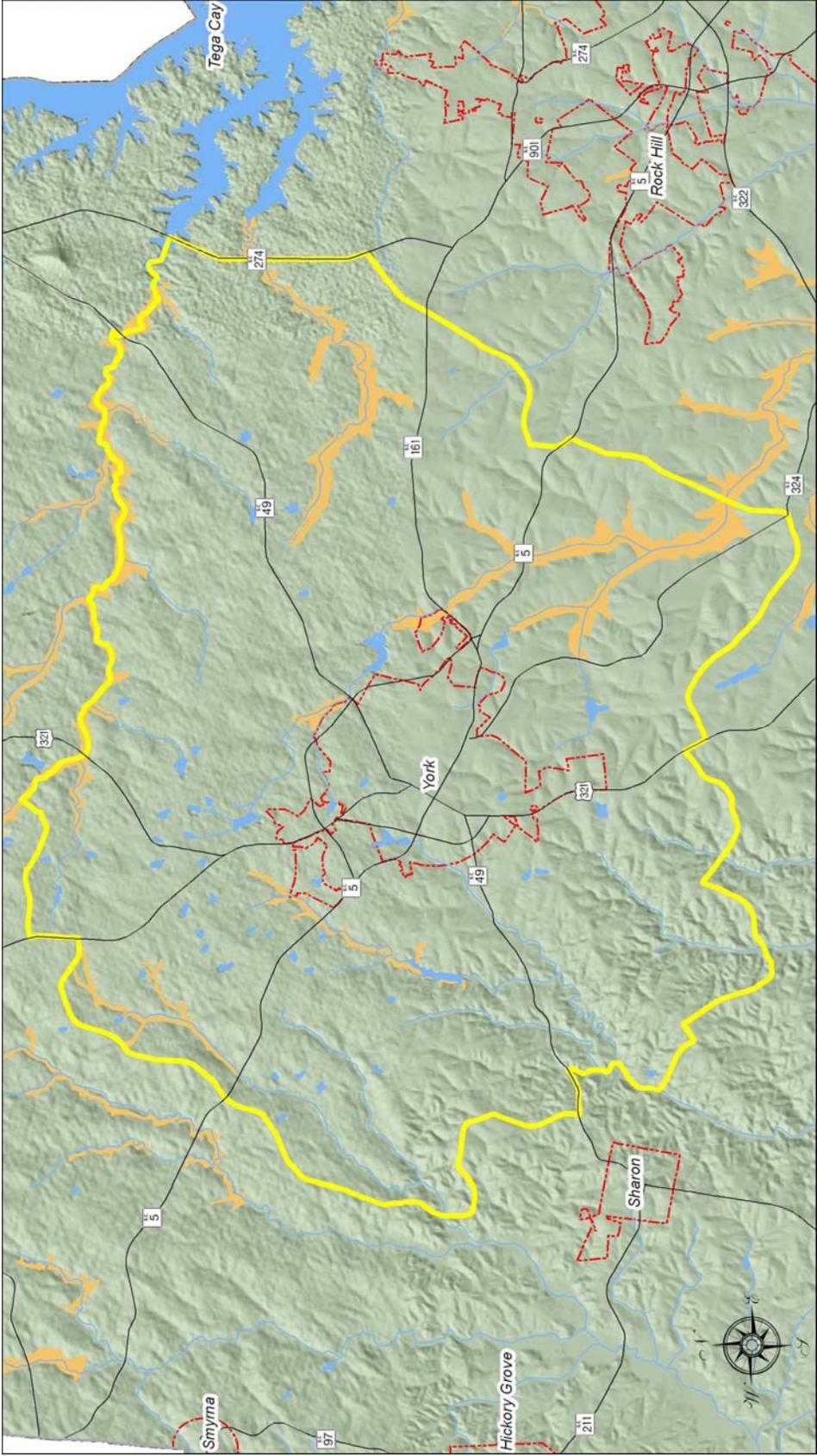


Figure 4
City of York
 100 Year Floodplain

Legend

-  Water
-  100 Year Floodplain
-  Major Highways
-  Municipal Boundary
-  Planning Area



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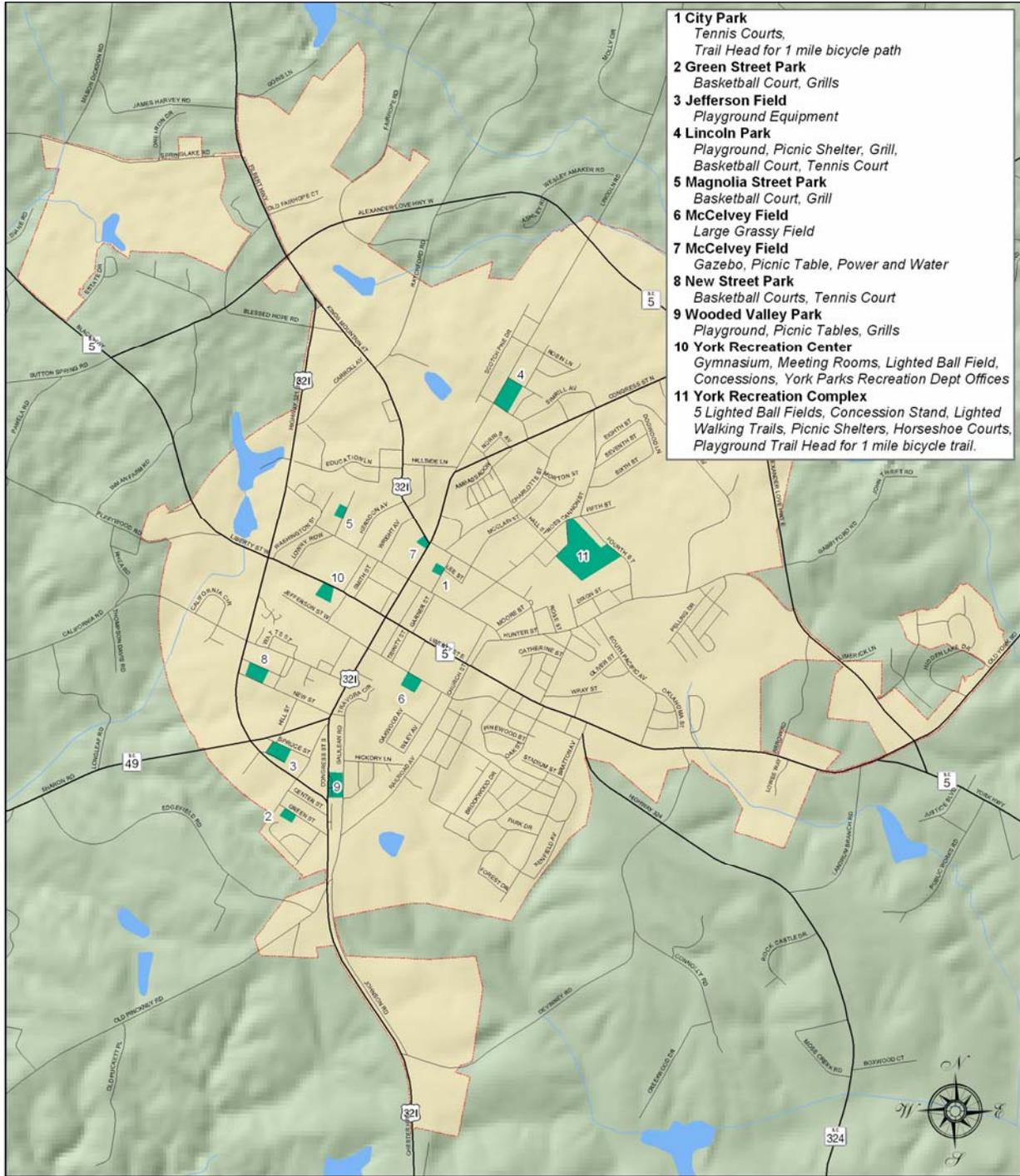


Figure 5
City of York
Recreation Areas

Legend	
Major Highways	Water
Secondary Roads	City of York
	Recreation Areas

0 1,500 3,000 6,000 Feet

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The York Recreation Complex is heavily used by all ages in a variety of activities. Youth and adult softball and baseball leagues and tournaments keep the facility at capacity. The Complex has been host to several major tournaments, including the 1998 Dixie Girls Softball State Tournament, the 1999 Dixie Youth Baseball State Tournament, the 2001 NSA Girls Fastpitch “B” World Series, and the 2003 NSA Girls Fastpitch “A” World Series Tournament. These tournaments bring visitors to York and enhance the local economy.

In addition to the York Recreation Center and the York Recreation Complex, a network of seven neighborhood parks also exists in the City. Most of these parks are intended for local neighborhood use. Moore Park is a passive recreation area at the corner of North Congress Street and Kings Mountain Street which includes a gazebo, landscaped area, and benches. Weddings and picnics are popular events at this location. City Park is located in the downtown area and was the site of a skateboard park which closed in 1999. City Park also has two tennis courts which are in need of repair.

The City Recreation Department has a reciprocal agreement with the York School District which allows for organized use of recreational facilities on school grounds within the City. This agreement provides for use of the school recreation areas after school hours, permitting the City to fully utilize these taxpayer funded facilities. The City is responsible for maintaining Jefferson Field through this agreement. The City also has a lease agreement with York County to use the McCelvey Field for recreational programs and is responsible for maintaining the field.

The York Parks and Recreation Department has a staff of three full-time positions and several seasonal employees. This staff is responsible for maintaining over 50 acres of the City’s parks and facilities and in managing the programs for these facilities.

The York Parks and Recreation Department is the recreation provider for western York County since York County government does not currently have an active recreation program. The department uses ball fields located in the county for youth programs such as Dixie Youth Baseball and Dixie Boys Baseball.

Over the past several years, a number of actions have been taken to upgrade the recreation

facilities within the City of York.

- ❑ Neighborhood parks have been improved to make them more usable and attractive through the addition of benches, trash cans, grills, and picnic tables. These improvements were made possible in 2002 through state PARD grant funds. Landscaping and other improvements at Moore Park have been identified and are being pursued through efforts of the Yorkville Historical Society.
- ❑ Improvements to the York Recreation Complex have included a second concession area with restrooms, which was built in 2000 by members of the York Fire Department through funding from the City and a PARD grant. A third picnic shelter by the horseshoe courts will be completed soon with a 2004 PARD grant.
- ❑ Land acquisition for a second recreation complex has been identified as a project in the City's Capital Improvement Plan. A second complex would allow for separation of the adult and youth programs and meet the growing demand for facilities.
- ❑ A swing set was installed in 2002 at the York Recreation Center to serve the nearby residential areas and provide an area for children to play adjacent to the ball field. This equipment was funded by a BR41C grant, a community service learning grant.
- ❑ A one-mile paved bicycle trail was completed in 2002 with funding from the Transportation Enhancements program of SC DOT. The trail connects the York Recreation Complex to the York YMCA and is used for bicycling, walking, jogging, and rollerblading.
- ❑ While the staff of the York Parks and Recreation Department has not been expanded, the Department continues to provide a high level of service through activities and facilities to meet the growing demand for recreation.

NATURAL AREAS

The land area within the city limits of York is largely developed. Some areas within the City have not been developed due to their unsuitability for urban development. These include the flood plain areas and a few areas with steep slopes. These areas lend themselves well to

protection as open space. The Land Use Plan included as part of the Comprehensive Plan will recommend that flood plain areas be reserved for future development as greenways and possible use as walking/biking trail corridors. These areas are shown in Figure 4.

The larger Planning Area contains extensive areas that are undeveloped or are used for agricultural and forestry purposes. York County has created a program to help protect open space areas. Called York County Forever, it has the goal of protecting as permanent open space one acre for each acre that is developed in the County. These efforts may be in the form of acquisition or donation of property, conservation easements or development easements, or farmland preservation programs. A number of organizations may be involved in this effort, including the Nation Ford Land Trust. There are currently no protected natural areas in the Planning Area. Just to the east of the Planning Area border, the Nanny Mountain area, with both natural and historical significance, has been acquired by York County.

PLANT AND ANIMAL HABITAT

A review of records housed at the South Carolina Department of Natural Resources was conducted to determine if any habitats of rare or endangered species are known in the Planning Area. The files contain only two recent references to species within the Planning Area. The location of these sites is shown in Figure 4. At a site along Fishing Creek, a population of Heart-leaved Foam Flower (*Tiarella Cordifolia Var Cordifolia*) was noted in 1977. In 1980, a population of One-flower Stitchwort (*Minuartia Uniflora*) was noted on a stone outcrop in the northwest corner of the Planning Area west of S. C. 161. The area provides abundant habitat for a variety of plant, mammal, and bird species common to the Piedmont region.

URBAN FOREST

One of the factors in making York a beautiful and livable community is its urban tree cover. In urban settings, trees are planted primarily for aesthetic reasons, but urban tree cover also provides shade for homes, erosion control, and food and shelter for wildlife. Trees also help keep the air clean by functioning as air filters. The urban forest takes in carbon dioxide and releases oxygen.

In the process, the trees filter out many of the pollutants in the air. As the air quality function of urban trees is becoming better understood, the importance of a healthy and varied urban forest is emphasized. Trees also improve water quality by preventing and controlling soil erosion. The root systems of trees help to hold the soil in place, preventing movement of sediment into creeks and streams. Excess sediment in water bodies causes a depletion of oxygen, making it difficult for aquatic life to survive.

The tree cover in York is composed mostly of hardwoods. The natural hardwood forest of the Carolina Piedmont includes species such as various oaks, hickories, yellow poplar, and sweetgum with an understory of dogwood, maples, redbuds, and other native species. York has some excellent specimens of planted trees from earlier years, including pecan, black walnut, dogwood, crape myrtle, ginkgo, eastern hemlock, southern magnolia, and deodora cedar. In recent years, additional types of trees have been added to the urban landscape, including Japanese maples, southern wax myrtle, Leland cypress, river birch, Bradford pears, and other flowering hardwoods.

