



# The City of York Update

By: Dalton Pierce, MPA  
City Manager

# Presentation Overview

Current Growth Check-In

FY25-26 Budget & Capital  
Projects Status Updates

Comprehensive Plan,  
Downtown Master Plan, &  
Other Studies & Plans

Economic Development Updates

Q & A

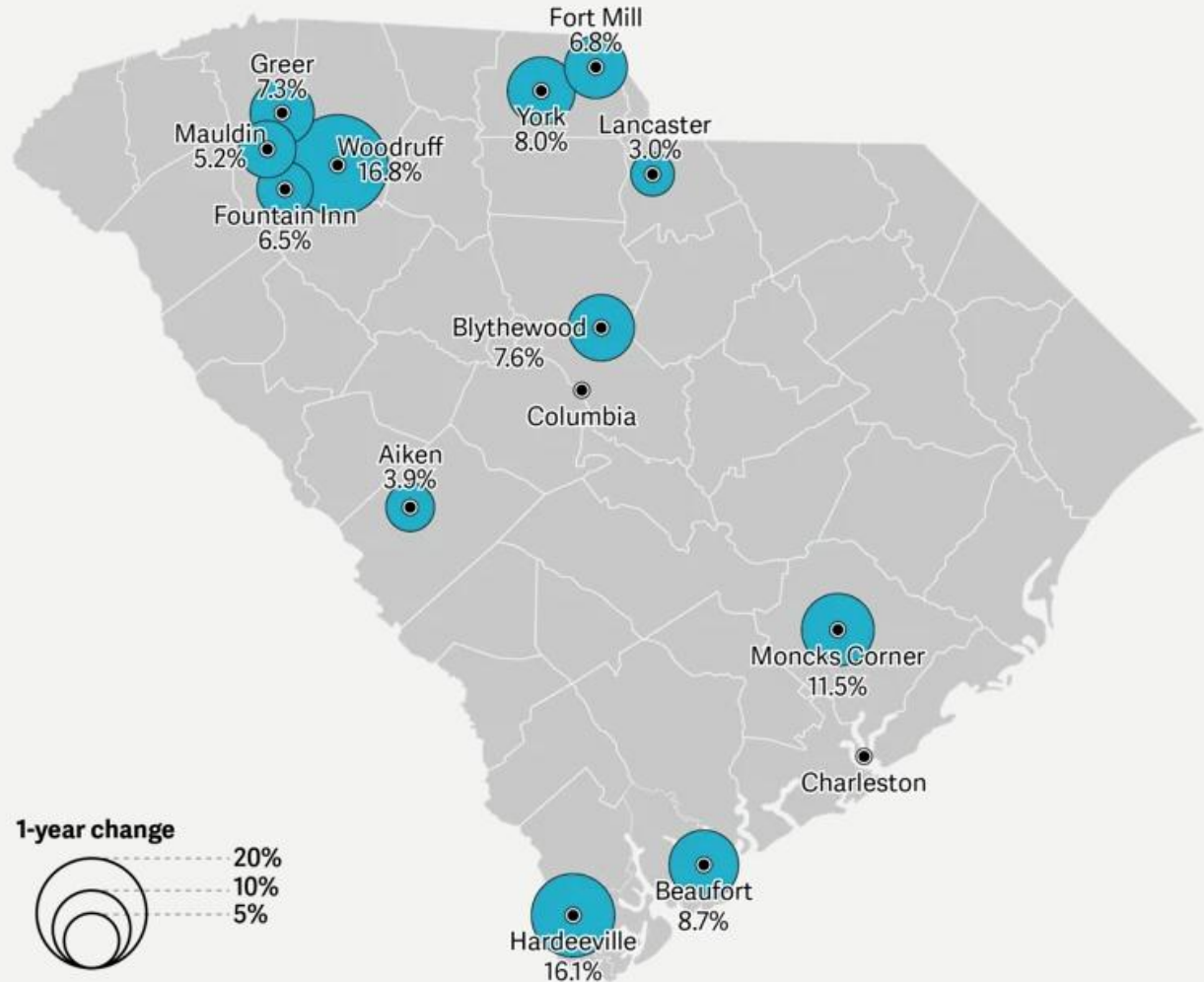


# Growth Check-In

5<sup>th</sup> fastest growing municipality in SC & 2<sup>nd</sup> fastest growing municipality in the Charlotte MSA since 2020 (Percentage of Change)

## 12 fastest-growing towns, cities in SC

Among SC municipalities with at least 5,000 residents, these dozen saw their populations rise most rapidly between July 1, 2024 and July 1, 2025, according to Census Bureau estimates.



SOURCE: U.S. CENSUS BUREAU

BRANDON LOCKETT/STAFF



# Growth: Current Development

Approved, Ongoing, & Completed Development						
#	NAME	Year Approved	LOCATION	TOTAL UNITS	TOTAL COs as of DATE (May 2026)	Percent Complete
1	Abrial Ridge	2020	Lincoln Rd.	128	128	100%
2	Austen Lakes Phase 5	2020	W. Liberty St.	62	62	100%
3	Fergus Crossroads	2020	Alexander Love Bypass near Cooperative Way	352	266	76%
4	Monterey Park	2020	South Pacific & Hunter St.	157	157	100%
5	The Landings at White Rose	2021	McFarland Rd. & East Liberty St.	40	40	100%
6	The Trails at Asbury Ridge	2021	Black Highway & Alexander Love Bypass	152	140	92%
7	Wilkerson Place	2021	Cooperative Way	145	145	100%
8	Bellamore	2022	Highway 321 and Old Pinckney Road	282	33	12%
9	Bellina	2022	Hunter Street near Hunter Street Elementary	75	35	47%
10	Brighton Springs	2022	Highway 5 near Park Place Rd	173	47	27%
11	Gannon Village	2022	Fourth and Fifth Street	209	40	19%
12	Kings Mountain Street Duplexes	2022	Kings Mountain Street	6	0	0%
13	McFarland Estates	2022	Devinney Rd and McFarland Rd	159	61	38%
14	Tradition at Spring Lakes	2022	Springlake Road and Blessed Hope Rd	153	0	0%
15	Ratliff Heights	2023	Kings Mountain Street/Carroll Ave	133	0	0%
16	Alexander Cove	2024	Alexander Love Bypass	181	0	0%
17	Miller Meadows	2024	York Highway	265	0	0%
18	Tate's Way	2024	Georgia Ave	14	0	0%
19	Cedar Farms (McCutcheon)	2025	Chester Hwy	270	0	0%
<b>Total</b>				<b>2,956</b>	<b>1,154</b>	<b>39%</b>



# Growth: By the Numbers

CO's	Total	Average Per Month
FY2023 Per Month Total	283	24
FY2024 Per Month Total	389	32
FY2025 Per Month Total	390	33
<b>FY2026 Per Month Total</b>	<b>282</b>	<b>35</b>

