

COUNTY PLANNING & ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

The comprehensive planning goals for York County are based upon establishing several long-range objectives for future development of the County.

These goals shall provide the basis for the formulation of the remaining components of this Comprehensive Plan which include the Future Land Use Plan, the Public Facilities and Services Plan, the Transportation Plan and Energy Sustainability Plan

GENERAL GOAL: Promote the harmonious development of the entire County including urban areas of the County not included in this Comprehensive Plan.

OBJECTIVES:

- Preserve and enhance the urban communities in the County through coordination of planning and zoning for future residential, commercial and industry uses and economic development strategic planning.

- Retain, enhance and protect the County's agricultural economic base through implementation of incentives for development of non-agricultural uses in areas which will minimize negative impacts on production agriculture.
- Promote expansion of agricultural related businesses and industry, as well as businesses and support services relating to serving the rural and urban population of the County.
- Promote the coordination and cooperation of local units of government in the implementation of this Plan and in accomplishing these goals and objectives.

LAND USE GOAL: Maintain a pattern of land uses in the rural areas of the County which are harmonious thereby protecting the agricultural base of the County.

OBJECTIVES:

- Strive to keep incompatible land uses in the rural areas of the County separated as much as possible to protect property values and the quality of life in the rural areas of the County.
 - Respect the desire to maintain a quality living environment in the urban areas of the County by avoiding development of land uses around the urban areas which would be incompatible.
 - Support the expansion of existing and development of new confined livestock and poultry production operations in the County in areas of the County where such uses will not present environmental hazards and will not result in land use incompatibilities with existing uses.
 - Preserve the areas in the County with historical significance and avoid land use conflicts with such uses.
- Preserve “prime” cropland for use as cropland as much as possible to assure the ability to maintain a strong agricultural base for the local economy.
 - Preserve and protect water quality, wetlands and other environmentally sensitive areas within the County.
 - Encourage development of additional industries and businesses along the major roadways in or near the urban areas of the County to expand the local economies of those urban areas and to minimize the public cost of providing public services to non-agriculturally developed areas.
 - Provide for the improvement of housing conditions throughout the County.
 - Minimize the development of non-farm housing in the rural areas of the County through provision of economic incentives for development of future residential uses in preferred areas by providing for flexibility in the type and density of future housing development.

ZONING GOAL: Formulate and implement zoning districts and regulations which provide maximum flexibility in development while achieving the land use and economic development and other objectives herein defined.

OBJECTIVES:

- Formulate zoning districts which are consistent with the Future Land Use Plan in order assist in achieving the future land use objectives herein specified.
- Formulate zoning regulations and standards within each zoning district that provide maximum flexibility for development while still achieving the intent and purpose of each zoning district.
- Formulate zoning regulations and standards for rural non-farm residential uses which will minimize usurpation of prime agricultural lands and avoid conflicts with existing and desired future agricultural production uses, including livestock and poultry production through formulation of zoning standards for residential housing types and densities which will act as economic incentives to encourage non-farm residential uses to

locate in preferred areas as identified in the Future Land Use Plan.

- Formulate zoning regulations with regard to pipelines which will protect the ability to install, maintain and replace underground piping systems for crop irrigation systems.
- Formulate a zoning district to preserve lands along the highway corridors in the County where adequate supplies of groundwater are available for industrial uses which may require large quantities of water.
- Encourage the formulation of zoning regulations in the zoning jurisdictional areas of the municipalities in the County which are consistent with those of the County in the areas near the municipalities.
- Encourage the use of squared-off municipal zoning jurisdictional boundaries by all municipalities in the County to minimize administrative difficulties and costs.

PUBLIC FACILITIES AND SERVICES GOAL:

Provide public and semi-public facilities which will be supportive of both the rural and urban areas of the County at the lowest possible costs to the taxpayers of the County.

OBJECTIVES

- Maintain an adequate level of law enforcement, fire protection, education, health services and recreational facilities and services within the County at the lowest possible cost through coordination and cooperation between governmental entities which provide such services and through possible consolidation of services.
- Maintain adequate levels of services for the elderly and disabled throughout the County without duplication and at the lowest possible costs through a cooperative annual analysis of such services by the County and agencies providing such services.
- Promote improved efficiencies in the provision, operation, maintenance and use of all County facilities and services through maximization of energy efficiencies of buildings and through evaluation of possible service consolidations and inter-county consolidation to minimize costs while maintaining maximum service levels.

TRANSPORTATION GOAL:

Provide and maintain a transportation system which provides adequate access to all areas of the County and adequate linkages to the urban areas of the County, as well as the region and the State in a manner which minimizes operational and maintenance costs.

OBJECTIVES:

- Maintain and improve County roads through evaluation and implementation of programs and policies which will improve the effectiveness and efficiency of the County Road and bridge maintenance efforts in maintaining quality roadways in the County.
- Evaluate and implement alternative roadway surfacing options and maintain maintenance cost records to evaluate the long-term cost-benefits of such options.
- Evaluate the entire County roadway system and identify minimum maintenance and other roadways and associated bridges and drainage structures which are no longer needed to provide access to developed property and identify the cost-benefits of closing unneeded roadways.
- Establish priorities for hard surfacing of roadways in the County collector road system.
- Maintain a basic level of other transportation services including transportation services for the elderly and those with disabilities.

ECONOMIC DEVELOPMENT

GOAL: Improve and expand the local County economy through expansion and diversification of the agricultural, business and industrial sectors of the economy.

OBJECTIVES:

- Encourage, through land use and zoning policies, the expansion of the agricultural sector of the economy by preserving “prime” cropland for crop production and the expansion of existing and development of new livestock and poultry production facilities in areas of the County where such uses will not present environmental hazards and will not negatively impact property values or the quality of life in the rural and urban areas of the County.
- Work jointly with the municipalities in the County and the York County Development Corporation in the formulation of an economic development strategic plan so that the County and all participating entities can cooperate in the funding and implementation of said strategic plan.
- Work in cooperation with the York County Development Corporation to formulate and implement a program to incubate new businesses and industries within the County.
- Develop and implement a joint City, Village and County effort to facilitate the expansion of the local market area through the use of regional, national and international promotion of the area and its products on the Internet.
- Promote the points of interest, historic sites and recreational opportunities within the County on a regional and national basis to attract tourists and prospective residents to the County. Particular attention should be given to encouraging development of tourist oriented recreational sites along the Interstate 80 corridor.