

# Vision 2020: The Comprehensive Plan for Rock Hill, South Carolina

## VII. Economic Conditions Element

### OVERVIEW

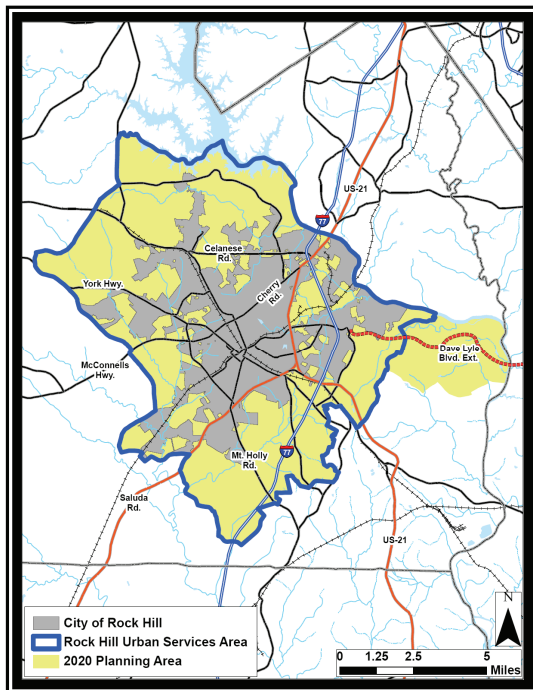
The Economic Conditions Element summarizes key findings related to the existing conditions and identified needs for the Rock Hill economy. Demographic, employment, and real estate market trends are analyzed for the Rock Hill Vision 2020 Planning Area. Based on these trends, as well as feedback and insight from local planners and economic development professionals, residential and commercial development forecasts are generated. Results of the analysis are used to help shape Rock Hill's Vision 2020 Land Use Map. This data provides a framework for generating an economic development action plan that capitalizes on Rock Hill's competitive advantages, and the Priority Investment Element of the Vision 2020 Comprehensive Plan.

### EXISTING CONDITIONS

#### Planning Area

The 2020 Planning Area is defined as Rock Hill's Urban Services Area (USA) and additional land along the future Dave Lyle Boulevard Extension corridor east to the Catawba River (See **Map 7.1**). The majority of data collected for this analysis is for the 2020 Planning Area.

**Map 7.1: Rock Hill 2020 Planning Area**



Source: Warren & Associates

Economic Key Facts	
➤	<b>Residents in the 2020 Planning Area with a College Degree = 33%</b>
➤	<b>York County Unemployment Rate (2009) = 14.5%</b>
➤	<b>York County Greatest Employment Sector Growth (2000-2008) = F.I.R.E.</b>
➤	<b>There are 1,093 more jobs in the 2020 Planning Area than Employed Residents</b>
➤	<b>Average Annual Wage in York County (2009) = \$25,000 - \$47,000</b>