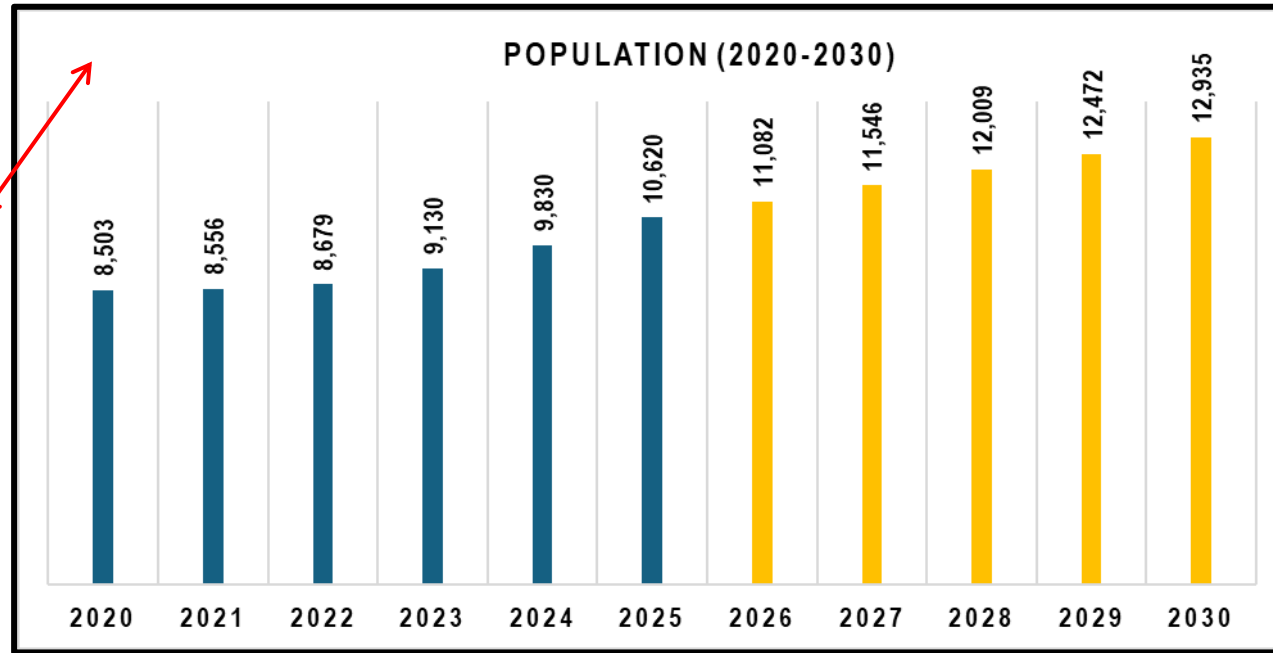
Residential Permits	Total	Average Per Month
FY2023 Per Month Total	641	53
FY2024 Per Month Total	680	57
FY2025 Per Month Total	679	57
<b>FY2026 Per Month Total</b>	<b>402</b>	<b>50</b>

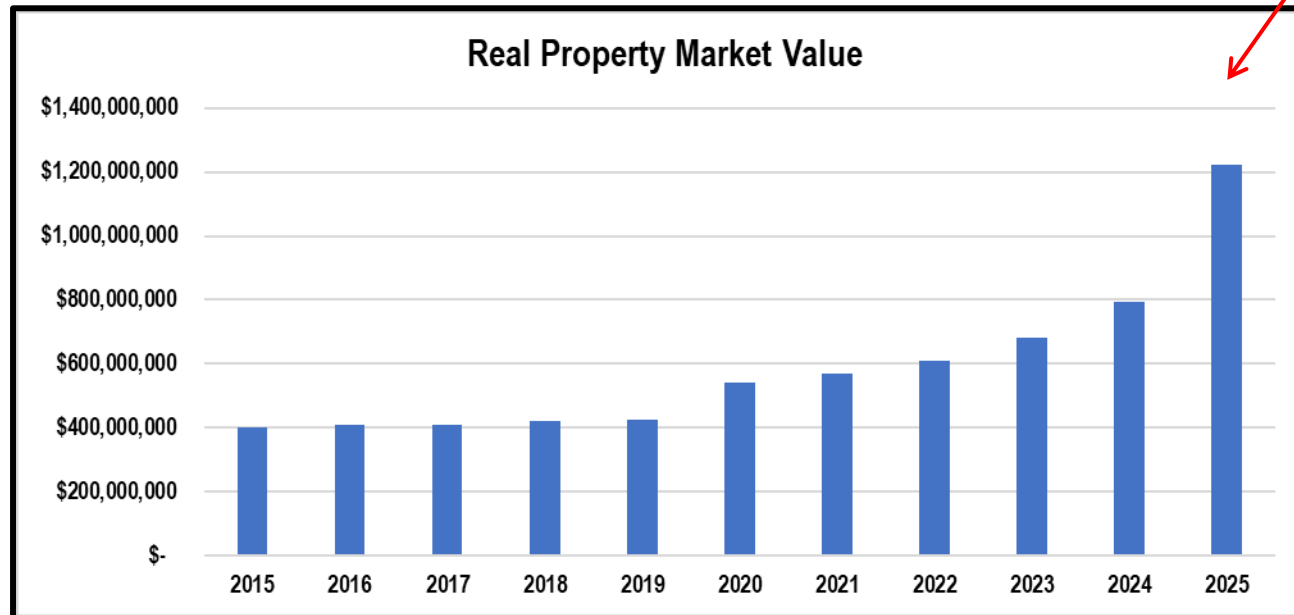
Commercial Permits	Total	Average Per Month
FY2023 Per Month Total	52	4
FY2024 Per Month Total	72	6
FY2025 Per Month Total	104	9
<b>FY2026 Per Month Total</b>	<b>85</b>	<b>11</b>

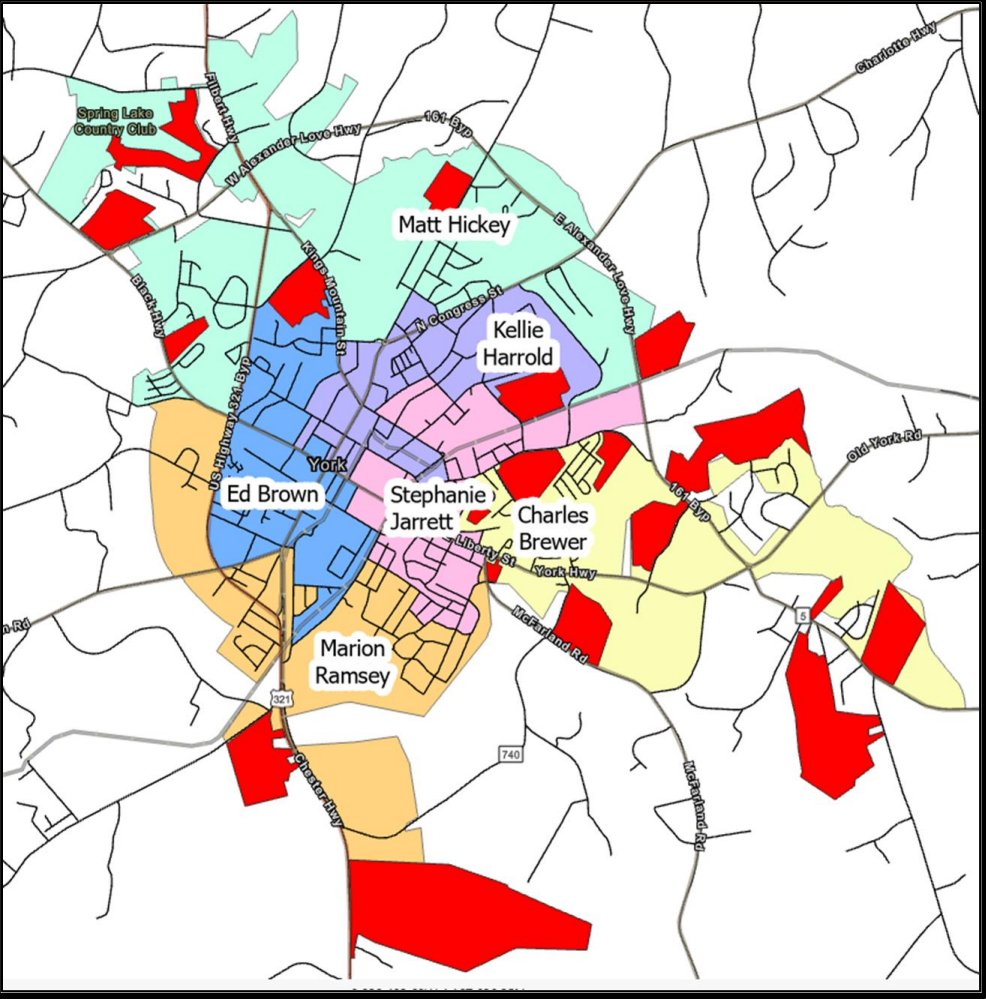
  

Inspections	Total	Average Per Month
FY2023 Per Month Total	3,543	280
FY2024 Per Month Total	7,402	569
FY2025 Per Month Total	5,959	482
<b>FY2026 Per Month Total</b>	<b>3,197</b>	<b>410</b>

