

**Town Council Meeting  
February 8, 2016  
New Business Item**

**Rezoning Request: Dobys Bridge Presbyterian Church**

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-12-01-265, containing approximately 6.52 +/- acres located at 2500 S Dobys Bridge Road, from LC Local Commercial to R-15 Residential (*Ward 4: Moody*)

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**Background / Discussion**

The town has received a rezoning application from Dobys Bridge Presbyterian Church, the owner of York County Tax Map Numbers 020-12-01-265. The parcel contains a total of 6.52 +/- acres located at 2500 S Dobys Bridge Road, and is currently being used as a religious institution.

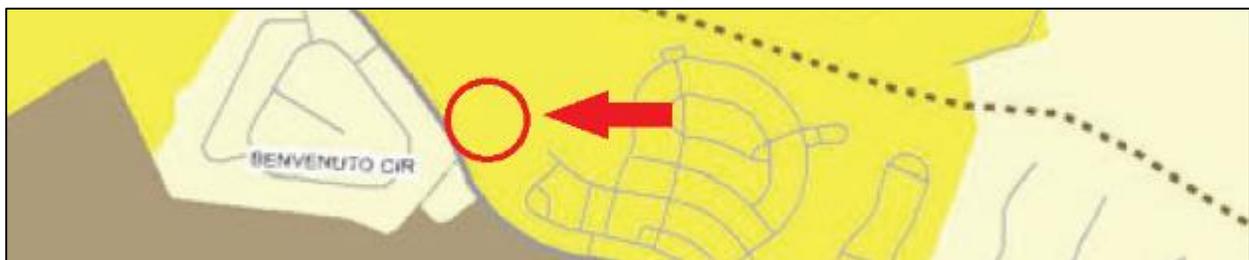
The applicant is requesting a rezoning of the property from LC Local Commercial to R-15 Residential. No change in use is anticipated at this time; however, the applicant would like to install a new sign along the Dobys Bridge Road frontage.

According to the zoning ordinance, the intent of the LC district is to allow for the development of “Main Street” oriented businesses. The LC district is geared primarily toward commercial development, but does allow single- and multi-family uses with densities of up to 10 units per acre. Non-residential development in the LC district does not require front, rear or side yard setbacks.

The R-15 district is designed to promote low-to-medium density residential development, and to preserve the residential character of the district. The R-15 district also allows a limited number of non-residential uses, including religious institutions, publicly owned facilities (including schools and parks), and daycare facilities. The minimum lot size in the R-15 district is 15,000 square feet, and the minimum lot width is 100 feet. Setback requirements in the R-15 district are 35 feet in the front and rear, and 10’ on the sides.

**Recommendation**

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 rezoning request from LC to R-15. Below is a summary of relevant information pertaining to our recommendation:

**Density / Zoning Designation**

The property is the only LC zoned parcel along this stretch of S Dobys Bridge Road. The Forest at Fort Mill subdivision, located across the street, is currently zoned R-15. The adjacent Massey subdivision is zoned PND Planned Neighborhood Development, but will be primarily residential in nature. The current use (church) is permitted in both the LC and R-15 districts. Should the property ever be sold and/or redeveloped at some point in the future, the R-15 district will ensure that any future uses are consistent with the low-to-medium density residential nature of the corridor.

**Traffic Impact**

No change in use is anticipated at this time. Therefore, there is no anticipated traffic impact related to this rezoning request.

**Utility Impact**

The subject property is currently served by the Town of Fort Mill (water and sewer). No utility impact is anticipated at this time.

**Fire Service**

The subject property is located approximately 3.7 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 this property, as well as neighboring properties in the Forest at Fort Mill and Massey subdivisions.

**School Impact**

Though no change in use is anticipated at this time, the property could be subdivided and redeveloped with residential dwelling units at some point in the future. Residential densities in the R-15 district generally range from 1.5 to 2.5 units per acre. The current LC zoning designation would allow for single-family and/or multi-family residential development with densities of up to 10 units per acre. If the property were to be redeveloped in the future, the R-15 district would allow significantly fewer residential units and, therefore, would have a lesser impact to the school district than the existing LC district would permit.

For these reasons, staff recommends in favor of the rezoning request to R-15 Residential.

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 a rezoning request submitted by Dobys Bridge Presbyterian Church for a 6.52 acre parcel located at 2500 S Dobys Bridge Road. The applicant requested a rezoning of the property from LC Local Commercial to R-15 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 by residential zoned parcels, including the Forest at Fort Mill subdivision across Dobys Bridge Road, which is also zoned R-15. He added that the church was the only commercial zoned parcel on this stretch of S Dobys Bridge Road, and if the property was ever redeveloped in the future, commercial and multi-family would be permitted under the current zoning designation. Therefore, staff recommended in favor of approving the rezoning request from LC to R-15.

Mr. Petty made a motion to recommend in favor of the rezoning request from LC to R-15. Mr. Wolfe seconded the motion. The motion was approved by a vote of 5-0.

Joe Cronin  
Planning Director  
January 25, 2016

**TOWN OF FORT MILL**  
**APPLICATION FOR ZONING MAP AMENDMENT**

APPLICANT(S):

NAME	ADDRESS	PHONE NUMBER
Dobys Bridge Church	2500 S Dobys Bridge Road	803-504-6907 Nick Stagall

Area of Subject Property: \_\_\_\_\_ acres and/or \_\_\_\_\_ square feet

What is the CURRENT zoning for the parcel(s)? LC Local Commercial

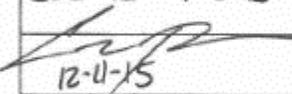
What is the proposed zoning for the parcel(s)? R-15

Does the applicant own all of the property within the zoning proposal? Yes

State the proposed change and reason(s) for request: (Attach additional sheets if needed)

To change signage requirements.