It is important for the City of York to recognize the importance of the urban tree canopy to the aesthetic character of the City and to the quality of life for the citizens. The City has developed a tree ordinance with assistance from the South Carolina Forestry Commission Urban and Community Forestry Program. Created by the Tree Ordinance, the City's Tree Commission will work to maintain and protect public trees, protect the tree cover during the development process, and assist private landowners in recognizing the value of their trees.

WATER QUALITY

The City of York, as noted above, lies on a ridgeline which forms the boundary between the Broad River and Catawba River basins. To the west, the major creek draining the York area is Turkey Creek. This tributary of the Broad River occupies a watershed of 93,719 acres and originates near York. There are two small wastewater discharges into Turkey Creek. The *Broad River Watershed Water Quality Assessment*, published by SC DHEC in 2001, found that recreational use of Turkey Creek is partially impaired due to fecal coliform bacteria.

Fishing Creek is the major stream draining the east side of York and is part of the Catawba River basin. The Fishing Creek watershed includes 136,109 acres in York and Chester counties. The City of York's wastewater treatment facility discharges into Fishing Creek southeast of the city. The *Catawba River Basin Watershed Water Quality Assessment* published in 1999 by SC DHEC found that the recreational use of Fishing Creek is partially impaired due to fecal coliform bacteria.

The City of York provides treated water for its citizens from sources including Lake Carolyn, Lake Caldwell, wells, and a new connection with the City of Rock Hill's system. A discussion of the water and wastewater systems operated by the City is included in the Community Facilities Element.

The City is also developing a stormwater management program, which will use fees to address issues related to water quality.

AIR QUALITY

Air quality in the York area is heavily influenced by its location in the South Carolina Piedmont. While there are no significant point sources of air pollution in the local York area, the levels of contaminants may be influenced by motor vehicle sources and migrating air from other areas. In April 2004, the United States Environmental Protection Agency (EPA) made a long-awaited decision on designating areas of the nation as non-attainment areas in relation to air quality. A non-attainment area is any area that does not meet the national primary or secondary ambient air quality standard for a given pollutant or that contributes to ambient air quality in a nearby area. In the Charlotte region, the major pollutant is ozone.

Although York County's air quality measurements for ozone are barely under the federal limit, the EPA made the decision to include a part of York County into the non-attainment area with Mecklenburg and surrounding counties. This decision was based on the strong connections between the local economies and the commuting patterns which link eastern York County with

the Charlotte area. The area of York County which was designated non-attainment coincides with the boundaries of the Rock Hill-Fort Mill Area Transportation Study (RFATS). This includes the eastern sections of the county surrounding Rock Hill, Fort Mill, and Tega Cay. The western boundary of the area is about halfway between Rock Hill and York.

The EPA designation process is meant to protect human health from the negative effects of pollutants such as ozone. Ground-level ozone, which occurs when nitrous oxides and volatile organic compounds from vehicle and industrial emissions react with heat and sunlight, can cause serious health problems, particularly for people with sensitive immune systems or pre-existing breathing problems. As a major component of smog, ozone can also have harmful effects on visibility and ecological functions, and is known to travel across long distances as the wind carries it, leading to attainment challenges away from the original sources. EPA's current standard for ozone is based on research indicating that the prior standard was inadequate to ensure and maintain a level of safety while improving air quality in general.

Upon receiving a non-attainment designation, the state is required to submit a State Implementation Plan to EPA by 2007. This plan will outline the steps planned to achieve air quality that meets the attainment standards. Efforts may include addressing power plant emissions, stricter controls on the location of any new industry which may contribute to air quality problems, controlling gasoline vapors at filling stations, offering incentives for public transportation, and vehicle emissions testing. Failure to eventually meet the air quality standards may result in penalties such as withholding of federal funds for new road projects or other activities which might contribute to further air quality deterioration.

The remainder of York County, including the York area, remains in attainment of EPA air quality standards. This status means that the York area is one of the few cities within the general Charlotte region which has air quality attainment and also has infrastructure needed to support industrial development. This may provide an advantage in seeking new investments, economic development and businesses in the area.

However, the York area also needs to cooperate fully in regional efforts to improve air quality. The City can take a number of steps to show its commitment to maintaining air quality. One is to undertake public education efforts telling individual citizens how they can work toward better air quality in their everyday activities. The City can work to maintain and improve its tree canopy, which can have a positive impact on air quality. Active updates to the City's vehicle fleet can result in replacement of older vehicles with new or alternate fuel vehicles which will result in reduced emissions. The City is also participating in a number of regional initiatives to improve air quality. One of these is the Palmetto Clean Fuels Coalition, an affiliate of the EPA Clean Cities Program. This program works to encourage the use of alternate fuel vehicles to reduce reliance on imported oil and to improve air quality. By participating in the program, the City is eligible to apply for funding to secure new alternate fuel vehicles. Another regional program is SEQL (Sustainable Environment for Quality of Life), a regional effort funded by EPA and operated by the Catawba Regional Council of Governments and the Centralina Council of Governments. The SEQL program involves efforts to provide local governments with information and action items which can result in improvements in a wide range of quality of life issues, including air quality.

CULTURAL RESOURCES ELEMENT

INTRODUCTION

The presence of institutions, cultural and religious facilities, historic buildings, and other cultural resources helps to create a sense of community for a city. This is especially true for a community such as York with its significant number of historic buildings and neighborhoods. The unique character of these buildings can help provide an identity that gives local residents a shared heritage unlike any other. Although many of the cultural, historical, and institutional resources are privately owned, public policy can have an impact on them. For this reason, the Comprehensive Plan considers these resources so that future development builds upon the strengths of the past.

HISTORIC BUILDINGS AND DISTRICTS

York has been a leader in the recognition of the importance of historic properties in the life of the community. The preservation of significant historic resources has come to be recognized as an important civic function. Historic areas can provide significant economic development potential. Recent studies by the National Trust for Historic Preservation and the South Carolina Department of Archives and History have shown that historic designation can lead to increased property values for home owners. Historic properties and districts can also provide a unique identity for a community in a time when urbanization and modern development and architectural practices can make one town indistinguishable from the next.

The City of York has an extensive number of properties that are listed in the National Register of Historic Places. The National Register is a list maintained by the U. S. Department of the Interior with assistance from the South Carolina Department of Archives and History. National Register properties link us tangibly to our past and contribute to our understanding of the history of the community, the state, and the nation. To be listed, a property must have significance in American history, architecture, archaeology, engineering, or culture and must possess integrity of

location, design, setting, materials, workmanship, feeling, and association. Buildings must be at least fifty years old. Properties must also meet at least one of the following criteria to be listed:

- A. The property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. The property is associated with the lives of significant persons in our past; or
- C. The property embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to prehistory or history.

Listing in the National Register in itself does not place any restrictions on a property and does not provide protection for a property except from actions of the federal government. Restrictions may be placed on properties by local historic review boards.

In York, there are four properties listed as individual nominations in the National Register and a large historic district. The individual properties are the Wilson House (Old Jail), 3 South Congress Street; the Hart House, 220 East Liberty Street; the Witherspoon-Hunter House, 15 West Liberty Street; and the York County Courthouse. The York Historic District, one of the largest districts in South Carolina, was listed in the National Register in 1979 and includes 59 pivotal properties and 116 properties that contribute to the district. According to the National Register nomination form, “The York Historic District contains a notable collection of architectural forms dating from the early 19th century through the early 20th century. The District includes commercial, residential, religious, and industrial structures. Reflective of the town’s development, these structures show a diversity of architectural forms.” Properties within the district have all the rights and protections of properties listed individually. The boundaries of the York Historic District are shown in Figure 6.

It has been twenty-five years since the development of the York Historic District nomination. In that time, a number of additional buildings have reached the age for consideration for the

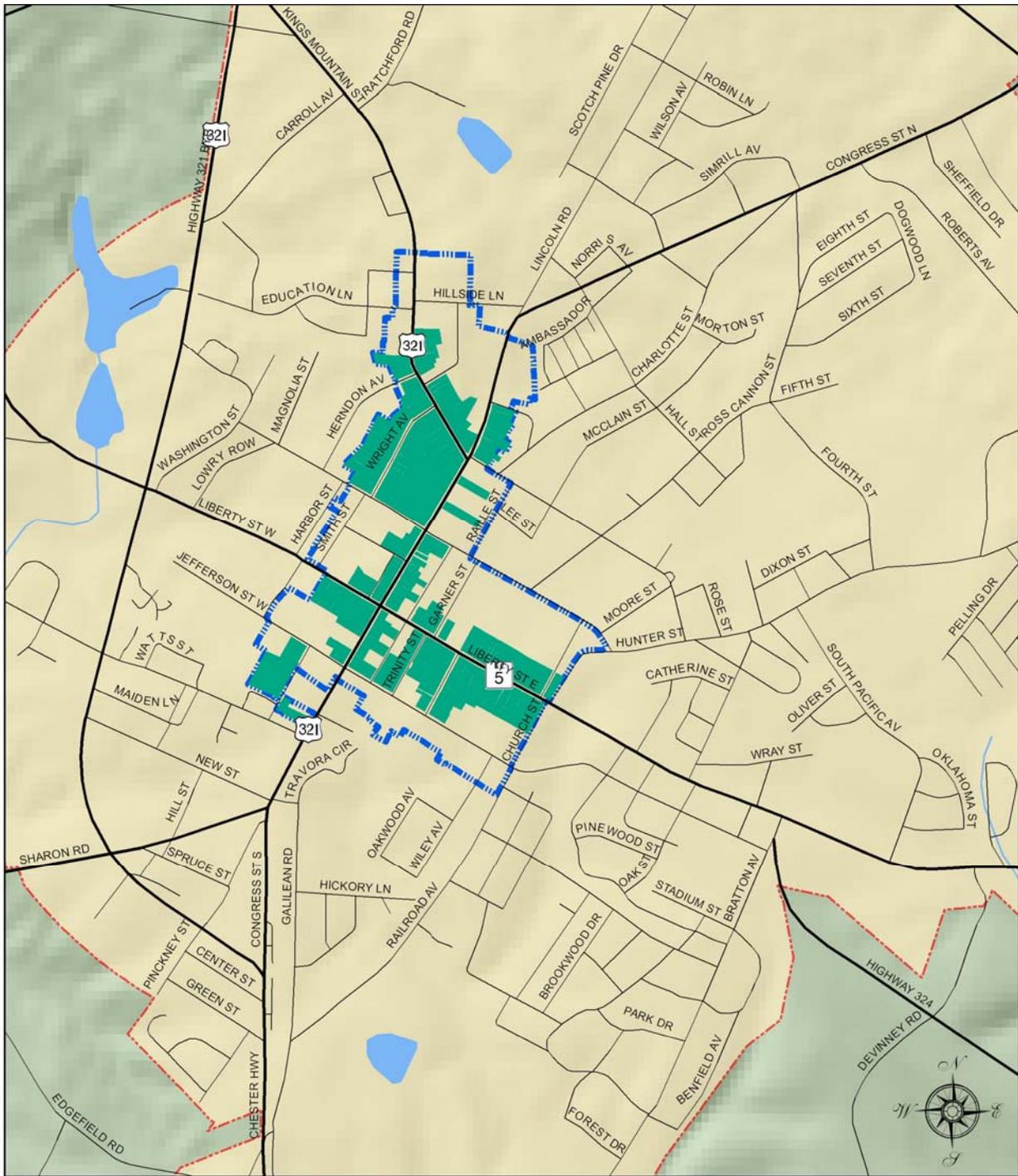
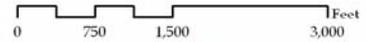


Figure 6
City of York
 Historic Resources

Legend	
Major Highways	City of York Local Historic District
Secondary Roads	National Register
Water	



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National Register and research has been done that might qualify additional areas for listing. In particular, resources related to the African American community need to be evaluated for potential inclusion. Other resources should be investigated for possible inclusion in the National Register, such as textile-related and textile mill village properties. A full historic site survey was completed prior to the development of the National Register nomination. The survey cards are on file at the Historical Center of York County. A new historic sites survey of the City would provide much of the needed information to develop a revised and expanded National Register listing.

In South Carolina, local governments are authorized to establish historic review boards that have the authority to regulate alterations to properties and new construction within designated areas. The purpose of the board is to provide a mechanism for maintaining the integrity of historic neighborhoods. The City of York has established a Historic Commission that has authority to regulate development within the boundaries of the York Historic District and in some additional areas. The City is currently working on revisions to its Historic Commission ordinance and guidelines which will make York eligible to become a Certified Local Government. This designation, approved by the South Carolina Department of Archives and History, enables the City to become eligible for additional grant opportunities related to historic preservation planning.

COMMERCIAL DISTRICTS

The downtown area of York is the traditional commercial center of the community. Centered on Congress Street, the downtown includes several blocks of commercial buildings and public and religious land uses. Substantial investment has been made in streetscape projects that included the several blocks of Congress Street. This project included street repairs and improvements, sidewalk replacement, landscaping, parking along the street, lighting and signage. The efforts to revitalize the downtown area are proving successful as a number of small businesses have been established. Downtown York now has retail stores, restaurants, and a reopened Sylvia theater. As in most communities, the nature of downtown commercial uses has changed. Competition from large stores on the outskirts of York and from malls and shopping areas in nearby larger

communities is a major factor in determining the mix of uses suitable for the downtown. The role of the downtown as the principal shopping district is has changed. However, the downtown area can continue to be a vital and competitive part of the commercial mix by providing a collection of smaller shops and service businesses as well as a site for public events and festivals.

An active Downtown Business Association is working to enhance the role of the downtown area. Other resources are available, including assistance from Community Builders, a program of the South Carolina Municipal Association.