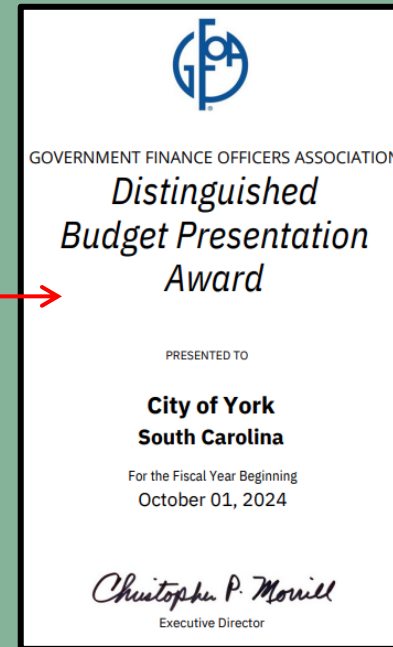
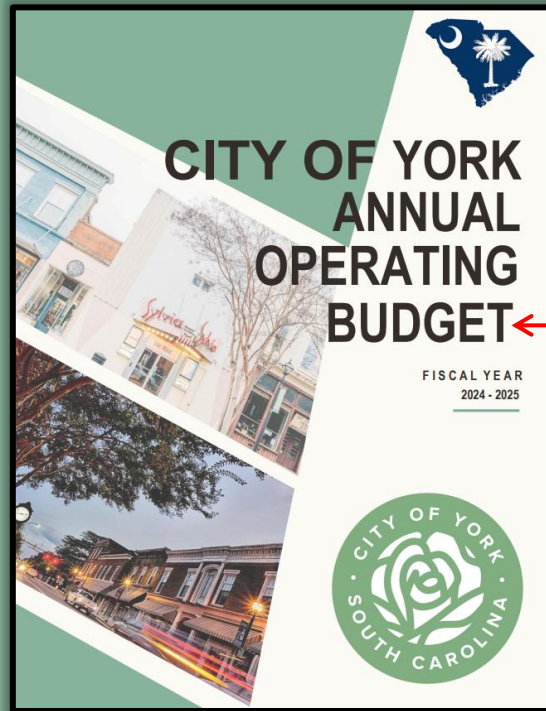


Year	Real Property Market Value
2015	\$ 403,025,432
2016	\$ 410,977,180
2017	\$ 411,149,719
2018	\$ 420,868,719
2019	\$ 426,075,219
2020	\$ 542,071,208
2021	\$ 569,489,067
2022	\$ 609,513,527
2023	\$ 683,000,159
2024	\$ 794,282,570
2025	\$ 1,223,866,673





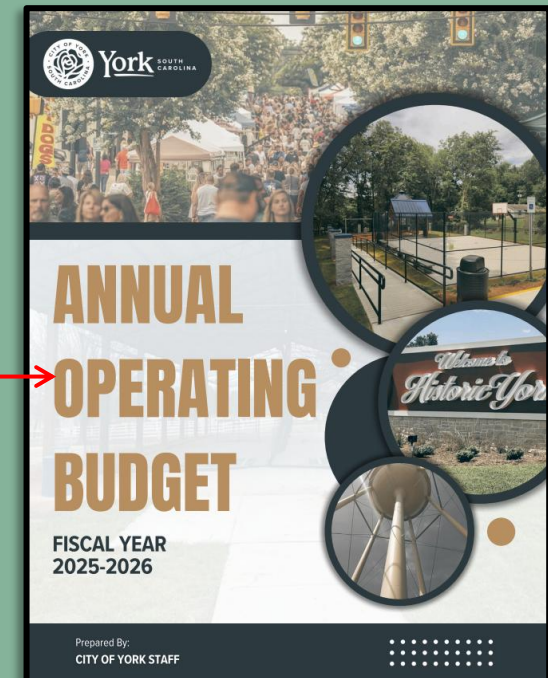
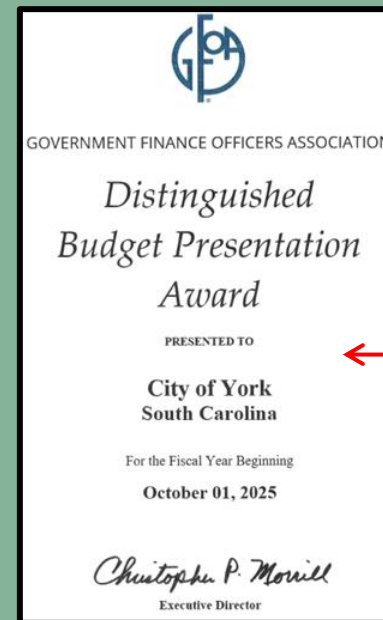
# FY25-26 Budget & Upcoming Budget



York (City of) SC  
New issuer

**MOODY'S RATINGS**

**Summary**  
[The City of York, SC](#) (Aa3) benefits from a rapidly expanding local economy, strong financial operations, and low leverage. The city's proximity to [Charlotte, NC](#) (Aaa stable) has catalyzed population growth and development, contributing to rising property wealth and revenues. Conservative fiscal management and formal reserve policies have supported robust fund balances and liquidity. While resident income remains below national averages, ongoing development may improve socioeconomic metrics over time.

