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## **Proposed Airport Land Use Plan: Executive Summary**

**Goal:** To protect both the interests of the Rock Hill-York County Airport and neighboring properties by reducing incompatible land uses in proximity to the Rock Hill-York County Airport.

### **Background**

**FAA Requirements:** Millions in funding assistance from FAA and SCDOA to support the public airport requires City acceptance of “Assurances,” which include ensuring compatible land uses in the vicinity of the airport. This applies to all past and future grants for airport capital improvements.

### ***History of Land Use Issues:***

Both the City of Rock Hill (May 13, 1985) and York County (January 3, 2000) adopted Field Height and Hazard Protection Ordinances (required, reviewed, and accepted by FAA) addressing safety and protection from potential hazards to the Rock Hill – York County Airport and associated air traffic. Neither Ordinance considered ways to ensure compatibility between surrounding land uses and Airport operations nor were they added to each agency’s respective Zoning Map. Furthermore, the City’s Ordinance was adopted under Chapter 4, Article III of the Municipal Code and was never adopted within the Zoning Ordinance.

On November 5, 1998, the Airport Commission adopted the Airport Protection and Good Neighbor Plan, which provided supporting information for changes in zoning and other protections for the Airport. Soon thereafter, the City initiated several rezonings of property near the airport to encourage more compatible uses. Avigation easements over property were also purchased.

Both the City of Rock Hill and York County have recently updated 2025 Land Use Maps within their respective adopted Comprehensive Plans to reflect less intense, fewer residential and more compatible uses near the airport.

In 2006, the Airport Commission asked the County to implement its Comprehensive Plan by eliminating inconsistencies between zoning and land use around the Airport. It was determined that a more comprehensive, collaborative approach to land use / zoning compatibility involving both the City and County was needed. Following the Airport Commission’s request for action, the City and County have undertaken a concentrated, collaborative effort to strengthen their respective existing ordinances with additional language concerning land use compatibility near the Airport. In addition, the Airport Commission adopted a Noise Abatement Policy on April 12, 2007, based on industry best practices/federal guidelines, as a preventative noise containment measure from operations.

### **Four-tiered Approach by York County and the City of Rock Hill includes the following steps:**

1. For York County to consider land use and zoning changes: ex. change certain limited access properties northeast of the Airport from Light Industrial to Rural Agricultural, and certain properties located east of the Airport from more intense residential to Light Industrial.
2. Creation of an Airport Overlay District (AOD) for the airport environs, agreed-upon and adopted by both City and County.
3. For the City to preserve the existing FAA-approved Field Height and Hazard Protection Zone Ordinance located in Chapter 4, Article 3 of the City Code and include this information within the proposed AOD Zoning Ordinance. Outdated references and procedures will be revised.
4. For the City and County to purchase properties in the immediate vicinity of the Airport that may be affected by the Airport Master Plan.

**(OVER)**