As in most growing cities, areas of commercial development have developed around the periphery of York where highway access is good and where there is space for parking. The principal area that has developed is the section of East Liberty Street (S. C. 5) east of the intersection with S. C. 324. In this area, shopping centers have developed and are expanding. In addition, the Wal-Mart Superstore, opened in 1998, draws a great deal of traffic and has led to additional commercial development, such as the new Lowes store. A commercial area has also developed along the U. S. 321 Bypass on the west side of York. Uses in this area tend to be smaller and more scattered. The Alexander Love Highway, which is a bypass around the east and north sides of York for S. C. 5, will probably see additional commercial development. Some development is already evident at major intersections, such as the motel at the S. C. 161 intersection on the eastern end of the bypass and the new supermarket at the intersection with U. S. 321. The current project to widen this road will undoubtedly lead to additional development. Sections of the S. C. 5 Bypass are outside the city limits, and the City has opened discussions with York County concerning a coordinated approach to development standards for such areas. Several recent new businesses include Family Trust Credit Union, South Carolina Bank & Trust of the Piedmont, Eckerds, and an expansion of the Bi-Lo Supermarket.

RESIDENTIAL DISTRICTS

York is fortunate to have a number of cohesive residential neighborhoods. The historic residential neighborhoods surrounding the downtown area provide much of the character that

makes York unique. Although many of the historic homes are on major streets, such as East Liberty, North Congress, and Kings Mountain, zoning and historic district regulations have protected these neighborhoods from commercial encroachment. Other distinctive neighborhoods include the mill village area around the former Cannon Mill site, several predominantly African-American neighborhoods in the southern and western sections of the City, and newer subdivision areas that make more modern housing available. The protection of residential neighborhoods should be a major goal of the Comprehensive Plan.

EDUCATIONAL, RELIGIOUS, AND CULTURAL INSTITUTIONS

The York School District (York County District 1) operates eight school facilities. Most of these facilities are located in the City of York, although the school district covers the central and southwestern sections of York County. Table 10 lists the school facilities, their grade levels, and the initial fall 2004 school enrollment. The location of the school facilities in the York area is shown in Figure 7. The District has developed a school complex on the south end of York on U. S. 321 which includes York Comprehensive High School, York Junior High School, the Floyd D. Johnson Technology Center, and Jefferson Elementary School.

Harold C. Johnson Middle School is located on East Jefferson Street, Hunter Street Elementary School is located in the east section of the City near the Alexander Love Bypass, and Cotton Belt Elementary is on S.C. 5 West. Additional school facilities will be needed in the future, and the District has invested in a site at the corner of Lincoln Road and the Alexander Love Bypass for future construction. The York School District is a positive factor in the development of the area, and ranks high in state comparisons of districts based on educational achievement, teacher salaries, and public support.

School Facilities
York School District
2003-2005 School Years

<u>School</u>	<u>Grade Level</u>	<u>Enrollment</u> <u>2003-04</u>	<u>2004/2005</u>
Cotton Belt Elementary	K-5	621	666
Hickory Grove-Sharon Elementary	K-6	475	442
Hunter Street Elementary	K-5	778	815
Jefferson Elementary	K-5	633	600
Harold C. Johnson Middle	6-7	717	746
York Junior High	8-9	832	802
York Comprehensive High	10-12	1,027	1,032
York One Academy		44	50
Total District Enrollment		5,133	5,103

Source: York School District 10-day enrollment totals.

Note: Locations of the schools in the City of York are shown in Figure 7.

Enrollment in the York School District #1 increased steadily during the 1980s and 1990s, and has remained stable over the last five years. Enrollment figures are shown in Table 12.

Although there is no institution of higher learning in York, residents have access to higher educational institutions in nearby communities. Winthrop University, a state-supported institution in Rock Hill, provides graduate and undergraduate programs in a number of disciplines. The main campus of York Technical College in Rock Hill and Gaston Community College in Gastonia provide technical and associate degree programs. Other colleges and universities within commuting distance include Clinton Junior College in Rock Hill, the University of North Carolina at Charlotte, Queens University in Charlotte, Belmont Abbey College in Belmont, N. C., Limestone College in Gaffney, and USC-Lancaster.

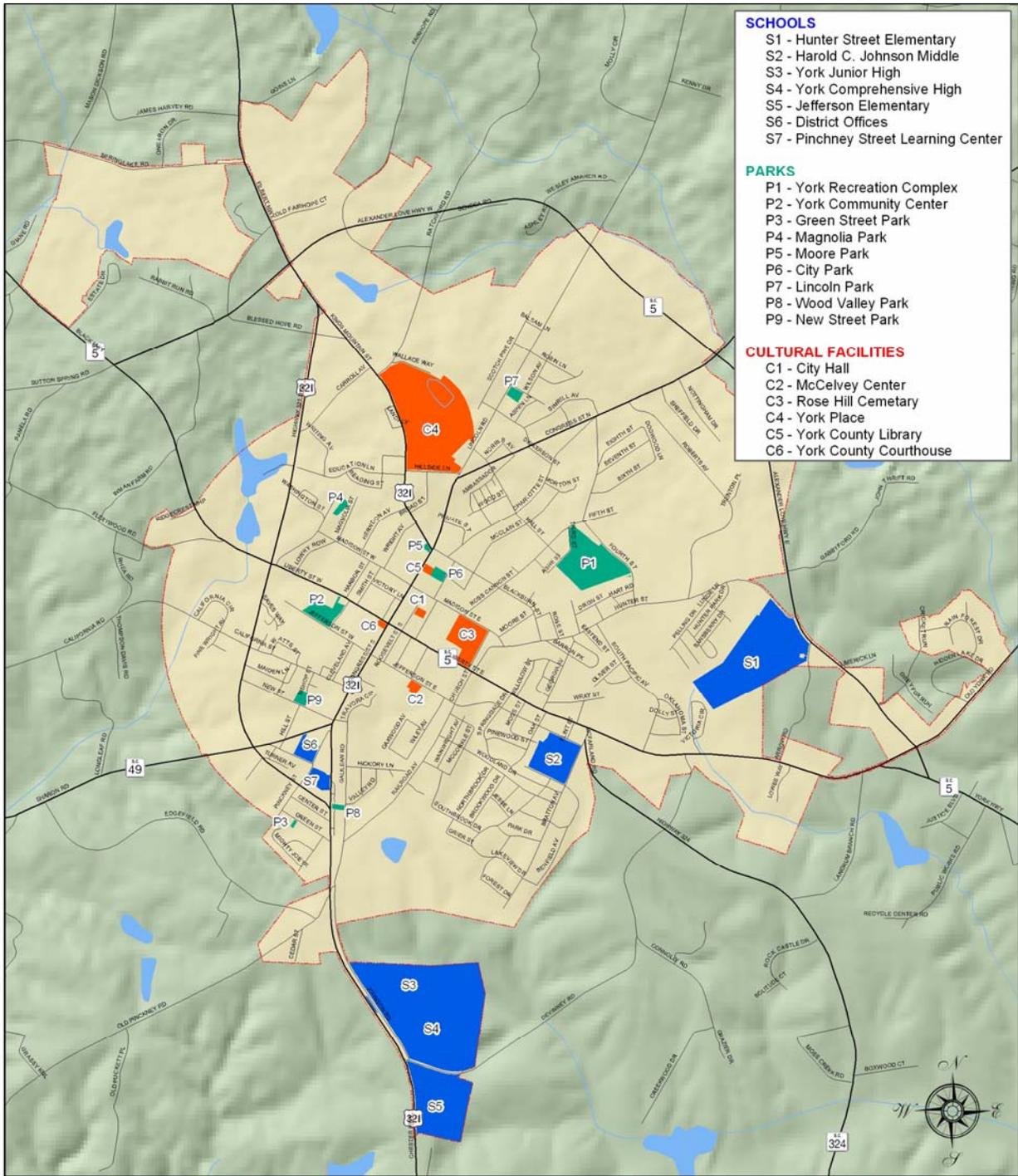
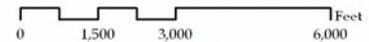
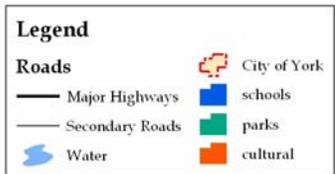


Figure 7
City of York
 Cultural & Public
 Facilities



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TABLE 13

**Enrollment Trends
York School District #1**

<u>School Year</u>	<u>Average Enrollment</u>
1983-84	3,673
1984-85	3,756
1985-86	3,809
1986-87	3,885
1987-88	3,987
1988-89	4,031
1989-90	4,036
1990-91	4,114
1991-92	4,157
1992-93	4,203
1993-94	4,223
1994-95	4,347
1995-96	4,454
1996-97	4,612
1997-98	4,746
1998-99	4,872
1999-00	5,027
2000-01	5,055
2001-02	5,181
2002-03	5,135
2003-04	5,133
2004-05	5,103

Source: S. C. Department of Education, 135-day average daily membership.

1998-99 figure is 45-day average daily membership provided by York School District.

There are a number of churches in York, representing the major Christian denominations. Located in the immediate downtown area are Presbyterian, A. M. E. Zion, Baptist, Roman Catholic, United Methodist, Episcopal, Lutheran and Associate Reformed Presbyterian churches. Other churches of various denominations are located in residential areas and outlying communities.

The McCelvey Center is a cultural center for the York community. Located in the historic McCelvey School building on East Jefferson Street, the Center has an auditorium which provides a home for community events and concerts. A number of community organizations and agencies use the Center for meeting and office space. The Historical Center of York County is located on

the first floor. Operated by the Cultural and Heritage Commission of York County, the Historical Center is an archival facility for public and private papers, histories, genealogical information, artifacts, and other items for the County. It provides exhibit spaces, a search room, and educational activities. Other organizations using the McCelvey Center include the Yorkville Artists Guild, the York County Literacy Association, the Yorkville Players, the Yorkville Historical Society, adult education classes, and various other civic associations. In addition, private studios, art galleries, and offices are located in the building. The auditorium, which has been renovated, provides an excellent venue for concerts, plays, and lectures for the entire community. Recently, the Cultural and Heritage Commission has assumed ownership of the McCelvey Center, and is planning a major renovation project and expanded uses.

The City Hall and County Courthouse are attractive and important public buildings in York. The City's system of parks, fully described in the Natural Resources Element, provides open space and public recreation opportunities. Other cultural facilities of note include the York branch of the York County Library, which will be expanding with its move to the old post office facility; Rose Hill Cemetery, a historic cemetery on East Liberty Street; and York Place, a residential facility for children on Kings Mountain Street. York Place is on the site of the old Kings Mountain Academy, one of the first schools in the area. The Sylvia Theater on Congress Street has been revitalized and offers concerts and movies.

Public events in York during the year include Summerfest, a festival held in August in historic downtown York. This street festival averages attendance of around 50,000. In December the Yorkville Historical Society sponsors a Christmas tour of historic homes. Other events include the Christmas Parade, July 4 celebration, St. Patrick's Day Parade, and Fall In Downtown York.

Other resources that exist outside the York Planning Area are available to citizens of York. These include Historic Brattonsville, an historic site that interprets the early history of York County; Kings Mountain National Military Park and Kings Mountain State Park, site of a major battle in the American Revolution; and the Museum of York County, located in Rock Hill. The extensive cultural and museum facilities in Charlotte and Gastonia are also available to York residents.

COMMUNITY FACILITIES ELEMENT

INTRODUCTION

This element includes an analysis of the facilities that are necessary for the continued functioning of the community. These include government facilities, water and sewage service, transportation services, and other public functions. The continued residential and economic growth of the York area is dependent on efforts to adequately plan for the transportation and utility infrastructure that will be needed in the future. This element is intended to explore the needs in the community facilities for York and make recommendations for the future.

TRANSPORTATION FACILITIES

HIGHWAYS AND STREETS

The York area is served by two major routes. U. S. 321 provides access to Gastonia, N. C. and the I-85 Corridor to the north and to Chester and Columbia to the south. S. C. 5 and S. C. 161 form an east-west route which provides access to the Rock Hill area and the I-77 Corridor to the east and to the I-85 Corridor to the west via both Blacksburg and Kings Mountain. The two major routes form a crossroads at York. S. C. 49 is becoming more important as an access to the Lake Wylie community and the Charlotte urban area to the northeast. While York does not have close access to an interstate highway, efforts continue to improve the connections to both I-77 and I-85. Direct interstate access is an important economic development tool.

Within the City of York, these major routes help to provide structure to the street system. The U. S. 321/S. C. 49 corridor becomes Congress Street, the main business street and north-south traffic corridor. S. C. 5 Business follows Liberty Street, the major east-west route through town, while S. C. 161 enters on East Liberty Street and follows Kings Mountain Street to the northwest. There are two bypasses around York. The U. S. 321 Bypass goes to the west of the community, while the S. C. 5 Bypass skirts the northern edge of the City. A network of local streets provides access to residential and commercial properties. Almost all the streets in York are maintained by the SC Department of Transportation (SC DOT).

York is rather unique in that there are practically no four-lane streets or roads within the City. This has both positive and negative implications. The present two-lane streets give York a more human scale and highlight the many historic buildings and neighborhoods. However, with growth continuing, the present system of two-lane roads will soon be unable to handle the increased traffic volumes. Transportation improvements will need to be made with sensitivity to the historic neighborhoods that provide so much of the character to the City.

The SC DOT undertakes traffic volume counts on an ongoing basis as part of its planning process.

Table 12 provides the average daily traffic volumes for selected locations in and around York.

TABLE 14

Average Daily Vehicle Volumes

Location	Average Daily Vehicle Counts			
	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>
Kings Mtn. St. near York Place	3,658	3,200	3,600	3,700
North Congress near Lincoln Rd.	4,378	4,400	5,600	4,100
North Congress at Liberty St.	6,891	8,700	7,700	6,200
South Congress at Jefferson St.	8,941	9,300	10,900	8,500
U. S. 321 South near schools	3,833	4,500	4,700	6,300
U. S. 321 Bypass near SC 5	4,582	4,800	4,300	5,700
SC 5 west of US 321 Bypass	2,873	3,400	4,300	4,700
SC 5 Bypass near Lincoln Rd.	N/A	4,600	5,500	9,000
East Liberty St. near College St.	8,888	10,100	13,800	11,400
East Liberty St. near So. Pacific Ave.	N/A	9,200	10,400	15,400
SC 161 at York School District	1,914	2,800	6,000	8,400
SC 49 west of US 321 Bypass	3,151	3,500	3,800	3,800

N/A - information is not available.