As Owner(s) of the property described below, I/we request that our property be rezoned as indicated.

TAX MAP NUMBER	PROPERTY ADDRESS	OWNER	OWNER'S SIGNATURE
<del>6390000079</del>	2500 S Dobys Bridge Road	Dobys Bridge Church	
020-12-01-265			
 12-1-15			

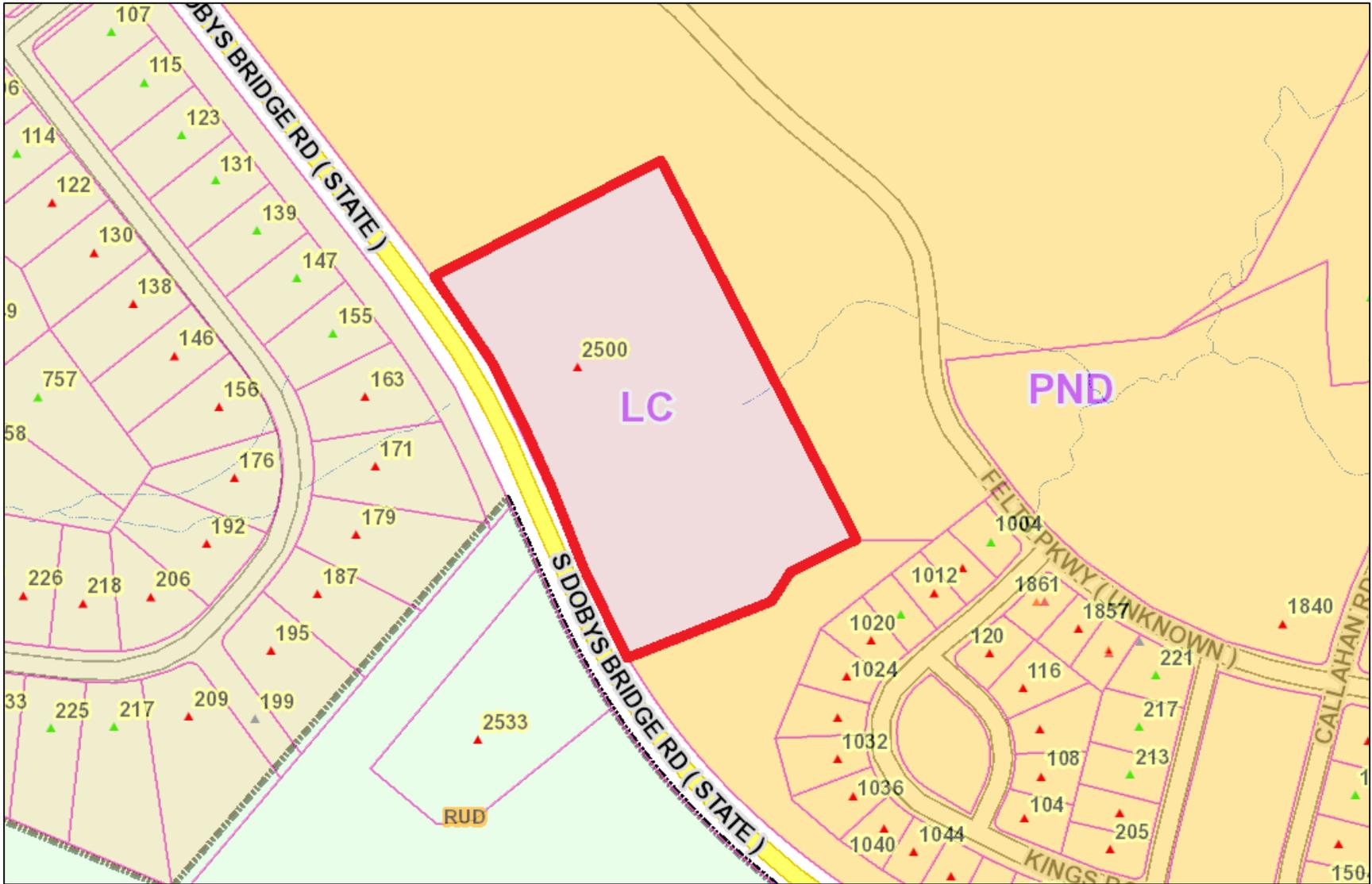
Please return application and fee to: Town of Fort Mill, PO Box 159, Fort Mill, SC 29716

\$200

# Property Map



# Zoning Map



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

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF FORT MILL SO AS TO CHANGE THE ZONING DESIGNATION FOR YORK COUNTY TAX MAP NUMBER 020-12-01-265, CONTAINING APPROXIMATELY 6.52 +/- ACRES LOCATED AT 2500 S DOBYS BRIDGE ROAD, FROM LC LOCAL COMMERCIAL TO R-15 RESIDENTIAL

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

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Number 020-12-01-265, containing approximately 6.52 +/- acres at 2500 S Dobys Bridge Road, from LC Local Commercial to R-15 Residential. A property map of the parcels subject to this rezoning ordinance is hereby attached as Exhibit A.

Section II. 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. 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: February 8, 2016  
Public Hearing: February 8, 2016  
Second Reading: February 22, 2016

TOWN OF FORT MILL

\_\_\_\_\_  
Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

\_\_\_\_\_  
Barron B. Mack, Jr, Town Attorney

\_\_\_\_\_  
Virginia Burgess, Town Clerk

EXHIBIT A

Property Map  
York County Tax Map Number 020-12-01-265