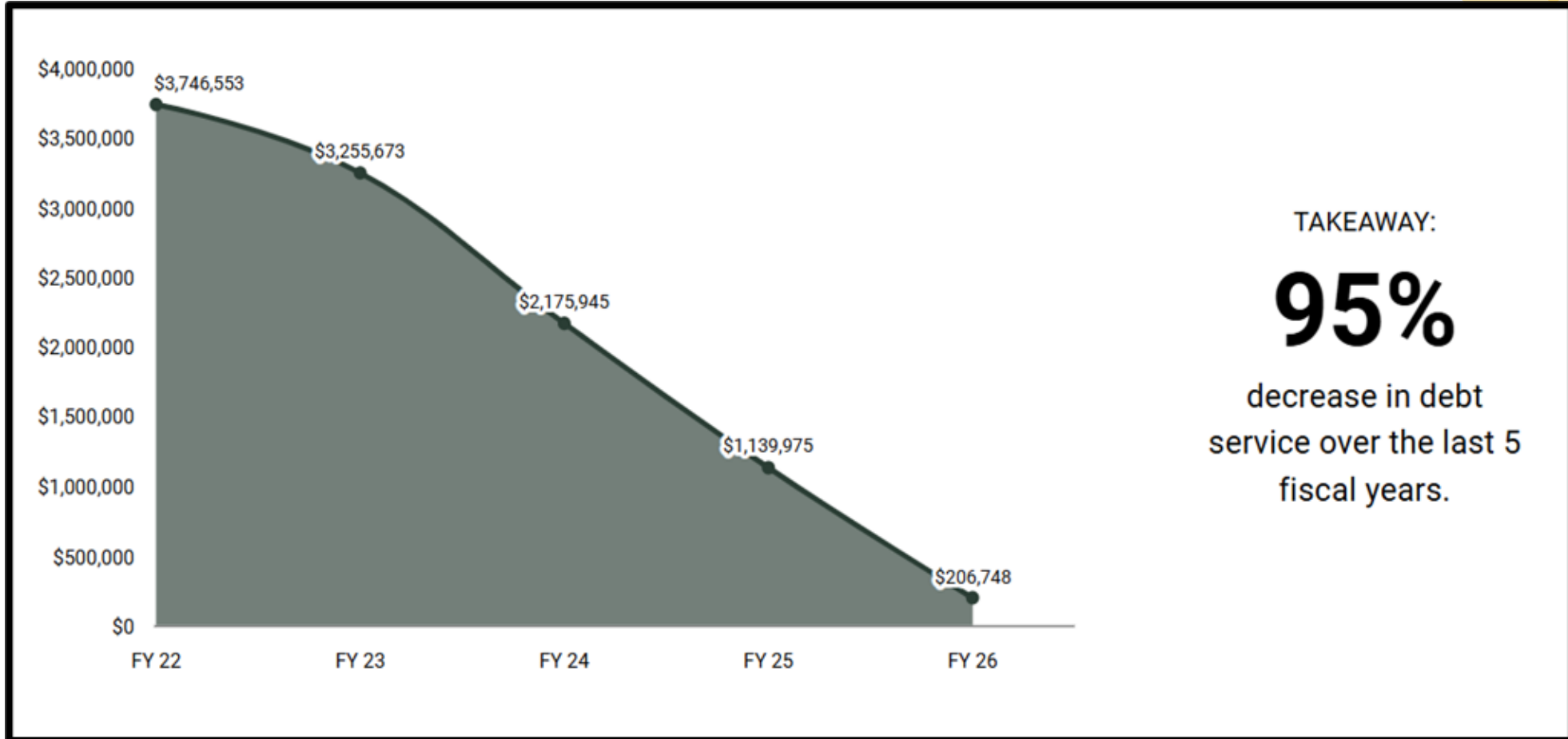


### FY2025-2026 Budget Status


Fund	FY2026 Adopted Budget	Revenues as of 5/27/2026	Expense as of 5/24/2026	Difference
General Fund	\$ 18,718,000	\$ 11,665,893	\$ 9,334,088	\$ 2,331,805
Enterprise Fund	\$ 7,645,000	\$ 3,837,305	\$ 3,530,542	\$ 306,763
Enterprise Cap. Prjt. Fund	\$ 12,198,503	\$ 3,006,998	\$ 4,616,829	\$ (1,609,831)
Capacity Fee	\$ 4,602,184	\$ 2,644,682	\$ 2,689,320	\$ (44,638)
Tourism	\$ 1,133,000	\$ 680,632	\$ 593,815	\$ 86,817
1% Fire Money	\$ 40,000	\$ 50,933	\$ 27,098	\$ 23,835
Equitable Sharing	\$ 5,000	\$ 66,097	-	\$ 66,097
Drug Enforcement <\$1000	\$ 13,500	\$ 28	\$ 14,762	\$ (14,734)
Drug Enforcement >\$1000	\$ 5,000	\$ 57	\$ 4,103	\$ (4,046)
Capital Project Fund	\$ 11,951,707	\$ 1,313,040	\$ 1,965,711	\$ (652,671)
Impact Fee	\$ 2,034,835	\$ 859,293	\$ 943,198	\$ (83,905)
<b>Total</b>	<b>\$ 58,346,729</b>	<b>\$ 24,124,958</b>	<b>\$ 23,719,466</b>	<b>\$ 405,492</b>







# City of York 5 Year Debt Service Balances



# Upcoming FY2027 Budget




 FY2027 Budget Overview City of York — Preliminary Estimate: **\$45M+**

## Strategic Focus Areas




-  Resilient Infrastructure – Strengthening the foundation for long-term growth
-  Economic Development – Supporting business expansion and investment
-  Dynamic Community – Enhancing quality of life and livability
-  Efficient & Effective Government – Delivering high-performance public service

## Departmental Investment Highlights



### Police Department

-  Additional personnel
-  Technology upgrades
-  Capital equipment investments




### Fire Department

-  Additional personnel
-  Technology & equipment investments
-  Opening of Fire Station #2

### Public Works

-  Additional personnel
-  Capital equipment enhancements







### Public Utilities

-  Additional personnel
-  Technology modernization
-  Capital projects & system investments

### Community Engagement

-  Continued expansion of Main Street Program initiatives
-  Community-based investment and programming

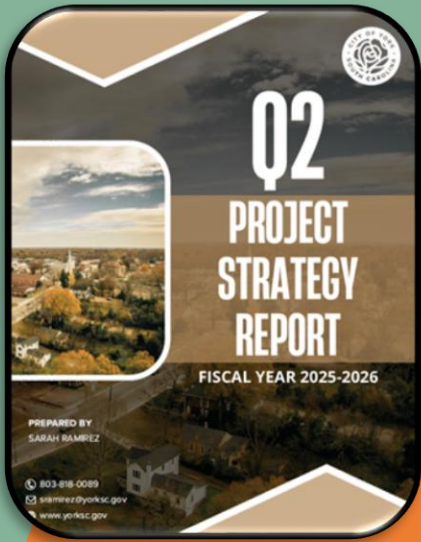
## Organizational Initiatives

-  Completion & adoption of Pedestrian & Bicycle Study
-  Update to the City Strategic Plan
-  Development of a Comprehensive Capital Improvement Plan (CIP)
-  Modernization of Zoning Ordinance (UDO)
-  Compensation & Classification Study to support workforce excellence
-  Continued & New Capital Improvement Projects

## Key Takeaway

FY2027 positions the City of York for strategic growth, enhanced service delivery, and long-term sustainability while preserving the City's character and history and enhancing the quality of life for our residents.





# Capital Project Updates



## Summary of Capital Improvement Projects, Studies & Plans

#	Project	Status	Budget
1	City Park Phase II	Completed - FY24-25	\$ 650,000.00
2	Gateway Signs	Completed - FY24-25	\$ 180,000.00
3	YPD Gun Range Improvements	Completed - FY24-25	\$ 350,000.00
4	YFD Renovations	Completed - FY24-25	\$ 300,000.00
5	Green Street Park	Completed - FY24-25	\$ 465,000.00
6	Hidden Lakes Stormwater Improvement	Completed - FY24-25	\$ 176,478.00
7	Water and Sewer Inventory Study	Completed - FY24-25	\$ 267,500.00
8	Drainage Study	Completed - FY24-25	\$ 52,000.00
9	Capacity Fee Study	Completed - FY24-25	\$ 29,800.00
10	Liberty Street Waterline	Completed - FY24-25	\$ 8,037,043.00
11	WFP Remediation	Completed - FY24-25	\$ 350,000.00
12	Capacity Fee Study	Completed - FY24-25	\$ 29,800.00
13	AMI Phase I	Completed - FY24-25	\$ 1,855,000.00
14	UL Dam Remediation	Completed - FY25-26	\$ 200,000.00
15	South Congress Street Hotel	Completed - FY25-26	\$ 2,000,000.00
16	Comprehensive Facility Study	Completed - FY25-26	\$ 93,000.00
17	Lincoln Road Sidewalk	Completed - FY25-26	\$ 1,309,178.00
18	Comprehensive Plan and Downtown Master Plan	Ongoing - to be completed FY25-26	\$ 210,000.00
19	Railroad Avenue Sidewalk	Ongoing - to be completed FY25-26	\$ 518,401.00
20	Fishing Creek WWTP Upgrade	Ongoing - to be completed FY25-26	\$ 11,029,000.00
21	Recreation Center Upgrades	Ongoing - to be completed FY25-26	\$ 300,000.00
22	AMI Meter System Upgrade Phase II	Ongoing - to be completed FY25-26	\$ 300,000.00
23	Impact Fee Study	Ongoing - to be completed FY25-26	\$ 35,000.00
24	Fishing Creek WWTP Upgrade	Ongoing - to be completed FY25-26	\$ 11,029,000.00
25	AMI Meter System Upgrade Phase II	Ongoing - to be completed FY25-26	\$ 300,000.00
26	Manhole Repair	Ongoing - to be completed FY25-26	\$ 100,000.00
27	Booster Pump	Ongoing - to be completed FY25-26	\$ 205,000.00
28	Fire Station #2	Ongoing - to be completed FY26-27	\$ 6,000,000.00
29	North Congress Waterline Upgrade	Ongoing - to be completed FY26-27	\$ 1,429,550.00
30	Lincoln Road Park Improvement	Ongoing - to be completed FY26-27	\$ 911,056.00
31	Recreation Complex Upgrades	Ongoing - to be completed FY26-27	\$ 2,500,000.00
32	Wooded Valley Park Improvement	Ongoing - to be completed FY26-27	\$ 449,000.00
33	Ped and Bike Study	Ongoing - to be completed FY26-27	\$ 80,000.00
34	City Market Parking Lot Expansion	Ongoing - to be completed FY26-27	\$ 49,700.00
35	Magnolia Park Improvement	Ongoing - to be completed FY27-28	\$ 75,000.00
36	Lake Caldwell	Ongoing - to be completed FY27-28	\$ 269,435.00
37	Elevated Water Tank	Ongoing - to be completed FY27-28	\$ 100,000.00
	<b>Total</b>		<b>\$ 52,234,941.00</b>