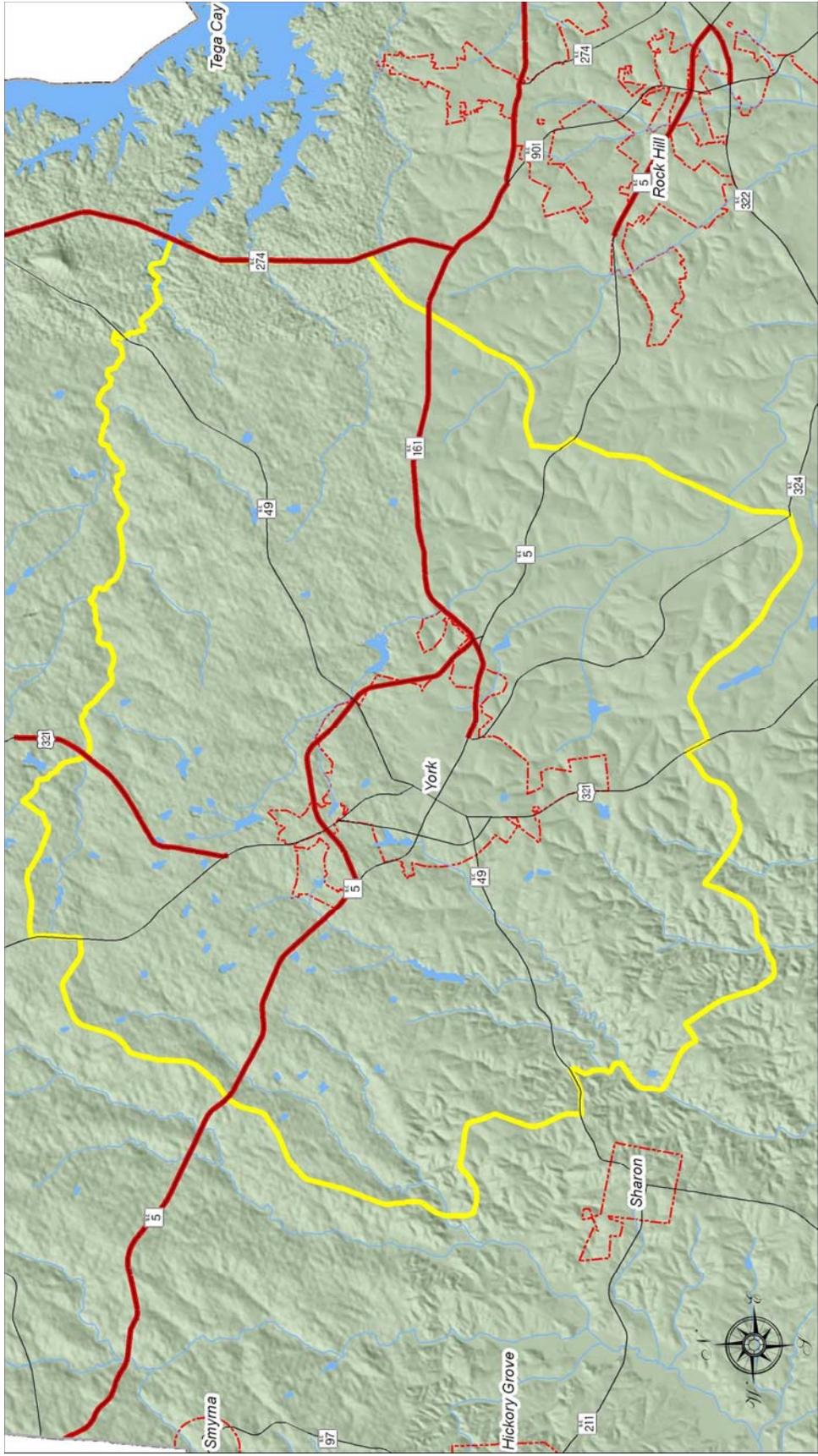
Source: South Carolina Department of Transportation.

These figures reveal a rapid increase in traffic volumes in several areas, especially East Liberty Street and S. C. 161 east. The development of the S. C. 5 Bypass appears to have temporarily relieved traffic pressures on some of the major routes within the City. However, some of the two-lane streets are reaching their design capacity.

Over the past two years, major changes have occurred in the system for planning and funding road improvements. Prior to this time, highway funding came through the South Carolina Department of Transportation (SC DOT). Because the York area is not part of an urban transportation planning area, decisions concerning road improvements have traditionally been made by the state governing board of SC DOT with local input. With the reorganization of SC DOT, the planning process

for road improvements has been altered to provide for more local input. The ten Councils of Governments (COGS) in the state now help to develop a recommended State Transportation Improvements Plan (STIP) which is approved by the DOT Commission. This multi-year planning process, coordinated by Catawba Regional Planning Council for York, Chester, Lancaster, and Union Counties, has resulted in a new system with greater input by counties and cities.

Important transportation projects being planned include the East Liberty Street widening project, S.C. 5 Bypass widening, a new connector to the Bypass, and a new southeast Bypass.



Legend

- Municipal Boundary
- Roads
- Major Highways
- Water
- Approved Plans
- Planning Area

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Figure 8
City of York
 Approved
 Transportation Plans

The counties in South Carolina have traditionally had little input in funding transportation improvements. Because of the rapid growth in York County, and the resulting extensive transportation needs which were going unmet, the County Council in 1997 proposed a local funding source for transportation improvements. A one percent sales tax was approved by the voters in November 1997, with the proceeds designated for a specified list of highway projects. The initiative of York County voters to provide for local funding for transportation services led to additional funding becoming available from the South Carolina Transportation Infrastructure Bank. In the fall of 2003, voters overwhelmingly approved a referendum to continue the one-cent sales tax for an additional period.

The current STIP plan reflects these various funding sources and has several projects which will influence the York area. It includes the widening of S. C. 5 Business (East Liberty Street) from the S. C. 5 Bypass to the intersection with S. C. 324. This project will relieve traffic in the heavily crowded areas of S. C. 5 in the rapidly growing commercial area east of the City. The 1.56-mile segment began construction in late 2004. Currently under construction is the widening of S. C. 161 west from the Rock Hill area to York. This project will connect with the S. C. 5 Bypass widening project. The widening of S. C. 5 Bypass is part of the original Pennies For Progress program, but funding may not be sufficient to complete the project. West of York, S. C. 5 is under construction to be widened to four lanes to its intersection with I-85 at Blacksburg.

The various transportation improvements planned for York County are shown in the Figure 8.

Taken as a whole, the projects represent the greatest period of road construction and improvements in the County's history. Of interest to the York area, the various funding sources will work together to create a major new east-west transportation facility along the S. C. 5/161 corridor. It will be a four-lane highway throughout the width of York County. It will improve connections for western York County with I-85, approximately 20 miles west of York, and with I-77 approximately 12 miles east of York. For economic development purposes, access along a four-lane highway to an interstate route is considered a major positive factor. The completion of the widening project to the east will also greatly improve access to the Rock Hill area and other parts of eastern York County, reducing travel time to the growing job market in that area.

The projects described above are all approved. Their completion will take several years, and will involve close coordination among local governments and SC DOT. However, it is imperative that planning continue for future phases of highway improvements. Three potential future projects may be identified. First, S. C. 49 east provides the most direct connection with the Charlotte urban area. As more and more workers commute to the Charlotte area, greater demands will be placed on this route. The widening of S. C. 49 from the S. C. 5 Bypass to the Lake Wylie area is a potential future project. While the major work on the east-west corridor of S. C. 5 and S. C. 161 will be occurring in the next few years, the north-south corridor represented by U. S. 321 remains important. The route north connects with Clover and the Gastonia area, as well as I-85 beyond Gastonia. Portions of this road are four-lane at the present. Over the long term, it will be necessary to consider the widening of U. S. 321 throughout western York County, including the Bypass around York. A third possible future project is the consideration of a connection around the southeastern side of York to provide better access to the school facilities on U. S. 321 south and the major employers in that area. At present, access from the east side of York to the south side is difficult without going through the center of the City. Deviney Road currently provides a route through this area, but would need to be improved substantially. Langram Branch Road may provide an alternate route.

RAIL TRANSPORTATION

Historically, rail transportation was an important element in the economic development of York. The City was served by an east-west railway that connected with Rock Hill to the east and Gaffney to the west. A north-south line provided connections with Clover and Gastonia to the north and Chester and Columbia to the south. In recent years, all these lines have been closed, and the City currently has no rail service.

AIR TRANSPORTATION

While there are no public airports in the York area, the area nonetheless has excellent access to air transport. The Rock Hill-York County Airport (Bryant Field) is a general aviation airport between Rock Hill and York. This airport, which can accommodate corporate jets, is jointly sponsored by

Rock Hill and York County. The lighted runway is 5,500 feet in length and will accommodate aircraft weighing 60,000 pounds. The airport includes a terminal building, and additional improvements are planned. This airport is approximately eight miles from the York city limits on S. C. 161.

The Charlotte Douglas Airport is located about 20 miles northeast of York in western Mecklenburg County, N. C. This major facility is among the largest in the U. S. in terms of passenger departures, and is a major hub for U. S. Airways. There are international flights to European, Caribbean, and South American destinations, and direct flights to most major U. S. Cities. This excellent access to air transport is a positive element for York's economic development.

WATER AND SEWER SERVICES

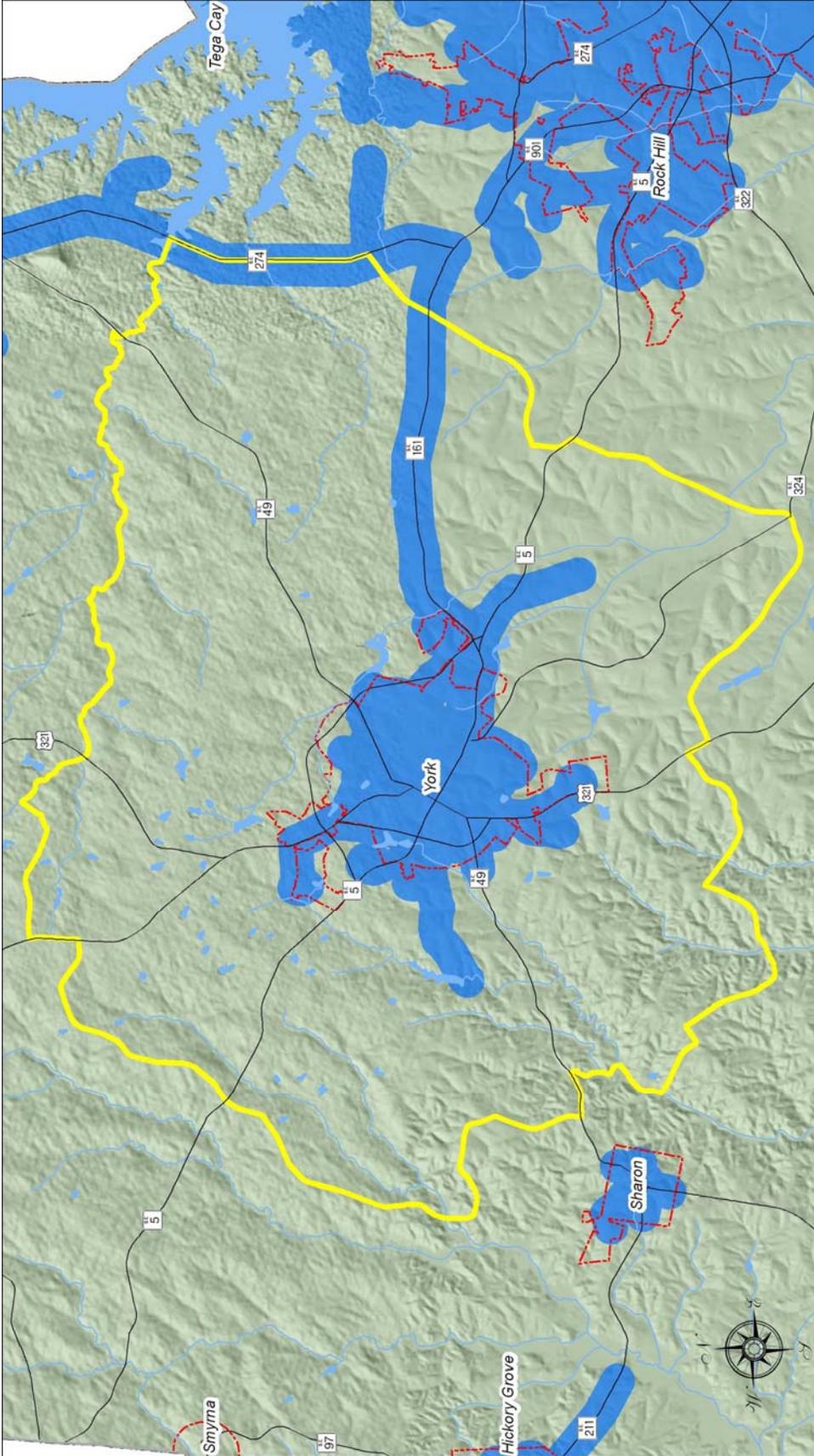
WATER SUPPLY, TREATMENT, AND DISTRIBUTION

Treated water is provided to all residents of the City of York and to some areas outside the city limits, including the East York Industrial Park. The current water supply for York is surface water on Ross Branch in the western section of the City. Lake Caldwell is a 130-acre lake holding approximately 452 million gallons of water, while Lake Carolyn is a 8-acre lake with approximately 115 million gallons. Both are fed by springs and runoff. There is a well located at Lake Caldwell which pumps directly to the canal at the pump station. It has a capacity of 264,000 gallons per day. The water treatment facility located there was built in 1926 and has been enhanced over the years. The current treatment capacity is 2.4 million gallons per day (mgd). The decline of the textile industry reduced demand for water for a number of years, but recent industrial and residential growth has begun to place new demands on the system. Average daily usage on a yearly basis is approximately 1.1 mgd with peak usage reaching 1.6 mgd. Water use has been growing and periods of drought place extreme burdens on the system.

