

**Planning Commission Meeting  
February 8, 2016  
New Business Item**

**Annexation Request: 952 Pleasant Ridge Road**

An ordinance annexing York County Tax Map Number 706-00-00-023, containing approximately 0.38 +/- acres at 952 Pleasant Ridge Road (*Ward 4: Moody*)

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**Background / Discussion**

The town has received an annexation petition from William John Adams and Mary Lou Adams for York County Tax Map Number 706-00-00-023. This parcel contains a total of approximately 0.38 +/- acres located at 952 Pleasant Ridge Road. A property map and description are attached for reference.

The subject parcel is a “doughnut hole” surrounded on all four sides by residential properties that are located within the town limits. Neighboring parcels are currently zoned R-10 Residential.

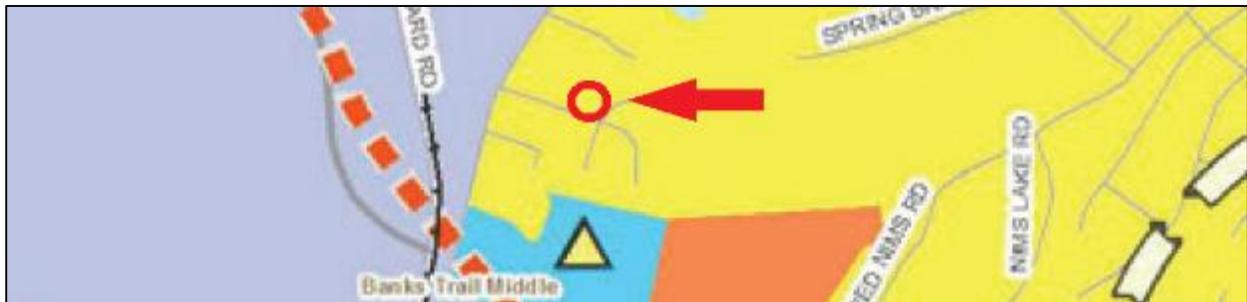
The subject parcel is currently zoned RD-I per York County GIS. The county’s RD-I district allows single-family residences (min. 8,000 sf to one acre per dwelling unit), townhomes (min. 2,000 sf per unit), apartments and condominiums. The district also allows child/adult care centers, religious uses, modular homes, parks, nursing facilities, parks and schools. The RD-I District also requires a minimum open space of 20%.

The applicant has requested a zoning designation of R-10 Residential upon annexation. The R-10 district allows single-family residential uses, as well as publicly owned buildings, religious institutions and daycare facilities. Lots must generally have a minimum area of 10,000 square feet, a 75’ minimum lot width, and minimum setbacks of 35’ (front), 10’ (sides) and 35’ (rear).

**Recommendation**

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as “Medium-Density Residential” on the Town of Fort Mill’s Future Land Use Map, last updated in January 2013. The comprehensive plan identifies “Medium Density” as 3-5 dwelling units per acre.



Staff recommends in favor of the annexation request with a zoning designation of R-10. Below is a summary of relevant information pertaining to our recommendation:

### **Density / Zoning Designation**

The property is bordered on four sides by properties that are currently zoned R-10 Residential. Because the property is less than 2 acres in size, the zoning ordinance specifies that the zoning designation should be an extension of an existing district. The R-10 district is consistent with the neighboring parcels, as well as the character of the surrounding neighborhood.

### **Traffic Impact**

There is one existing residence on the property, and the lot is too small to be subdivided in the future. Therefore, no additional traffic impact is anticipated.

### **Utility Impact**

The subject property is currently served by the Town of Fort Mill (water and sewer) and is subject to non-resident utility rates. Upon annexation, the property would be eligible for in-town rates, which would reduce water and sewer revenues by 50%.

### **Fire Service**

The subject property is located approximately 2.0 miles (ordinary driving distance) from the town's fire station on Tom Hall Street, which is well within the ISO recommended distance of 5 miles. The town currently serves neighboring properties in the Edgewood subdivision.

### **School Impact**

There is one existing residence on the property, and the lot is too small to be subdivided in the future. Therefore, no additional school impact is anticipated.

For these reasons, staff recommends in favor of annexation with a zoning designation of R-10.

The Planning Commission reviewed the request during its meeting on January 19, 2016. Below is an excerpt from the meeting minutes:

Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider an annexation request submitted by William and Mary Lou Adams for a 0.38 acre parcel located at 952 Pleasant Ridge Road. The applicant requested a zoning designation of R-10 Residential. Planning Director Cronin stated that the future land use map in the town's comprehensive plan identified the area as medium-density residential, and that the property was surrounded on all four sides by parcels zoned R-10. Therefore, staff recommended in favor of approving the annexation request with R-10 zoning.

Mr. McMullen made a motion to recommend in favor of the annexation request with a zoning designation of R-10. Mr. Lettang seconded the motion. The motion was approved by a vote of 5-0.

Joe Cronin  
Planning Director  
January 25, 2016

Date:

Dennis Pieper  
Town Manager  
Town of Fort Mill  
PO Box 159  
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: 952 Pleasant Ridge Rd.