\$ 16,344,799.00

\$ 24,026,401.00

\$ 11,419,306.00

\$ 444,435.00

## Q2 Project Financial Summary



Total Capital Project Costs:

**\$26,524,436**

Current # of Capital Projects

**21**

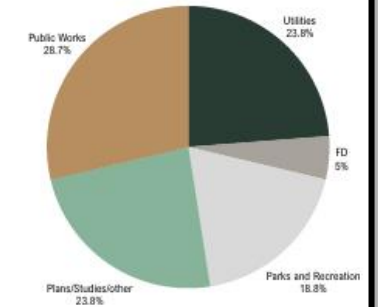
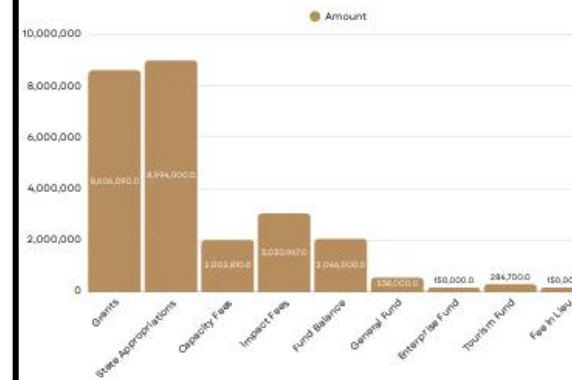
Projects by Phase



### 17.6million

**IN GRANTS/STATE FUNDING**

Over 69% of Capital Projects are paid for by State Appropriations or Grants.



# Comprehensive Plan



## *Living York*

A COMPREHENSIVE PLAN  
FOR OUR FUTURE

*Adopted March 3, 2026*



## PLAN ELEMENTS

Some of the elements complement each other well when describing their existing conditions and establishing the City's goals and recommendations. Therefore, some of the above elements have been combined into single chapters, as described below:



### POPULATION & HOUSING

Evaluates population and demographic trends as well as projected growth. Evaluates housing types, location, age, affordability, and occupancy of the community.



### LAND USE

Looks at current and future desired land use patterns.



### NATURAL & CULTURAL RESOURCES

Discusses natural resources such as wildlife and their habitats, floodplains, wetlands, and water quality. Describes cultural elements that are unique to the community such as historic properties, educational, religious, and entertainment institutions.



### COMMUNITY FACILITIES

Evaluates community assets regarding public safety, recreation, government, medical, education, and available public services.



### ECONOMIC DEVELOPMENT & DOWNTOWN

Describes the local workforce, key aspects of the local economy, and how to support local businesses. Describes the economic opportunities of Downtown.




### TRANSPORTATION

Analyzes all modes of transportation, including roads, trails and pedestrian facilities.



### RESILIENCY

Identifies and analyzes impacts of flooding and other natural hazards the community faces as well as strategies to improve readiness and recovery. Resiliency recommendations are included in each chapter and delineated with an icon. 



### PRIORITY INVESTMENT

Identifies available funds for facilities and infrastructure, while also making recommendations for need-based projects.

## Priority Investment Summary

Land Use & Growth Management 🏠: Invest in targeted infill, corridor planning, and mixed-use development to guide sustainable growth, optimize infrastructure, and protect community character.

Transportation & Mobility 🚗: Prioritize roadway improvements and multi-modal connectivity (sidewalks, bike infrastructure, complete streets) to enhance safety, access, and economic activity.

Housing & Neighborhoods 🏠: Support diverse housing production and neighborhood reinvestment while advancing affordability and infrastructure readiness for balanced residential growth.

Economic Development 📦: Fund site readiness, downtown revitalization, and small business support to strengthen the tax base and attract quality employers.

Downtown & Community Character 🏙️: Advance streetscape, placemaking, preservation, and catalytic redevelopment to reinforce downtown as the city's economic and cultural core.

Parks, Recreation & Quality of Life 🌳: Expand parks, greenways, and community amenities to improve livability, connectivity, and talent attraction.

Infrastructure & Public Facilities 🚰: Scale water, sewer, stormwater, and public safety investments to support growth and maintain service reliability.

Natural & Cultural Resources 🌍: Protect environmental assets while leveraging sustainability, resiliency, and cultural resources as long-term economic drivers.

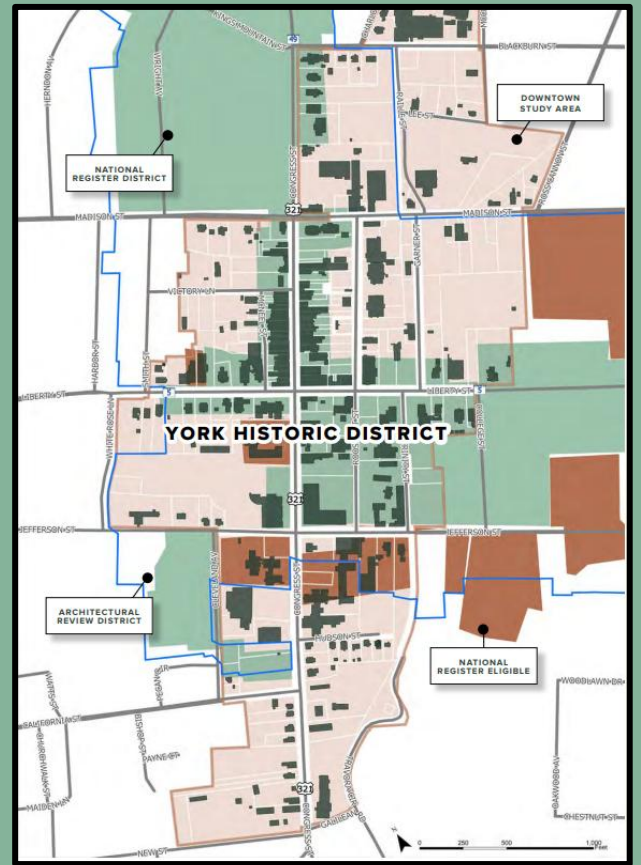
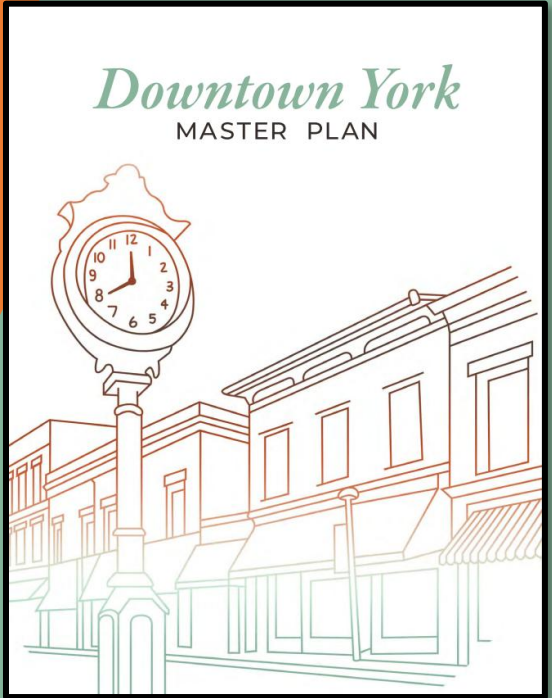
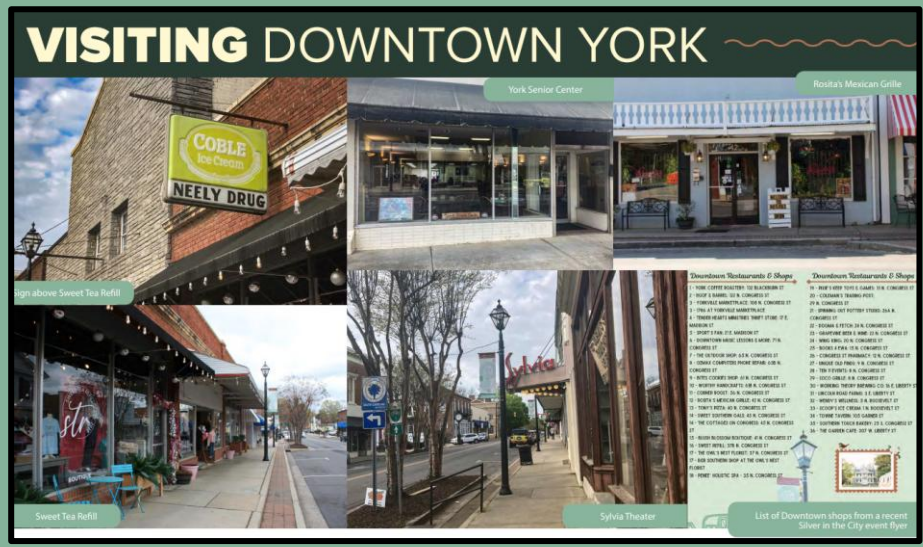
Implementation & Priority Investment Framework 📊: Align the CIP with strategic growth areas, measurable outcomes, and partnership funding to maximize fiscal impact and plan delivery.



