

**Town Council Meeting
December 14, 2015
New Business Item**

Comprehensive Plan Amendment

An ordinance amending the 2008 Comprehensive Plan for the Town of Fort Mill, as amended on January 14, 2013 and August 24, 2015, so as to incorporate an amended version of the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element, contained within Volume 2, Fort Mill Tomorrow

Background / Discussion

Council is asked to consider an amendment to the town's comprehensive plan to incorporate the addition of Fire Station #2 on Dobys Bridge Road within the Priority Investment Element of Volume 2: Fort Mill Tomorrow. The current comprehensive plan was adopted on March 10, 2008, and was previously amended on January 14, 2013, and August 24, 2015.

The amendment adopted earlier this year corresponded with the town's adoption of development impact fees. At that time, the town's CIP was incorporated as an addendum to the Priority Investment Element.

Town Council now wishes to amend the CIP to include Fire Station #2 to the list of projects that are eligible for funding with development impact fees (Fire Protection Fund).

Fire Station #2 is not currently listed within the Priority Investment Element of the town's comprehensive plan. The purpose of this amendment is to incorporate an amended version of the CIP to the Priority Investment Element, so as to ensure conformity between the comprehensive plan and the amended CIP.

The South Carolina Local Government Comprehensive Planning Enabling Act, specifically § 6-29-510(C)(9), requires that a municipal comprehensive plan shall include a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

Recommendation

Should council elect to move forward with an amendment to the town's CIP, staff would recommend that the comprehensive plan be amended so as to incorporate the CIP into the Priority Investment Element to ensure consistency between town planning documents

The Planning Commission reviewed the draft amendment during its meeting on November 24, 2015. Below is an excerpt from the meeting minutes:

Planning Director Cronin stated that this was a companion ordinance to the CIP Amendment. At the time the CIP was first adopted in August 2015, the town's comprehensive plan was also amended so as to incorporate the CIP within the Priority Investment Element of Volume 2: Fort Mill Tomorrow. Should council elect to amend the CIP to include Fire Station #2, then the comprehensive plan should similarly be amended to include the updated version of the CIP.

Mr. Garver made a motion to recommend in favor of the ordinance amending the comprehensive plan to reflect changes to the town's CIP. Mr. McMullen seconded the motion. The motion was approved by a vote of 4-0.

Jeff Hooper
Operations Director
November 25, 2015

Chipper Wilkerson
Fire Chief
November 25, 2015

Joe Cronin
Planning Director
November 25, 2015

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

AN ORDINANCE AMENDING THE 2008 COMPREHENSIVE PLAN FOR THE TOWN OF FORT MILL, AS AMENDED ON JANUARY 14, 2013 AND AUGUST 24, 2015, SO AS TO INCORPORATE AN AMENDED VERSION OF THE TOWN OF FORT MILL CAPITAL IMPROVEMENTS PLAN AS AN ADDENDUM TO THE PRIORITY INVESTMENT ELEMENT, CONTAINED WITHIN VOLUME 2, FORT MILL TOMORROW

WHEREAS, the Mayor and Council for the Town of Fort Mill adopted the town's current comprehensive plan on March 10, 2008 (Ordinance No. 2008-03); and

WHEREAS, the Mayor and Council adopted a five-year update to the 2008 comprehensive plan on January 14, 2013 (Ordinance No. 2013-01); and

WHEREAS, the Mayor and Council amended the comprehensive plan on August 24, 2015, so as to add the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element contained within Volume 2, Fort Mill Tomorrow (Ordinance No. 2015-14); and

WHEREAS, the Town of Fort Mill Capital Improvements Plan was amended by the Mayor and Council on January 11, 2016, so as to add Fire Station #2 to the list of CIP projects (Ordinance No. 2016-___); and

WHEREAS, § 6-29-510(C)(9) of the South Carolina Local Government Comprehensive Planning Enabling Act requires that a municipal comprehensive plan shall include a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools; and

WHEREAS, a public hearing was advertised and conducted on January 11, 2016, pursuant to S.C. Code § 6-29-530; and

WHEREAS, it is fitting and proper to update the Town of Fort Mill's comprehensive plan to incorporate amendments to the Town of Fort Mill Capital Improvements Plan;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. Adoption of Comprehensive Plan Update. The Comprehensive Plan for the Town of Fort Mill, Volume 2, Fort Mill Tomorrow; is hereby amended so as to incorporate the amended Town of Fort Mill Capital Improvements Plan adopted on January 11, 2016, in place of the Town of Fort Mill Capital Improvements Plan adopted on August 24, 2014, within the Priority

Investment Element. This update, together with any unchanged sections, maps or materials from the 2008 plan, as amended, shall comprise the Comprehensive Plan for the Town of Fort Mill, South Carolina.

SECTION II. 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 III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. 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: December 14, 2015
Public Hearing: January 11, 2016
Second Reading: January 11, 2016

TOWN OF FORT MILL

Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia C. Burgess, Town Clerk