Over the past several years, the City has studied a number of alternate sources of water, including construction of a new treatment facility on Lake Wylie, purchase of water from other municipalities, and others. In 2003, a study by Armstrong Glen, P. C., and engineering firm, investigated the options for the City's water supply. The report found that the drought culminating in 2002 represented the lowest recorded yearly rainfall since 1900. It recommended maintaining the existing water supplies while supplementing the system with additional sources of water which will be sufficient for the next twenty years. Recommended additional sources include a well on Sixth Street and a connection with the City of Rock Hill water system. The City of York is currently installing major water lines which will provide for the permanent connection with the Rock Hill system. Up to 936,000 gallons per day will be available from Rock Hill to supplement the City's system when needed. Construction of additional lines and a storage facility east of York will result in an eventual capacity of 4 mgd. The provision of an improved water supply is critical to the future growth and economic health of the York community as well as to western York County.

The quality of York's treated water is excellent. Over the past thirty years, continuing efforts have been made to improve water quality in a number of areas of measurement, including total solids, alkalinity, hardness, iron, chloride, and pH. In each of these categories, measurements of water quality have shown significant improvement.

The York water system provides service to approximately 2,750 residential customers, 325 businesses, and 25 industrial customers. While all residents of the City are provided service, there are some areas of the City which have old lines which need to be replaced. Many of the older areas near the downtown and the mill village areas have very old lines that have potential for becoming unreliable. The City is gradually replacing lines as resources become available. Storage for treated water is in two clear wells at the treatment facility, each with 300,000 gallons of capacity and at four elevated storage tanks. These have capacities of 150,000 gallons, 200,000 gallons, 400,000 gallons, and 500,000 gallons. Areas served by the City of York water system and major facilities of the system are shown in Figure 9.



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Legend

- Roads
- Major Highways
- Municipal Boundary
- Water
- Planning Area
- Water Service Area



Figure 9
City of York
 Water Service Area

SEWAGE SYSTEM AND WASTE WATER TREATMENT

York provides sewage collection and treatment services to all residents of the City and to some areas outside the city limits. The number of customers is approximately the same as the number of water customers. The sewage collection system includes gravity flow mains and force mains leading to the treatment facility on Fishing Creek southeast of the City. The treatment plant has a permitted capacity of 2.0 million gallons per day (mgd). Current use is approximately 1.0 mgd. The plant meets all standards and guidelines established by regulatory agencies, and no major upgrades are anticipated in the near future. Areas served by the sewage system of the City are shown in Figure 10.

The sewage collection system contains lines in older areas of the City which are deteriorating or which need to be rerouted. Working with various grant sources, the City has undertaken a systematic program of replacement of aging lines. This program will continue as funding becomes available.

SOLID WASTE COLLECTION AND DISPOSAL

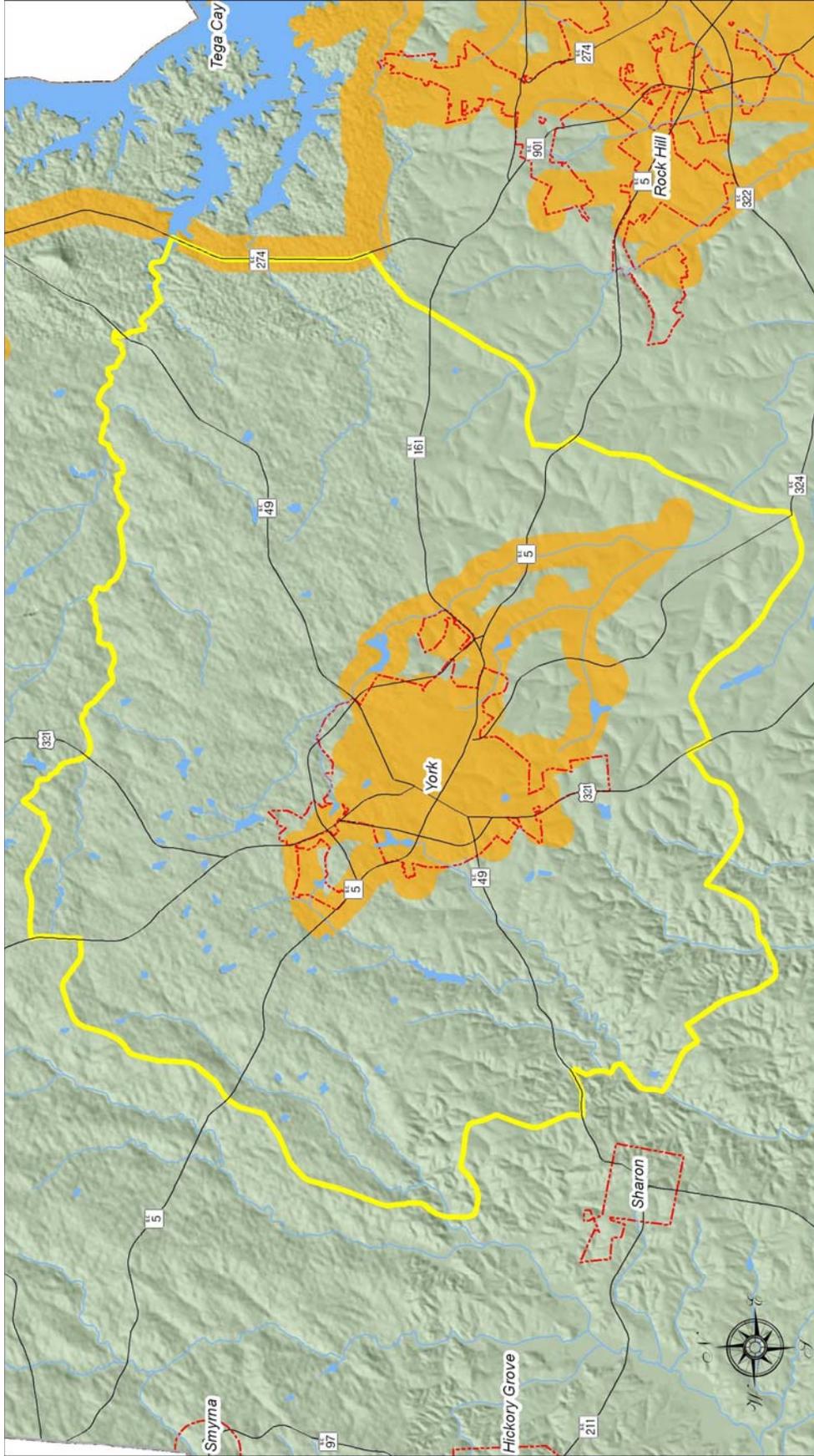
The City of York provides solid waste collection services for residential and commercial customers. During the most recent six-month period, a total of 3,163 tons of garbage was collected. Approximately 42 percent of the volume was from the 2,750 residential customers, and the remainder from commercial customers. Pickups are provided once per week. The City also picks up yard waste, which is shredded into mulch and made available to citizens. Bulk items such as white goods and other major items are picked up as needed and sold to metal dealers or sent to the County's construction and demolition landfill.

York and the Town of Clover operate a coordinated curbside recycling program. Several years ago, a curbside recycling collection vehicle was secured through a grant as a joint project between

the two communities. The vehicle is operated by the City of York, with Clover sharing a portion of the cost. It runs recycling routes four days per week in York and one day per week in Clover. During the most recent six-month period, a total of 125 tons of recyclables were collected on the York routes. The materials are sorted at curbside and placed into the appropriate bins in the truck. The City of York has expanded the types of materials which are accepted for recycling.

Disposal of solid waste is at the York County transfer station, located just east of the City and operated by the York County Department of Public Works. The County collects solid waste and transfers it to a commercial landfill under contract. The County operates a construction and demolition landfill at the same site. Also located at the landfill site is the County's recycling processing center. Recyclables from the City of York and from the County's various convenience centers are brought to this site, sorted, and sold to vendors at market prices. The County processes and markets recyclables from York at no fee. County personnel in the recycling program also assist in public information efforts and in school educational programs to support the City's efforts at recycling.

Because the County provides major facilities for the disposal of waste and recyclables, the City's major concern in solid waste operations is the collection programs. Adequate planning for maintenance and upgrading of vehicle and equipment will be needed for the garbage collection and recycling programs, and the staffing levels for these services should be reviewed periodically.



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Legend

- Water
- Major Highways
- Municipal Boundary
- Sewer Service Area
- Planning Area

Figure 10
City of York
 Sewer Service Area



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EMERGENCY SERVICES

FIRE PROTECTION

The City of York provides fire protection services within the city limits through the York Fire Department. Construction was completed recently on a new 13,000 square foot fire station on a site in the municipal complex on Roosevelt Street. The new fire station has provided for expansion of staff and for 24-hour housing of personnel. Equipment at the fire department includes three pumpers, one tanker, one grass unit, one ladder truck, a first response vehicle, and one service unit. The City has included a schedule for replacement and additional fire service vehicles in its capital improvements budget. There are six full-time firemen and 26 volunteers. All full-time firemen are trained as Emergency Medical Technicians, and provide first response to emergencies during daylight hours. York's ISO rating was recently increased to 4/6.

The City provides service to a district outside the city limits through agreements with York County. This service area is a radius of approximately five miles around the City. There are also mutual aid agreements in place with surrounding departments for assistance in large emergencies.

The new fire station provides for excellent fire protection services. As the City continues to grow over the next twenty years, additional fire stations will be needed in areas such as the principal growth corridors to the north and east. The City will need to consider a continuous investment program in fire equipment and staffing. Continuous upgrades should also be considered in the fire hydrants and water pressure available to fight fires, especially in the downtown area.

POLICE SERVICES

The City of York Police Department is housed in the government services complex on Roosevelt Street in the downtown area. Until recently, the police and fire departments were co-located in the same building. The construction of a new fire station next door on Roosevelt Street has opened up additional space for police department use. The renovation of this space and other improvements to the building were completed in mid-2004 and expanded available space from

3,000 square feet to 9,000 square feet. The new facility provides expanded office space, an enlarged lab for drug testing, an expanded evidence storage area, a more accessible front office areas for the public, and a wellness center available to all city employees. The facility meets standards which will allow the city to attain state-wide accreditation standards. The department currently has 34 staff members, including 28 police officers. The staffing levels for the Police Department will need to be addressed as the City grows.

EMERGENCY MEDICAL SERVICES

Emergency medical services are provided by the Piedmont Healthcare System. The ambulance service provides emergency and non-emergency transportation to Piedmont Medical Center and other nearby hospitals in Gastonia and Charlotte. The Piedmont West Urgent Care Center is located at the northern city limits of York on U. S. 321. This facility includes an ambulance substation serving western York County and an urgent care center for medical problems that do not require transport. Residents of the western part of York County have continued to express a desire for increased medical services. Recently, a Western York County Healthcare Advisory Board was appointed to seek ways to expand the availability of urgent medical care on a 24-hour basis.

OTHER PUBLIC FACILITIES

MUNICIPAL FACILITIES

The York City Hall is located on Roosevelt Street in the downtown area, adjacent to the police department and the new fire station. The city hall was constructed in 1981 and includes general administrative offices, a drive-through window for payment of bills, and the council chamber, which provides a meeting space for municipal and other meetings. Plans have been developed for improvements to the City Hall, including expanded rest room facilities, more meeting space, and relocation of the Planning Department to the City Hall. A City maintenance facility is located near Ross Cannon Street.

The location of the City Hall, police department and the fire station on Roosevelt Street in the downtown area brings an opportunity to enhance the Municipal Center area. The center includes a campus of public buildings located in an accessible spot just one block from Congress Street, the main business district. The city has made improvements through landscaping, common parking areas, common signage for the public buildings, and consistent architecture. The presence of the Municipal Center also provides an opportunity to undertake streetscape improvements on Roosevelt Street and in the parking areas on the west side of Roosevelt, which provide parking for the commercial uses on Congress Street. Improvements in parking lot layout and design and improved landscaping and pedestrian access would help to create a more pleasant and functional environment in this area.

SCHOOL FACILITIES

The York County School District #1 provides public educational services for York and the surrounding areas of western York County. The District is governed by a seven-member Board of Trustees which is elected by the people of the District.

The York District #1 ranks very well in comparison to other districts in the region and state. All schools are accredited by the South Carolina State Department of Education, and most are accredited by the Southern Association of Colleges and Schools. Approximately 63 percent of the professional staff hold Master's Degrees or above. The teacher salary schedule ranks near the top of districts in South Carolina or North Carolina, and testing programs rank York District students above the state averages, and in some areas above national averages.

The District operates four elementary schools, one middle school, one junior high school, a technology center, and a comprehensive high school. In addition, the York One Academy provides services for special needs children. During the 1990's, a major construction program was undertaken which included construction of new elementary schools and expansions at the high school, junior high school and technology center. The enrollment for the fall of 2003 for each school is shown in Table 10. The District owns a site for future school construction on the north side of York at the intersection of S. C. 5 Bypass and Lincoln Road. There are also a number of small private and church pre-school and day care schools in the York area.

LIBRARY

The York County Library system operates five public libraries in the county. The main library is in Rock Hill. The York branch library is located on North Congress Street. Built in 1968, the library continues to provide a vital service to the community. After the downtown York Post Office was closed, York County secured title to the property and began planning for the relocation of the York Library to the vacant building at the corner of East Liberty and Roosevelt Streets. Although there have been delays in the renovation of the building, the work has begun. The former post office building will be renovated and enlarged to provide a much improved space for the York Library.

OTHER COMMUNITY FACILITIES

The McCelvey Center, a community center on Jefferson Street, is described in the Cultural Facilities Element. The York County Council on Aging operates a Senior Center in a renovated building on Congress Street. The center provides programs for seniors on a daily basis and hopes to begin additional programs such as a wellness center and evening training classes. The Jefferson Street Adult Day Care Center, located adjacent to the McCelvey Center, is a day care for adults who are unable to care for themselves and need care while their family members work. A new home for the adult day care program is under construction on South Pacific Avenue. Because York is the county seat, York County has a number of facilities and services in the York area, including the county courthouse and offices and a number of public service offices, and the Law Enforcement Training Center.