-  York City Limits
-  Floodplain
-  Local Historic District
-  Potential Collector Street
- Future Land Use**
-  Commercial Core
-  Downtown Support
-  Civic/Institutional
-  Industrial and Employment
-  Community Center
-  Neighborhood Mixed-Use
-  Urban Residential
-  Traditional Neighborhood / Medium Density
-  Low Density Residential
-  Historic Neighborhood
-  Rural Residential
-  Parks and Conservation



# Downtown Master Plan



# DOWNTOWN FACTS



## STUDY AREA

**137** acres  
of parcels only

**155** acres  
with right-of-way




## LAND & PARKING

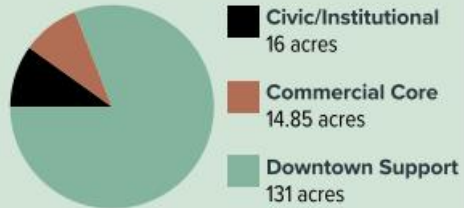
 City/County owned acreage **25** acres

 Right-of-Way **18** acres

 Parking Total  
Private **22** acres  
Public

 Parks in Study Area **17** acres

## FLUM — FUTURE LAND USE MAP DESIGNATIONS



## PARKS NEARBY

4 parks just outside of the study area, plus the Cemetery.



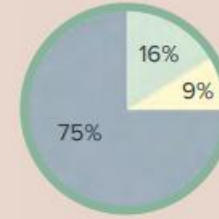
## COMMERCIAL CORE

 **16** acres

## BLOCKS

 **16** acres

## Downtown Land Supply



 UNDERUTILIZED  
 AVAILABLE  
 UTILIZED

# LAND SUPPLY

As part of the existing conditions analysis, a land supply inventory was created, based on tax records and other GIS data. Land was classified into three categories:

- 1. Available:** Vacant land without a significant structure.
- 2. Underutilized:** Parcels that have a relatively low structure to land value ratio. These properties have the potential for further development.
- 3. Utilized:** Land that has significant structures that may include homes, businesses, churches or schools. Also includes land in conservation and parks.

## LAND SUPPLY ANALYSIS

Seventy five percent of the property within the study area is considered utilized currently, with some redevelopment or new construction expected soon.

Almost a quarter of the land is either available or underutilized, signaling a great opportunity for infill growth in the City's core.



2.4 Downtown Land Supply



# VISION & GUIDING PRINCIPLES



## VISION STATEMENT

Downtown York will be a walkable, welcoming, and economically vibrant Main Street district by weaving historic character, local businesses, and civic life, creating memorable everyday experiences. Coordinated public action and thoughtful private investment will drive long-term prosperity for the entire city.

## GUIDING PRINCIPLES

The following guiding principles are grounded in Main Street America's Four Principles of Community Transformation—Economic Vitality, Design, Organization, and Promotion. Together, they ensure that Downtown York's revitalization is not driven by physical improvements alone, but by a coordinated approach that strengthens the downtown experience, supports business growth, builds local capacity, and elevates downtown's identity as York's economic and civic heart.



### DESIGN FOR EXPERIENCE FIRST DESIGN

Downtown streets and spaces should prioritize comfort, safety, and delight while creating places people choose to linger, gather, and return to.



### SMALL MOVES CAN CREATE BIG CHANGE ORGANIZATION

Incremental improvements, pilot projects, and early wins can quickly shift perception, build momentum, and demonstrate downtown's potential.



### DOWNTOWN IS YORK'S ECONOMIC HEART ECONOMIC VITALITY

The commercial core is the city's primary engine for small business growth, employment, and private reinvestment. Its success strengthens York as a whole.



### DOWNTOWN WORKS BEST AS AN ECOSYSTEM ORGANIZATION

Retail, dining, offices, civic spaces, parking, and streets must function as a connected system to support activity throughout the day and evening.



### STREETS ARE DOWNTOWN'S FRONT DOORS DESIGN + PROMOTION

Downtown streets are not just transportation corridors. They are public spaces that shape first impressions, daily activity, and investment decisions.



### PUBLIC INVESTMENT UNLOCKS PRIVATE INVESTMENT ECONOMIC VITALITY + ORGANIZATION

Public/Private partnerships combined with strategic improvements to streets, public spaces, and infrastructure will reduce risk, signal confidence, and catalyze private development.



### HONOR HISTORY WHILE ENABLING EVOLUTION DESIGN + ECONOMIC VITALITY

York's historic fabric provides authenticity and identity, while flexibility in use, design, and reinvestment ensures long-term economic resilience.





## THE FOUR PILLARS OF A GREAT DOWNTOWN

### DESIGN

High-quality streetscapes and infill projects. A physical environment that builds pride and attracts investment.

### ECONOMY

Diverse housing types and retail opportunities. A resilient tax base that supports future city improvements.

