



Town of Fort Mill Unified Development Ord.

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History of Zoning in FM

Zoning Ordinance History

- Fort Mill's Zoning Ordinance was first enacted in December 1969
- Major revisions in October 1983 and March 1991

What's happened since 1991?

- Catawba Land Claims Settlement Act (1993)
- South Carolina Local Government Comprehensive Planning Enabling Act (1994)
- Comprehensive Plans (1998 & 2008)
- Changing economy (No longer a mill town)
- Population Growth (1990: 5,283; 2013: 12,419)

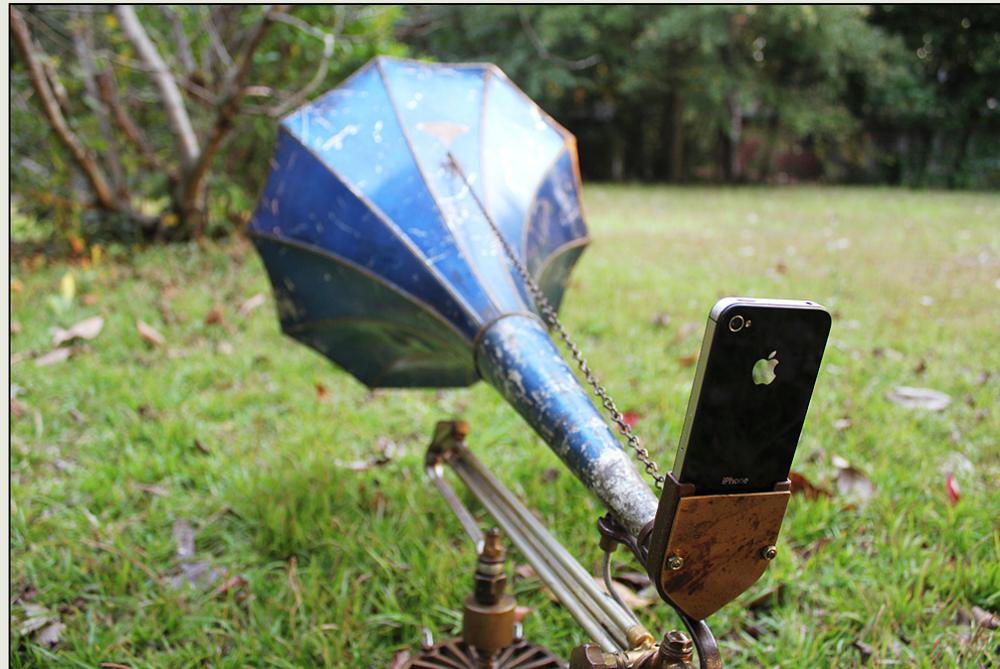




Why do we need an update?

Why do we need to update our codes?

- The last major update was almost 25 years ago
- Much has been retained from the 1969 codes
 - **“We’re trying to apply a phonograph code to an iPhone generation”**





Why do we need an update?

Why do we need to update our codes?

- **The rules have changed**
 - Need to ensure compliance with state and federal statutes, regulations and case law
- **The economy and market have changed**
- **Infrastructure needs have changed**
 - Roads, utilities, stormwater, etc
- **The community vision has changed**
 - Need to implement the recommendations of our comprehensive plan





Why Have a UDO?

Traditional Codes

- Zoning Ordinance
- Architectural & Design Guidelines
- Subdivision & Land Development Codes
- Stormwater & Environmental Codes

Unified Development Ordinance (UDO)

- All ordinances related to the use and development of property are consolidated into a single document





Why Have a UDO?

Council Action

- UDO Contract Approved on 12/8/14

LSL Planning

- Paul LeBlanc (Grand Rapids, MI)
- Fredalyn Frasier (Atlanta, GA)
- David Jirousek (Grand Rapids, MI)