DOWNTOWN IMPROVEMENT ELEMENT

INTRODUCTION

The downtown area of York encompasses several blocks of Congress Street, the main commercial street, as well as areas on Liberty, Jefferson, Madison and Roosevelt Streets. York's downtown has an unusually fine collection of historic buildings, creating a unique and friendly small town atmosphere. The mostly commercial buildings along Congress Street are complemented by historic churches, public buildings, and residences. The York Historic District, listed in the National Register of Historic Places, encompasses most of the downtown area. In recent years, there has been a renewed level of activity in the downtown, as a number of historic buildings have been restored and adapted to new uses.

The City of York has taken an active role in the downtown revitalization efforts. Two downtown streetscape projects have been completed on Congress Street, making improvements in sidewalks, lighting, and landscaping. Other major investments by the City include the new fire department and a renovated and expanded police station. York County government continues to have a major presence in the downtown area. Although the post office was moved from the downtown area, York County plans to renovate the old post office building to house an expanded library branch. The McCelvey Center will also be renovated and enhanced. The private sector has participated fully in the revitalization of the downtown area, with a number of new businesses opening on Congress Street.

In 2003, the City of York adopted a Capital Improvement Plan which included the development of a Downtown Master Plan. By undertaking this plan, the City intended to reinforce the impressive gains which had already been made in the downtown area and to ensure a continued healthy redevelopment process. The firm of Hayes, Seay, Mattern, and Mattern (HSMM) was selected to lead the effort. The firm held a kick-off meeting with City staff and downtown stakeholders, followed by three public meetings to secure public input, develop design concepts, and refine the plan elements. Within this planning effort, several major areas were addressed, including an Economic Restructuring Plan, a Physical Improvement Plan, a Parking Assessment Plan, and an Infrastructure Improvement Plan.

In undertaking the Economic Restructuring Plan, the consultants looked at the current marketing efforts by local groups, made observations of the physical elements in the downtown area, and

developed a marketing message. Key themes that will emphasize York's unique assets are York: The Creative City, York: The Historic City, and York: The Friendly City in addition to the traditional theme of York: The White Rose City. A series of graphics and print ads was developed based on these themes. The plan recommends that the City attempt to strengthen the natural clusters of activities which are occurring in the downtown area, such as a local commercial cluster on North Congress, government/office clusters on South Congress and Roosevelt, a service cluster at the Congress/Madison area, and the development of a potential home décor cluster on Roosevelt between Jefferson and Liberty, helping to tie the rest of the downtown to the McCelvey Center. The Economic Restructuring Plan provides a number of potential funding sources for undertaking some of the recommendations. It also recommends the creation of a York Revitalization Committee to make recommendations to City Council and to help coordinate the implementation of the Downtown Master Plan.

The Physical Improvement Plan provided an analysis of each important building in the downtown area, including an assessment of the existing condition and actions which could be undertaken to improve the structure and make it more compatible with the overall development plan. There are three major recommendations of this plan. The first is the development of a Downtown Overlay District, which will help ensure the maintenance and upkeep of buildings. The second recommendation is the expansion of economic incentives for property owners. A third element is the acquisition of distressed properties which are integral to downtown redevelopment.

The Parking Assessment Plan recommends several improved, expanded, or new parking areas surrounding the clusters of uses in the downtown area. The consultant found that there was sufficient land area devoted to parking, but that off-street parking is not well laid out and is inefficient. The parking plan provides sketches of recommended parking areas which will adequately serve the downtown area.

The Infrastructure Improvement Plan provides a comprehensive series of recommendations for streetscape improvements. These projects will increase curb appeal, provide area-wide continuity, and give a sense of arrival for the downtown. The phased recommendations are intended to provide guidance for applications for Transportation Enhancement and other grants.

The Downtown Master Plan, Figure 11, also includes an analysis of the proposed gateway and entrance corridors, development of a welcome center, a pedestrian and bicycle circulation analysis, and a lighting analysis. The details of the plan are available in a document provided to the City by HSMM in August 2004. Copies of this document are available at the City Hall.

The major recommendations of the Downtown Master Plan have been incorporated into the Goals and Objectives section of this element of the Comprehensive Plan.

HOUSING ELEMENT

INTRODUCTION

The Housing Element provides information on the existing housing stock within York and looks at trends in housing available to the citizens of York. The primary source of information on housing is the 2000 Census. The Census provides data on housing types, owner and renter occupancy, and housing costs. It provides limited information on housing quality. To provide more information on housing quality, data from the land use inventory is used. As the inventory was undertaken, housing units were counted and described according to housing type and condition. This information supplements the Census data.

Included within the Housing Element are discussions of the location of the housing stock, the types of housing, the age and condition of housing units, the mix of owners and renters, and the affordability of the housing stock. Comparisons to other municipalities within York County and to state averages are provided when they help to describe the housing conditions in York.

HOUSING TYPES

Housing units in York are predominantly single family in nature. The 2000 Census reported a total of 2,767 housing units. Of these, 1,966 are single-family units. This represents 69.8 percent of total housing units. There were 136 duplex units, or 4.9 percent of total housing. Manufactured homes, including single wide and multiple section units, totaled 298. Most of the manufactured homes are located in mobile home parks. Manufactured homes account for 10.8 percent of the housing in York. There were 367 multi-family units, including apartments and condominiums. This is 13.2 percent of the total housing.

TABLE 15
Housing Types
City of York
2000

<u>Housing Type</u>	<u>Number of Units</u>
Single Family	1,966
Duplex	136
Multi-family	367
Manufactured home	298
Total	2,767

Source: U. S. Bureau of the Census

The housing survey conducted in 1998 by Catawba Regional Council of Governments resulted in

very similar figures. The survey counted 2,584 units. Figure 12 shows the location of housing types identified in the survey.

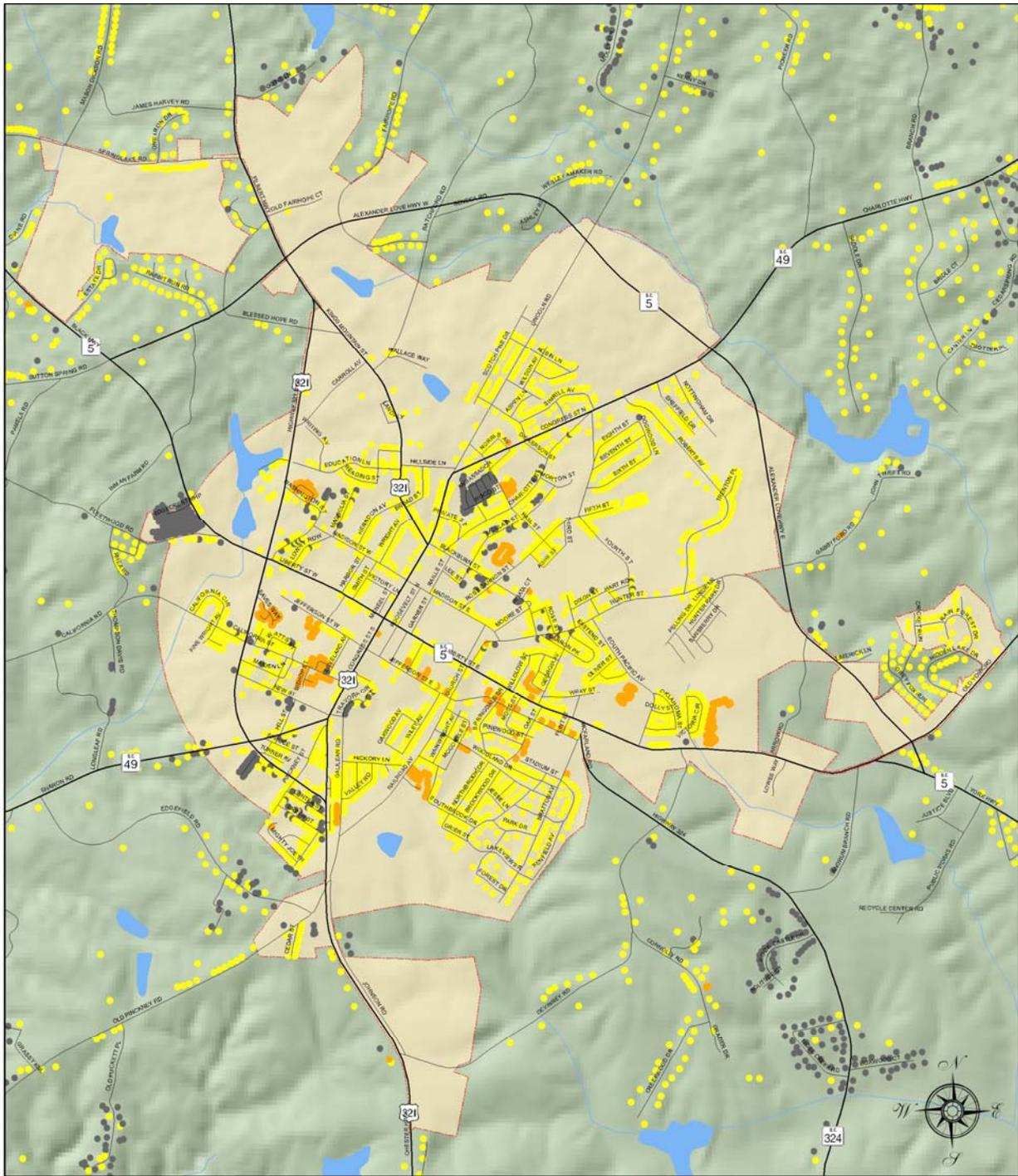
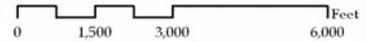


Figure 12
City of York
Housing Types

Legend	
Roads	Housing Type
Major Highways	Single Family Residential
Secondary Roads	Multi-Family Residential
City of York	Mobile Home
Water	



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AGE OF HOUSING

The age of housing is provided by the 2000 Census. Age characteristics are important in considering the need for housing upgrades and the overall condition of the housing stock. Table 16 provides a summary of the age of housing in York compared to the state and national averages. These figures are shown in percentages to provide an easy comparison. The age of housing in York tends to be similar to state and national averages. As might be expected in a city which is over 200 years old, York has a higher percentage of homes built before 1939 than South Carolina as a whole. Because of the restoration and investment trends in York's older neighborhoods in recent years, the condition of the older houses is generally good.

TABLE 16

**Age of the Housing Stock
from 2000 Census**

<u>Time Period</u>	<u>City of York</u>		<u>South Carolina</u>	<u>United States</u>
	<u>Number</u>	<u>Percentage</u>	<u>Percentage</u>	<u>Percentage</u>
1939 or earlier	517	18.7	6.1	15.0
1940 to 1959	597	21.6	14.5	20.0
1960-1969	365	13.2	13.0	13.7
1970-1979	513	18.5	19.9	18.5
1980-1989	356	12.9	20.6	15.8
1990-1999	419	15.2	25.8	17.0

Source: U. S. Bureau of the Census, 2000

HOUSING CONDITIONS

Information concerning the structural condition of housing is not available from the Census. However, the Census does report on several housing characteristics which relate to housing quality. These include the lack of plumbing facilities and conditions of overcrowding. These conditions are measured by the response to census questions on the long form, so the accuracy is dependent on responses from citizens in each census division.

The 2000 Census reported that 18 housing units lacked complete plumbing facilities in York, which represents 0.7 percent. This is about the same as the state average, which is 0.6 percent of households. Another measurement of housing quality from the Census is overcrowding. The Census Bureau defines overcrowding as the presence of more than one person per room in a household. In 2000, the Census counted 190 households in which overcrowding existed, about 7.4 percent of the total households. The statewide average is 3.3 percent of total households.

The Census has no measurement for structural conditions of housing. While no formal inspection of the structural conditions of housing has been undertaken in York, the land use inventory which was done for the development of the Comprehensive Plan included a “windshield survey” of housing conditions. During the inventory of land use, a judgment was made on the general structural integrity of each housing unit based on its exterior appearance. Although this method has limitations because it does not involve a full inspection of the house and does not judge interior conditions, it does provide one of the few sources of data on housing conditions. Each house was categorized on the basis of the visual appearance of the exterior based on three categories:

Standard: The house was structurally sound and provided safe and decent housing. The need for minor exterior repairs was disregarded.

Deteriorating: The house was habitable but some structural defects were visible from an exterior view. These defects might include missing or rotted roof shingles, missing or rotted siding, cracked or missing masonry in chimneys or foundations, sagging roof members or porches, or a lack of enclosed supports for living quarters.

Dilapidated: The structure suffered such serious deficiencies as to be considered beyond repair considering the cost of repair and the potential value of the house. Defects might include partial collapse of walls, roofs, chimneys, or foundations. Most houses classified as dilapidated are vacant and appear to be abandoned.

The survey resulted in a finding that the housing stock in York is in generally a good condition. The survey found that 2,509 housing units were classified as standard, 67 as deteriorating, and eight as dilapidated. These results are shown in Table 15 and the location of housing units by condition is shown in Figure 13. This map provides a starting point for considering areas of the

community where there are concentrations of deteriorating housing. These areas may be potential sites for future housing rehabilitation projects.