### MANAGEMENT

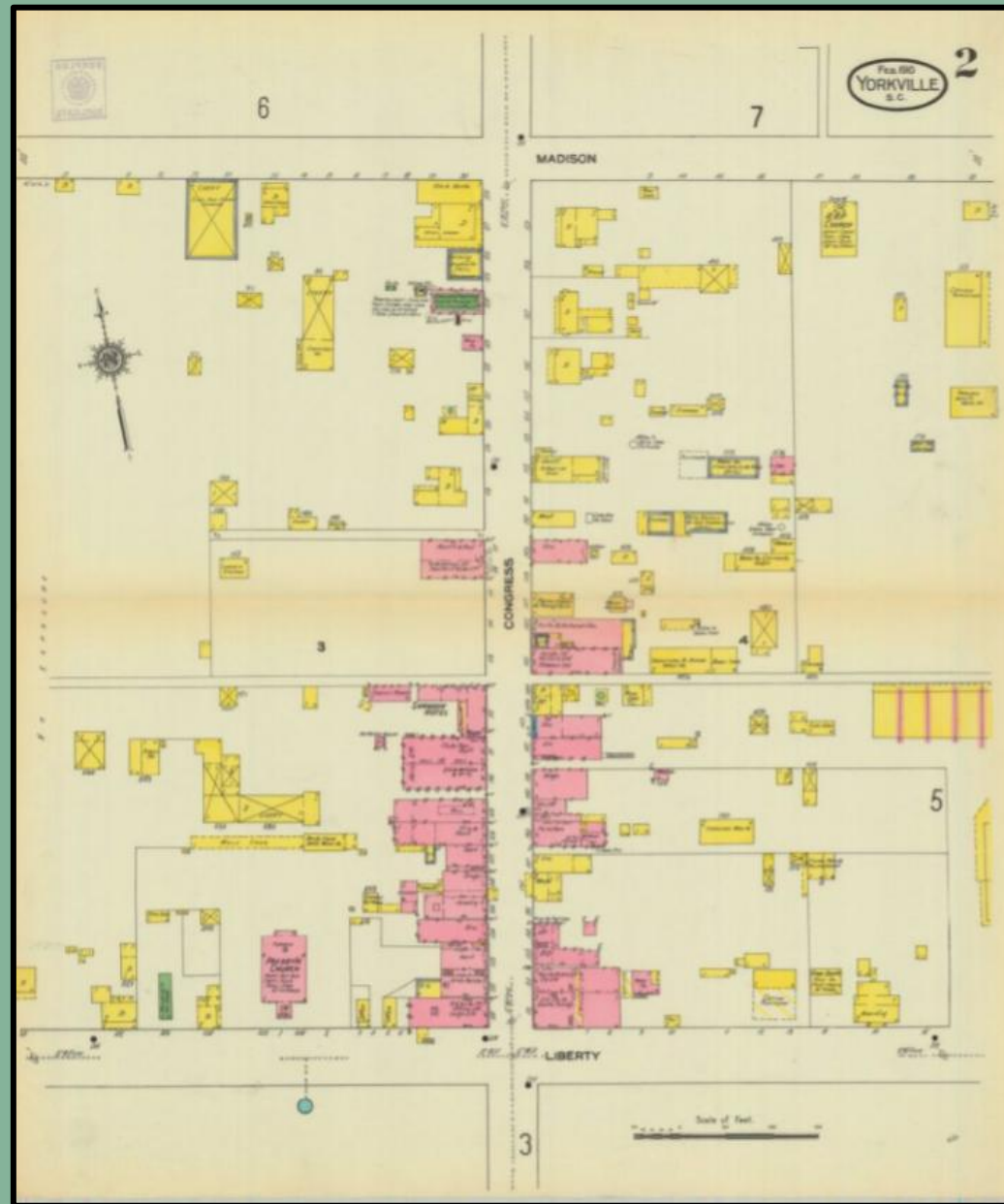
Shared parking and public-private partnerships. A well-maintained and efficiently operated district.

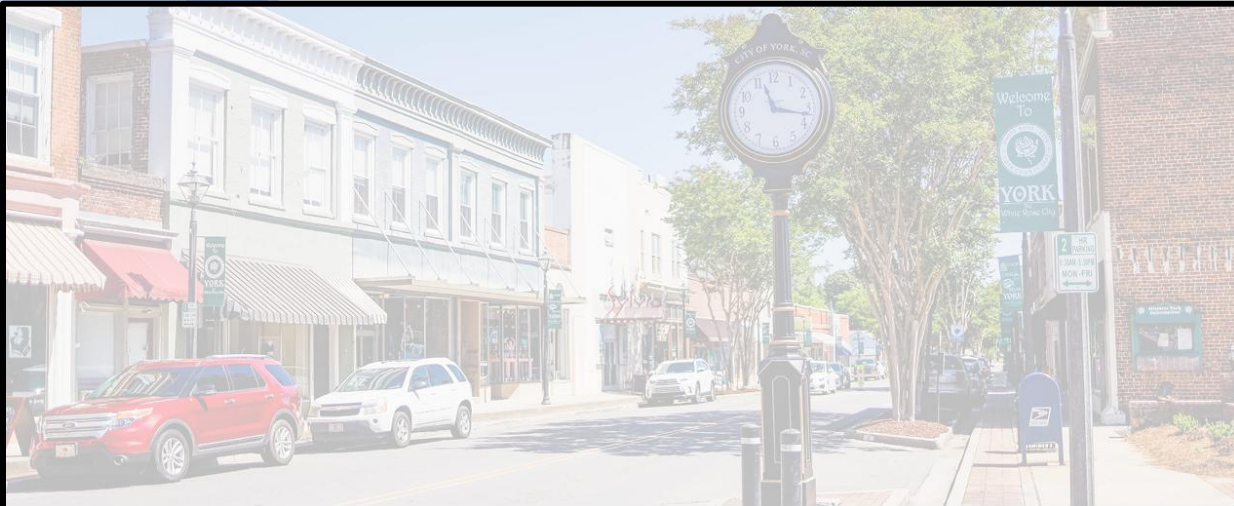
### ACTIVITY

Year-round programming and heritage celebrations. A strong local brand that keeps residents and visitors coming back.



# Other Studies & Plans





## CITY OF YORK | COMPREHENSIVE FACILITY STUDY:

JANUARY 13, 2026

CREECH & ASSOCIATES

### SPACE NEEDS ASSESSMENT

The scope of this analysis covers the spaces for **13 departments** that reside within **9 city facilities**. This study represents over **60,906 gross square feet of conditioned space** that houses a large portion of City of York services. City staff was engaged through surveys and interviews to provide opportunities and constraints in the spaces where they work. Each department's needs are presented in 3 categories:

- Existing Area: Current footprint extracted from digital reproductions of existing drawings
- Current Area: Additional space required to serve the current needs
- Future Area: Additional space required to serve the future needs spanning 20 years

A system of growth metrics based on census and city data is utilized for projecting the rate of growth. Historic data from the previous 10 years is analyzed to forecast the needs for the next 20 years. Drafts of the report were vetted with the city project leadership team to verify the data capture and validity of each assessment. In comparison to the **existing area of 60,906 gross square feet** currently occupied, the **current estimated needs are 73,090 gross square feet (20% increase)** and the **20-year assessed needs** total an estimated **78,875 gross square feet (29.5% increase)**.