Tax Map Number: 020-13-01-080 lot #30

Total Acreage: 0.38 Acres +/- Cnds

Zoning Designation Requested: R 10

Property Owners:

Print Name(s):

Signature(s):

William J Adams

William J Adams

Mary L Adams

Mary L Adams

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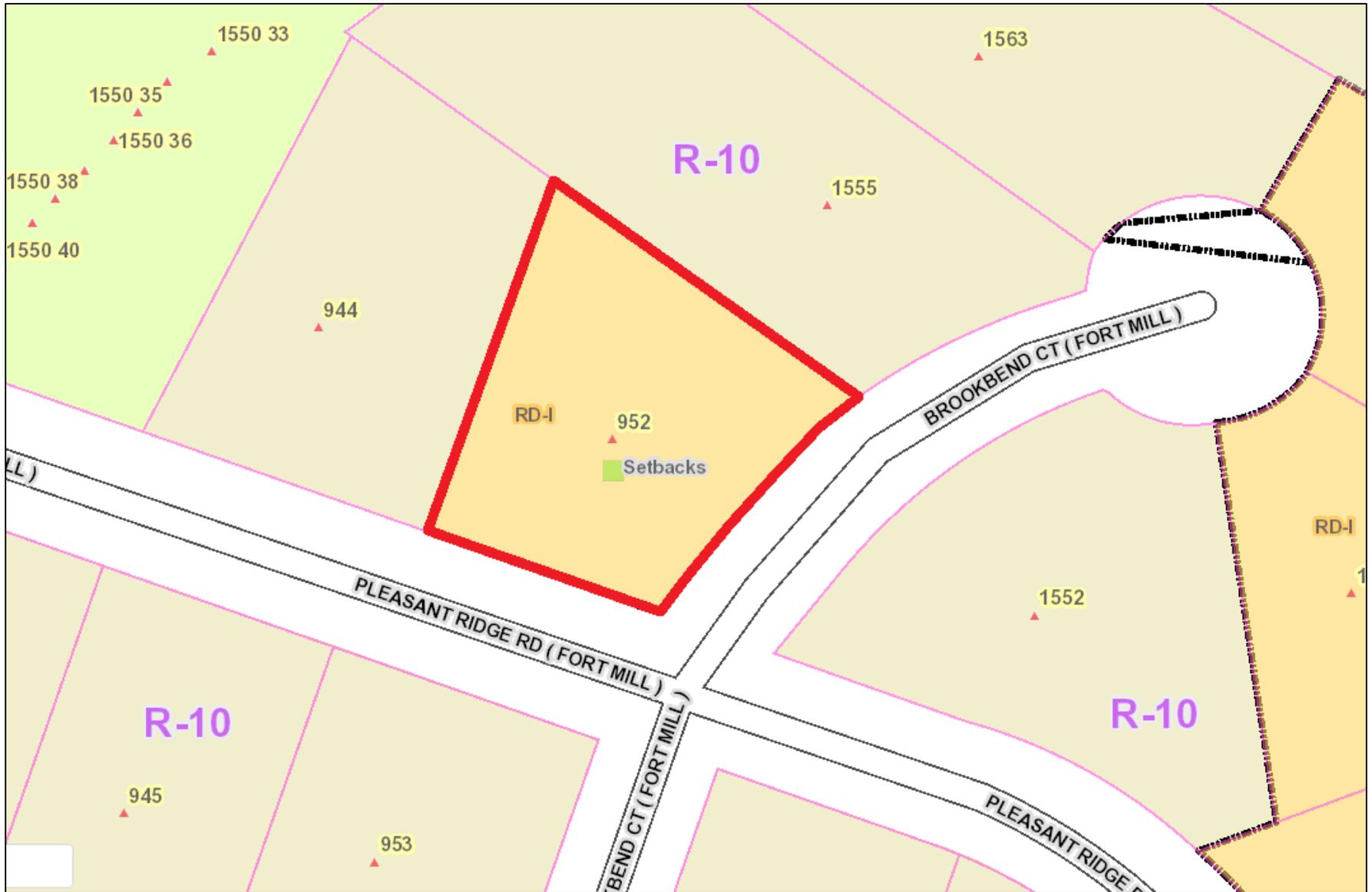
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# Property Map



# Zoning Map



STATE OF SOUTH CAROLINA  
TOWN COUNCIL FOR THE TOWN OF FORT MILL  
ORDINANCE NO. 2016-\_\_\_

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBER 706-00-00-023, CONTAINING APPROXIMATELY 0.38 +/- ACRES AT 952 PLEASANT RIDGE ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on December 9, 2015, by William John Adams and Mary Lou Adams (the “Property Owners”), requesting that York County Tax Map Number 706-00-00-023, said parcel being owned fully by the Property Owners, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on January 19, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town’s Zoning Code, as follows: R-10 Residential; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on February 8, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of “contiguous” as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

**SECTION I. Annexation.** It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 0.38 acres, the same being fully described in Exhibit “A” attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: R-10 Residential.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward Four (4).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the \_\_\_\_ day of \_\_\_\_\_, 2016.

First Reading: February 8, 2016  
Public Hearing: February 8, 2016  
Second Reading: February 22, 2016

TOWN OF FORT MILL

\_\_\_\_\_  
Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

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Barron B. Mack, Jr, Town Attorney

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Virginia Burgess, Town Clerk

## EXHIBIT A

### Property Description

All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 0.38 acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Number 706-00-00-023.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map  
York County Tax Map Number 706-00-00-023