TABLE 17

**Housing Conditions
1998
City of York**

Standard Units	2,509
Deteriorating Units	67
Dilapidated Units	<u>8</u>
Total Housing Units	2,584

Source: Catawba Regional Council of Governments

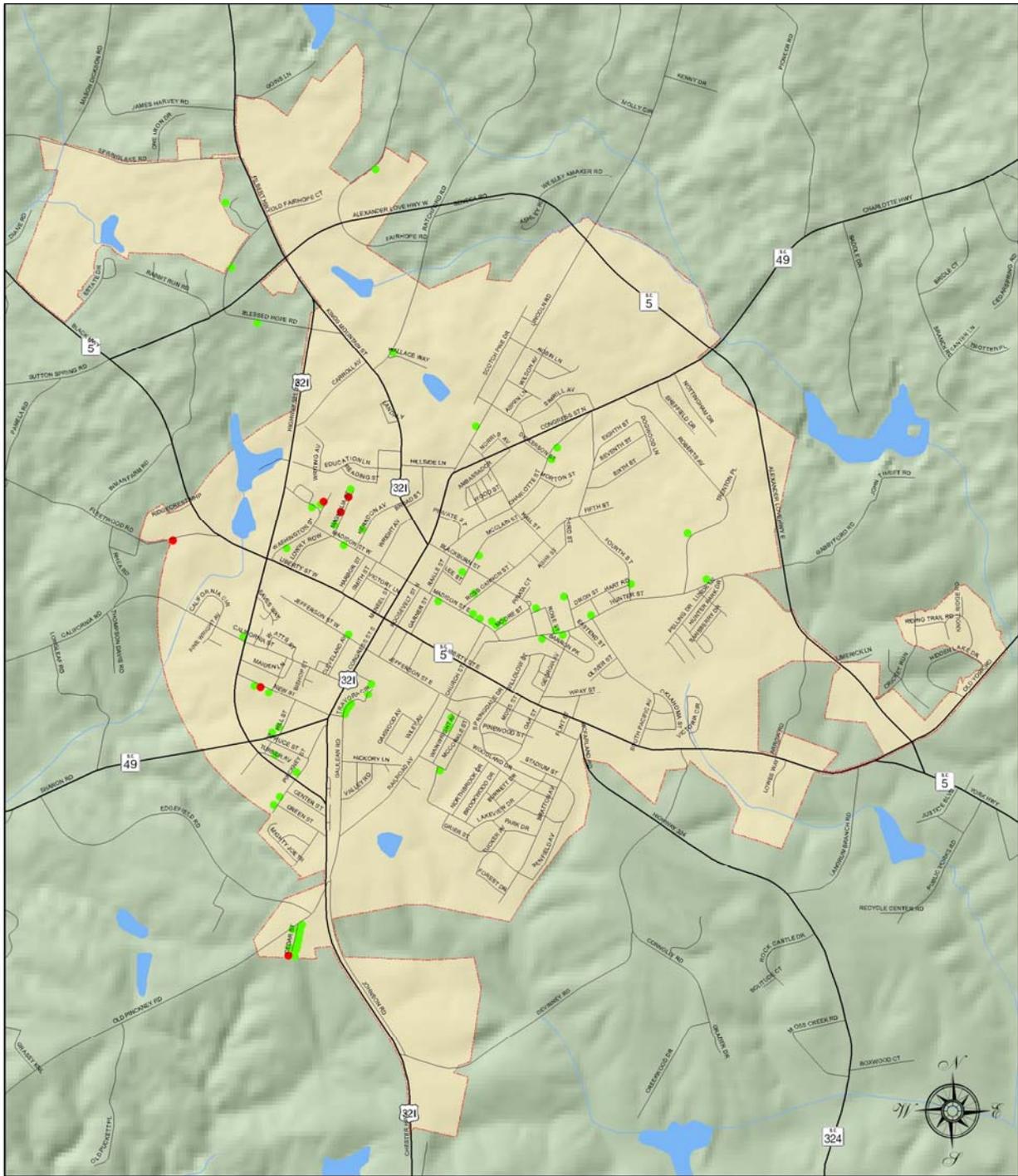
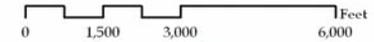


Figure 13
City of York
 Substandard Housing

Legend	
Roads	Housing Status
Major Highways	Deteriorating
Secondary Roads	Dilapidated
City of York	
Water	



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OWNER AND RENTER STATUS OF HOUSING

The 2000 Census reported that 1,496 of the total 2,536 occupied housing units in York were owned by their occupants. This represents 59.0 percent of the total, an increase from 57.6 percent in 1990. The remaining 41.0 percent, or 1,040 units, were rented. The ownership rate in York is lower than in most areas. York County had a home ownership rate of 73.1 percent in 2000, compared with South Carolina at 72.2 percent and by the United States as a whole at 66.2 percent.

Comparisons with previous Census data show that a large number of rental units entered the market during the 1980s, causing a substantial reduction in the homeownership rate from 67.4 percent in 1980 to 57.6 percent in 1990. The number of rental units increased by 58 percent during the decade, while the number of owner occupied units increased by only 3.7 percent. Between 1990 and 2000, the number of owner units increased while the number of rental units decreased slightly. While it is important to provide all types of housing, including apartments and rental houses, most local governments find that the encouragement of home ownership is sound public policy. The Comprehensive Plan may address ways in which to encourage home ownership.

TABLE 18

**Ownership Patterns
Occupied Housing Units
1980 - 2000**

	1980	1990	2000
City of York			
Owner-Occupied Units	1,377	1,429	1,496
Renter-Occupied Units	665	1,051	1,040
York County			
Owner-Occupied Units	25,815	33,774	44,629
Renter-Occupied Units	9,046	13,232	16,422

Source: U. S. Bureau of the Census, 1980, 1990, and 2000

HOUSING AFFORDABILITY

The housing market in York provides housing units of various types and in various price ranges.

The 2000 Census provides information on financial characteristics of housing. There are several limitations in using these data. First, it has been four years since the Census information was gathered, and the inflation in the price of housing has made these figures out of date in relation to the current housing values. In addition, the value and rent figures are based on answers provided by homeowners and renters on their census forms. Many owners are unaware of the market value of their home or may provide inaccurate estimates. However, the use of these figures gives us a way to compare York with other communities at a given point in time.

Table 19 provides a comparison of median housing value and median rent for York and other jurisdictions from the 2000 Census. The median housing value for York was estimated at \$80,900, compared to \$119,600 for York County as a whole and \$94,900 for South Carolina. The median rent was listed as \$460 per month. This compares with \$581 for York County and \$510 for the state of South Carolina.

TABLE 19

**Median Housing Value
Median Rent
2000**

<u>Area</u>	<u>Median Housing Value</u>	<u>Median Rent</u>
City of York	\$ 80,900	\$ 460
Town of Clover	80,900	459
Town of Fort Mill	126,100	576
City of Rock Hill	92,800	610
City of Tega Cay	180,500	950
York County	119,600	581
South Carolina	94,900	510
United States	119,600	602

Source: U. S. Bureau of the Census.

With the variety of housing types available in York and the varying level of housing costs, there should be housing available to all income ranges. The York Housing Authority provides rent-subsidized housing in several projects. The private housing market also has a number of units available for families with moderate and lower income levels.

One way of assessing affordability of housing is to compare housing costs to income levels. The median household income in the area can be compared to the median housing cost to get a rough determination what percentage of households can afford to purchase a home. In York, the median household income in 2000 was \$30,564, which is 37.7 percent of the median housing value. This percentage is very similar to York County (37.2 percent), South Carolina (39.0 percent), and the United States (35.1 percent). This indicates that, at least from an income standpoint, the percentage of home ownership in York may be able to be increased to a ratio closer to other areas.

LAND USE ELEMENT

LAND USE INVENTORY

During August and September 1998, a land use inventory was conducted in the City of York. This survey was a “windshield survey.” Each property in the city limits was viewed from an automobile. The purposes of the inventory were to describe the existing land use patterns, to provide a determination of the condition of housing within the City, and to create an existing land use map.

The inventory categorized active land uses according to the following types:

- Residential – single family: Conventionally-built detached house intended for the occupancy of one family.
- Residential – duplex: Conventionally-built house with two separate dwelling units, usually noted by the presence of two doors, two driveways and/or garages, or two mail boxes.
- Residential – multi family: A development of three or more attached housing units, whether individually owned as condominiums or rented as apartments. On the land use map, congregate housing (nursing homes and assisted living centers) and manufactured home parks are also coded as multi-family land uses.
- Manufactured housing unit: A manufactured home or mobile home, as defined by HUD. Manufactured housing today takes many forms. Some units are on permanent foundations, while some have stick-built additions. Double-wide or multiple-section manufactured homes may closely resemble conventionally built housing. For the purpose of the inventory, all manufactured homes of all types were noted on the inventory sheets. The treatment of various types of manufactured homes or mobile homes may vary in the City’s regulatory ordinances, but it important in the land use inventory to note their locations.
- Commercial: Uses involving wholesale or retail trade, distribution, services, office uses, or other for-profit activities.
- Industrial: Uses involving the manufacturing or processing of materials or products.
- Public: Uses generally accessible to the public and involving not-for-profit activities. These uses include public buildings, parks and designated open spaces, schools, churches, golf courses, fraternal organizations, and other buildings and land uses open to the public.
- Agricultural land: Land on which an active agricultural activity is taking place, such as cropland, pasture land, orchards, livestock areas, and other uses.
- Vacant: Land on which no structure has been placed and which has no apparent use. These areas may include vacant lots, forested lands, and unused fields. Vacant buildings are usually assigned a land use based on their apparent former use.

The land use inventory was conducted by staff members of Catawba Regional Council of Governments using a lot line map of the City. The “windshield survey” format has some limitations. Land uses cannot be observed on a detailed basis, and the determination of structural conditions may vary with different inventory personnel. Even a close inspection from the automobile may not reveal vacant homes or the presence of duplexes or multiple units within a building. However, the “windshield survey” provides a comprehensive and cost-effective approach to describing land use.

LAND USE SUMMARY

The Existing Land Use Map is shown as Figure 14. This map shows the basic land use classifications by color. The predominant land use type in York is the single-family house. Large areas of the community consist of single family and two-family residences with relatively few intrusions from other types of land uses. In some neighborhoods, there are manufactured homes on individual lots mixed with the single-family homes. Most of the manufactured homes are single-wide units. Multi-family uses are scattered throughout the community, consisting of apartments, manufactured home parks, and congregate housing (nursing homes and assisted living centers).

Many commercial uses are concentrated in the downtown area along Liberty and Congress Streets. There are also growing commercial areas on the outskirts of the community along major traffic routes. The largest concentration is on S. C. 5 east, where there are several existing shopping centers and the Wal-Mart Supercenter. The U. S. 321 corridor has a number of older commercial areas, and a developing commercial area at the intersection of U. S. 321 north and the S. C. 5 Bypass. Some smaller commercial uses, such as day care centers and convenience stores, are scattered in residential neighborhoods.

Industrial land uses consist of older buildings built in the textile era and newer industrial properties on the outskirts of York. The older buildings are located in the northeast section of York in the Ross Cannon neighborhood. Other industrial concentrations are along Railroad Avenue and U. S. 321 south; areas along Hunter Street; and the industrial area along Kings Mountain Street and U. S. 321 north. Outside the immediate vicinity of York, the East York Industrial Park has a concentration of newer industrial facilities.

York has a significant amount of open space and public lands. These include the various school

campuses, the Spinglakes Golf Course, York Place, the City's parks, City and County government offices, and church and institutional uses.

FUTURE LAND USE PATTERNS

A number of factors will influence the future patterns of land use in York. These include the availability of public services, such as water and sewer service; transportation improvements; and external growth factors, such as the continued expansion of the Charlotte-Rock Hill urban area. The ongoing improvements to the S. C. 161 – S. C. 5 corridor through York County

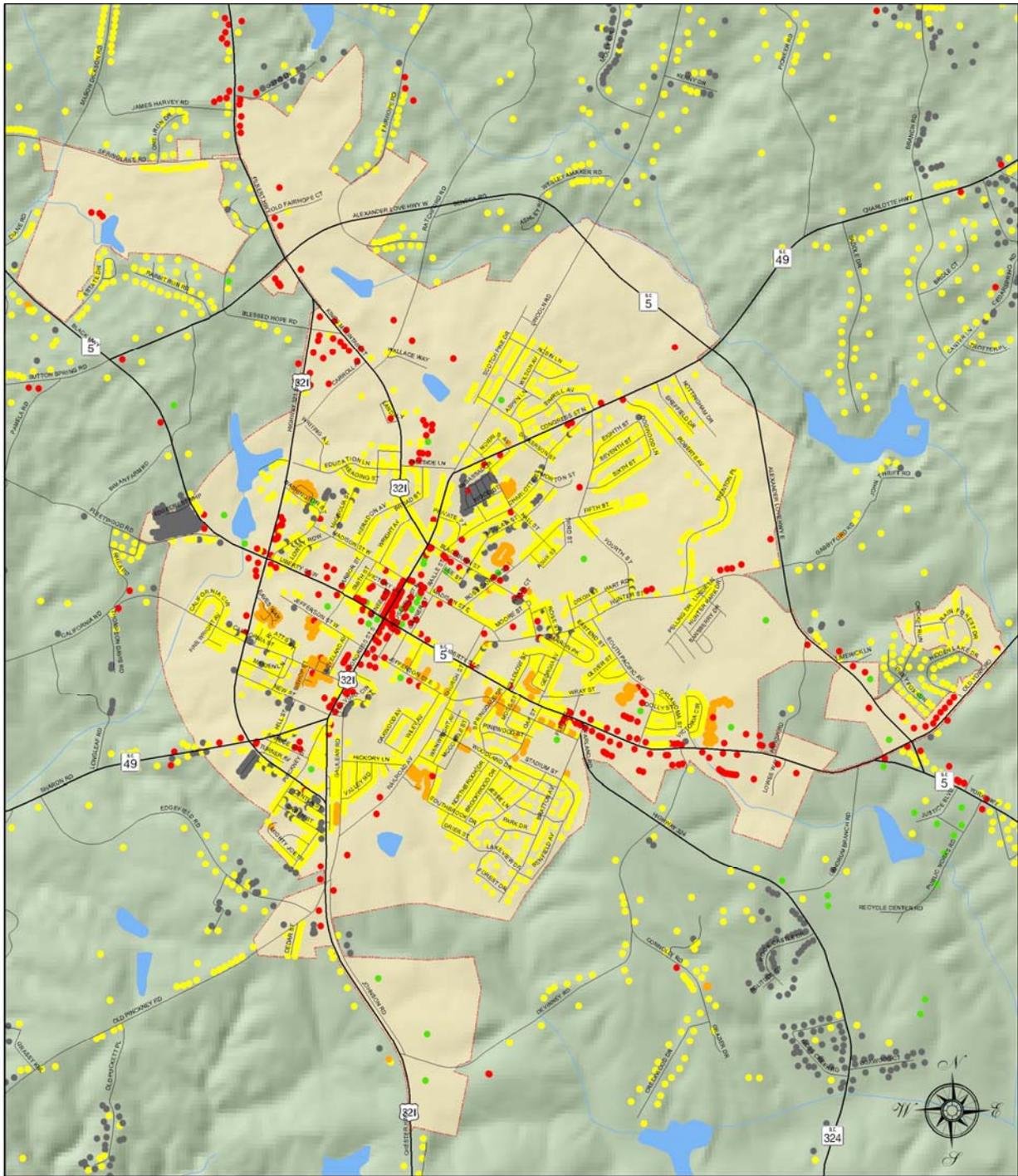


Figure 14
City of York
 Existing Land Use

Legend	
Roads	
	Major Highways
	Secondary Roads
	City of York
	Water
Housing Type	
	Single Family Residential
	Multi-Family Residential
	Mobile Home
	Commercial / Light Industrial
	Heavy Industrial
	Government / Public

0 1,500 3,000 6,000 Feet

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will provide the York area with four-lane access to both I-77 and I-85 and will create a major east-west transportation corridor. This development will influence the rate of commercial growth, especially along the S. C. 5/161 Bypass.