**29.5%**  
SPACE NEEDS  
INCREASE  
OVER 20 YEARS  
(CONDITIONED GSF)

**13**  
DEPARTMENTS  
AND DIVISIONS  
ASSESSED

**9**  
FACILITIES  
ASSESSED



2016

## CITY OF YORK, SC

### PROJECT REPORT

York Bicycle and Pedestrian Infrastructure Study



# Economic Development





# Growth: Commercial Projects

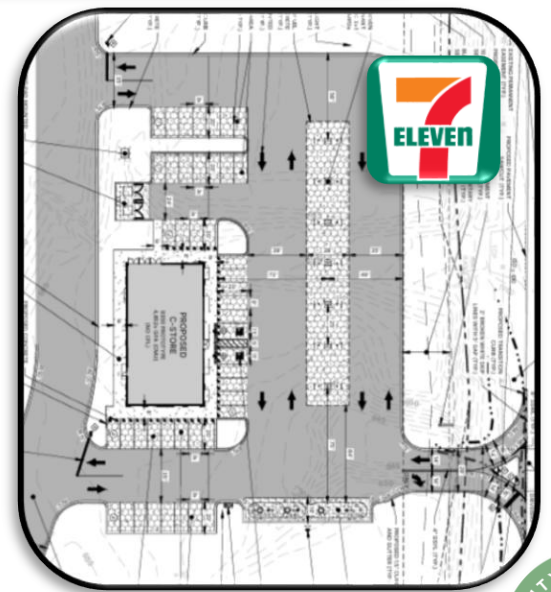
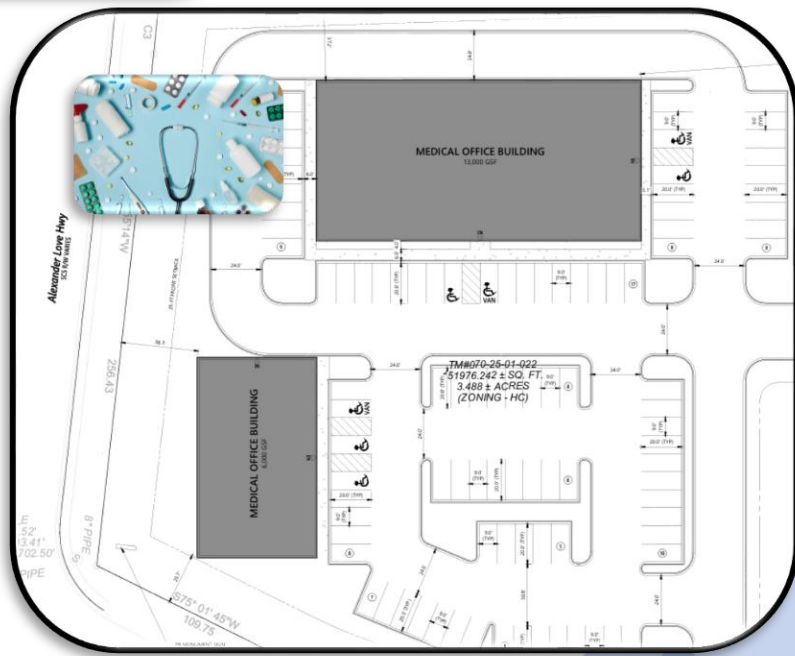
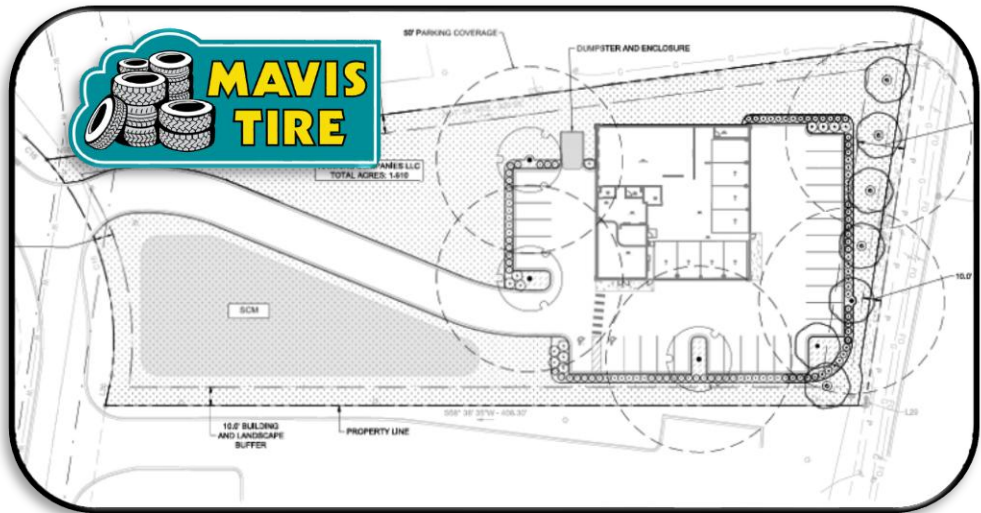
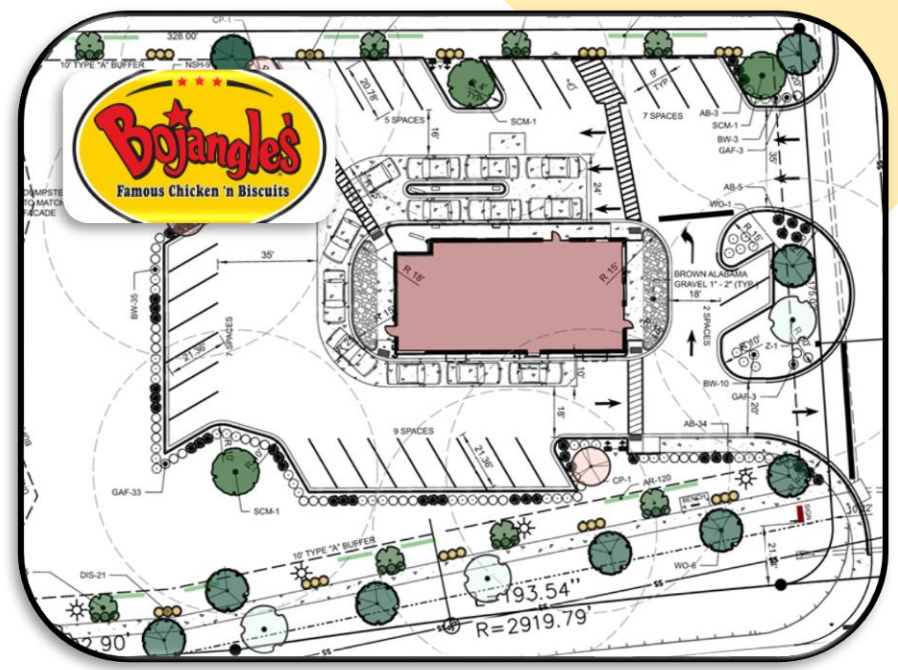
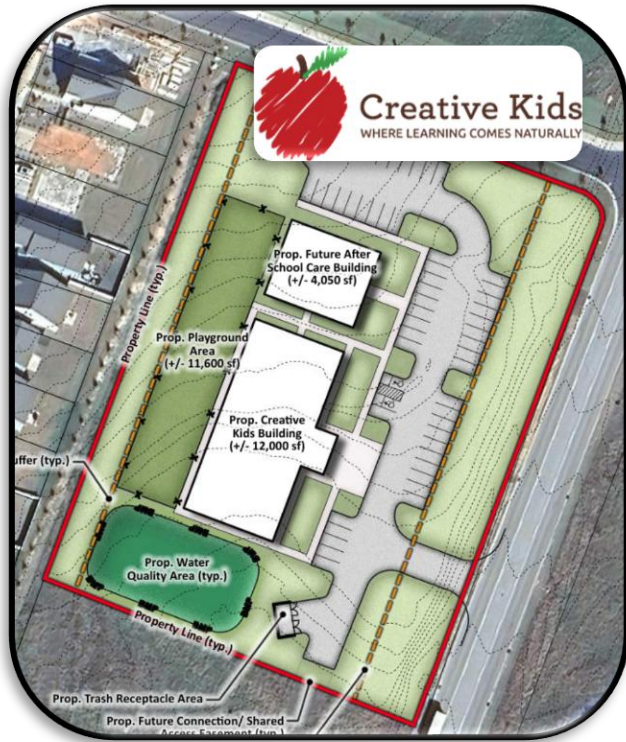


APPROVED  
07/03/2024

<b>QT</b> QuikTrip	1094 Custom 03SE-FS Elevations	TBD	York, SC
81-1094-03SE	1/16"=1'-0"	07.03.24	JK



# Growth: Commercial Projects



**CONCEPTUAL LAND USE PLAN\***



**Cooperative Way Concept Plan**

The eastern gateway to the City is centered around SC 5 and East Liberty Street (SC 161). The concept on the following page illustrates a potential land use pattern that could include a variety of land uses including mixed-use development, office, and residential uses.



*Current conditions along Cooperative Way & East Liberty Street*

**POTENTIAL FUTURE LAND USES**

<p><b>RETAIL / OFFICESPACE</b> +/- 13.76 ACRES</p>	
<p><b>MIXED-USE</b> +/- 11.41 ACRES</p>	
<p><b>MULTI-FAMILY OFFICESPACE</b> +/- 10.09 ACRES</p>	
<p><b>INSTITUTIONAL / OFFICE</b> +/- 6.90 ACRES</p>	

**EXISTING USES** +/- 16.45 ACRES  
**PRESERVATION & OPEN SPACE** +/- 21.65 ACRES  
**YORK ELECTRIC COOPERATIVE INC.** +/- 21.50 ACRES



