

York County project mixing up residential and business

A group of York County developers is planning a \$200 million mixed-use community north of the city of York that would combine upscale homes with a commercial center.

The developers, headed by former York County council chairman Steve McNeely, could begin site work as soon as early summer on Olde York Square.



AROUND THE REGION

Ken Elkins

Most of the development — up to 80% of the dollar value — will be commercial, which will produce jobs and higher taxes than residential uses, McNeely says. “It pays its way,” he says, noting Olde York Square’s tax bill will reach \$2.5 million a year when completely developed.

A supermarket, three banks, a movie theater and bowling alley are planned as a part of the 200,000 square feet of commercial development. Medical offices are also planned.

A Harris Teeter supermarket and a Fatz restaurant have been hinted at as possible tenants as well, but McNeely says he has no commitments.

Residential development on the site will include 80 single-family homes, 63 condos and 30 loft apartments above retail. Home prices will likely start

at \$235,000, says Chris Sinz, a partner in Olde York Partners.

Initially, McNeely and the others wanted to build 170 homes on the 53-acre site on S.C. Highway 5 at the Alexander Love Bypass.

The York Planning Commission suggested that they reduce the housing density. The new proposal was scheduled to go before the commission this week.

“They’ve been quick to respond to the planning commission,” says Mayor Eddie Lee.