Residential growth will continue at a steady pace. There are large areas of vacant land within the city limits which are suitable for single family residential development. The City should also continue to aggressively seek annexation of developing residential areas on the periphery of the City, especially in the early stages of the development process when the developments can be annexed as one parcel. High-quality multi-family residential developments should also be encouraged where transportation and public facilities are sufficient to support them.

Commercial land uses will continue to expand. Areas likely to experience significant commercial expansion include the East Liberty Street area between the existing commercial area and the Bypass. The area around the Wal-Mart Supercenter is likely to be a major area of commercial growth. The entire Bypass, which is proposed for widening, is likely to experience commercial development. Portions of this route are within the city limits and portions are outside. In order to have an impact on the character of growth in this important corridor, the City and County should work closely together to coordinate their planning efforts. Additional scattered commercial growth can be expected to occur along the major entrance roads into York and along the U. S. 321 Bypass. Land use regulations should be enforced to ensure that commercial uses do not infringe on residential areas.

Industrial development is an important factor in the future economic prosperity of the community. The City also has an interest in encouraging responsible industrial development within the city limits to enhance the property tax base. Adequate vacant areas should be zoned for industry and the City should continue to expand the city limits to include new industrial areas.

Because major changes will be taking place in the transportation system in the York area in the coming years, the Comprehensive Plan will need to reflect changing land use patterns which will result from the transportation improvements. While it is likely that there will be increased pressure for commercial zoning for areas along expanded transportation routes, the Plan should make some recommendations which will place controls on development so that it does not lead to increased traffic congestion, negating the massive public investment to improve the flow of

traffic. Restricting road access, clustering development at major access points, and providing open space and landscaping are several ways in which the projected development can be controlled.

The continued health and economic viability of the downtown area is a major concern. The downtown no longer serves as the only commercial center for the community. It now serves multiple functions as a secondary commercial area, the cultural and government center, and a civic gathering place. The Comprehensive Plan should emphasize the downtown as a key element in the continued identity of York as a pleasant place to live. The recently completed Downtown Master Plan provides a framework for this effort.

LAND USE PLAN

The purpose of the Land Use Plan is to provide a general development pattern for the future growth and development of York. The Plan is intended to be a vision of the development pattern over a twenty-year period. The eight elements which have preceded the Plan provide background on the existing conditions and the growth trends which are shaping the community.

Before the Plan can be discussed, it is important that the nature and use of the Plan is understood. The Plan is not a Zoning Ordinance or a regulatory tool. It does not attempt to predict the uses of individual parcels of land. Rather, it is used as a guide for general development pattern over a period of time. It is to be used by the decision-makers in looking at land use decisions and in making public investments. It should be a guide during the zoning amendment process, helping to decide if proposed amendments are in keeping with the recommended long-range development pattern. It should also be helpful to the City Council and Planning Commission in decisions relating to new investment in utilities and public services and in areas relating to the protection of open space and natural resources.

The Land Use Plan is composed of a map, a verbal description, and the goals and objectives. The Land Use Plan map is included as Figure 15. The Goals and Objectives section lists a series of broad goals within each element, states objectives which can be undertaken to accomplish those goals, and assigns responsibility to one or more entities for the implementation of each objective, with a time frame for implementation. The Goals and Objectives section is intended to be used by the Planning Commission and City Council as a convenient reference to help judge implementation of the Plan over a period of time.

The Land Use Plan, as expressed in the Land Use Plan Map and the Goals and Objectives, sets forth a number of important principles for the future development of York. These are summarized below.

Downtown Revitalization. The Plan envisions a strong and vibrant downtown area in York with multiple land uses. The general downtown area is shown on the Land Use Plan Map. The downtown will include a strong retail component, but it must also function as a cultural and governmental center, a place for public gatherings and festivals, and a center for public and

business services. The expansion of residential uses in the downtown is also encouraged, through conversion of existing buildings, new construction, or mixed use projects. The expansion of streetscape improvements is encouraged, including extension of improvements along Congress, Liberty, and McNeel Streets, as well as improvements in the City government complex area on Roosevelt Street. Better marketing of the downtown area is recommended, though a consistent system of signs and through coordinated efforts among downtown businesses.

Historic District. York is fortunate to have an extensive array of historic structures and neighborhoods. The Plan recognizes that York's historic character is one of its greatest assets and helps to make the City an attractive place to live. A continued emphasis on York as an historic city and continued protection of the existing historic resources is important in maintaining the desired character of the community. The Plan recommends an enhanced role for the Historic Commission and better coordination among the Commission and the City. A review of the historic district is recommended to update and potentially expand its boundaries. A program of signs would include signage within York denoting the historic district boundaries and signs on major highways directing travelers to York's historic district as an attractive place to visit.

Residential. The bulk of the land area on the Land Use Plan Map is devoted to low density residential uses. One of the major goals of the Plan is to encourage the development of a higher rate of home ownership and to enhance the environment for the creation of new residential developments. These developments are encouraged to use innovative land use practices to preserve open space and cluster housing units. The City's development ordinances should be reviewed and amended to allow such practices so that the City can accommodate a wide range of housing options. The City is also encouraged to continue its active annexation program to provide more areas for residential development within the city limits. Residential apartments are encouraged in the downtown area. Multi-family uses are provided for in a number of existing

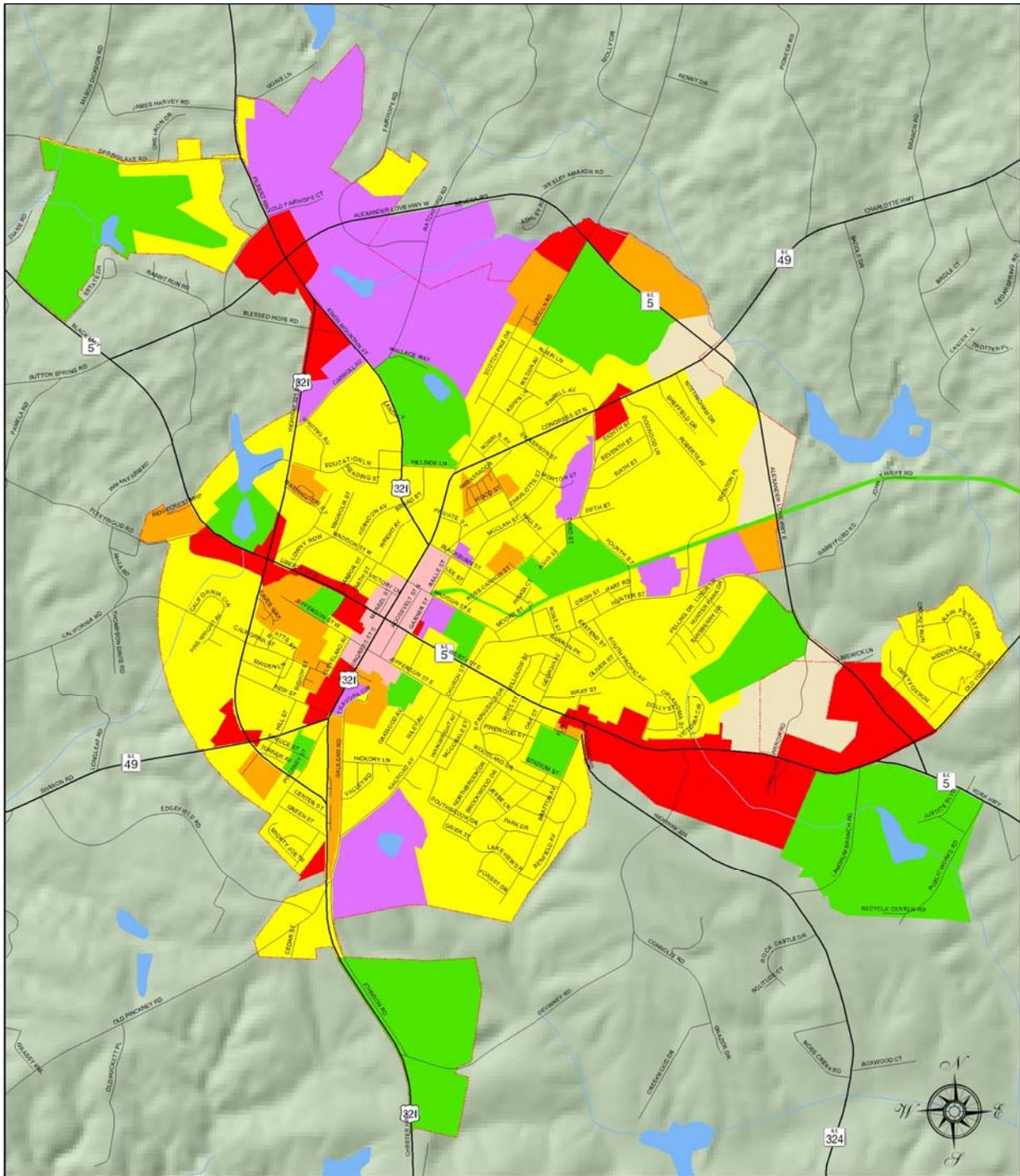


Figure 15
City of York
Future Land Use

Legend

Roads	Future Land Use
— Major Highways	Low Density Residential
— Secondary Roads	High Density Residential
Water	Commercial
City of York	Downtown Mixed Use
	Mixed Use
	Industrial
	Public

0 1,500 3,000 6,000 Feet

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areas and in several new locations in the Plan. Manufactured homes are allowed in designated areas. While encouraging the expansion of home ownership opportunities, the Plan provides for a wide range of housing types and values.

Open Space/Recreation. The City of York has greatly expanded the public recreation opportunities for its citizens in the past few years. The Plan recognizes this fact and recommends continued provision of public open space for active and passive recreation. Because of the heavy use being experienced by the York Recreation Complex, the Plan recommends that long-range planning begin for a second major complex. The Plan also recommends that a system of hiking trails and biking trails be implemented in the York area. Open space should be reserved along the major drainage courses and flood plains. As the area develops more fully, the provision of greenways and corridors of open space will help to maintain the small town character. The Land Use Plan Map shows the location of major floodplains and drainage channels, which have the potential to become greenway connectors.

Economic Development. The Plan recognizes that the York area must include adequate land for manufacturing and other employment producing activities. The impact on employment opportunities and the positive impact on the City's tax base make the provision for future industrial development necessary. The Land Use Plan Map shows areas that will likely develop for industrial uses. The Plan recommends that the City consider the future development of a high-quality office/industrial park, either as a City activity or in partnership with another public or private entity. The City should also continue to be a partner in the active economic development activities on the county and regional levels. The provision of adequate water and sewer services is an important element in the continued economic growth of the community.

Commercial Development. The provision of adequate areas for the provision of trade and services is an integral part of the Plan. A number of areas are shown on the Land Use Plan Map for commercial centers. These areas are located where they have good access to transportation resources and where they will have minimal negative impacts on the residential areas. A major initiative of the Plan is to control the development of future commercial strips along major thoroughfares. Commercial development is encouraged to continue in areas which have already developed as commercial cores. Along the Alexander Love Bypass, commercial areas have been

designated at certain key points. Strip commercial development which would reduce the traffic carrying capacity of the road and which would create unsightly sprawl is discouraged.

Community Appearance. The Plan recognizes that the appearance of a community can have impacts on its economic development and its attractiveness to potential investors. While York has a number of outstanding historic neighborhoods and an attractive downtown area, many of the approaches to the City and some neighborhoods are not as attractive. The Plan recommends the development of Gateways at major entrances to the community. The locations of these Gateways are shown on the Land Use Plan Map. These areas will include attractive signs welcoming visitors to York and landscaped areas which will create a strong first impression. The major corridors into York from these Gateways are recommended for landscaping and appearance enhancement efforts over a period of years. These improvements should continue from the Gateways to the downtown area. Other efforts to enhance community appearance include stricter enforcement of ordinances concerning trash, deteriorating structures, and abandoned vehicles. Design standards for future development will also be investigated to encourage higher levels of landscaping and building design.

The success of the Comprehensive Plan and its various elements will depend on an ongoing effort by the Planning Commission, City Council, and other entities to constantly monitor its implementation. It should be consulted in each decision on land use changes and public investment. It should also be updated on a regular basis to ensure that it remains relevant to the changing character of the City. The overall purpose of the Comprehensive Plan is to provide a vision for quality growth in York while maintaining its character as a historic community with a family-friendly small town atmosphere.

GOALS AND OBJECTIVES