

# DRAFT

## 2012

# UPDATE TO THE FORT MILL COMPREHENSIVE PLAN



PREPARED FOR:  
The Town of Fort Mill  
112 Confederate Street  
Fort Mill, SC 29715

# **Technical Memorandum: Update to the Fort Mill Comprehensive Plan Volume 1: Fort Mill Today**

**January 2012**

**DRAFT**

**Town of Fort Mill  
112 Confederate Street  
Fort Mill, SC 29715**

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## 1.0 INTRODUCTION

Like many communities around the nation, the Town of Fort Mill experienced a period of economic slowdown. The Great Recession—the term coined to define the current period of economic stagnation—resulted in declining home values, widespread foreclosures, limited consumption and unemployment. Locally, reduced mobility and limited access to capital translated into stalled residential and commercial developments, including those at Massey and Clear Springs. In addition to the slowdown of land development, there have been other events with significant influence on the growth of Fort Mill, including major land annexations, siting of a 64-bed hospital within town limits, transfer of ownership of the Leroy Springs Complex recreational lands and Banks Street Facility and numerous improvements to the local transportation network.

Such changes have occurred since 2008, when the current Comprehensive Plan was completed. Concerned about the unanticipated impacts of the recession on the growth of Fort Mill and the implications with respect to growth management, town leaders decided to revisit the conditions affecting growth and update Volume 1: Fort Mill Today of the Comprehensive Plan. This memo acknowledges the changes that have occurred since 2008, particularly those that pertain to population projections, housing and employment growth, land use, utility infrastructure, parks and recreation facilities and the transportation network.

The information provided in this memo, in conjunction with the relevant information contained in Volume 1: Fort Mill Today establishes a baseline as well as a foundation for the revision of Volume 2: Fort Mill Tomorrow of the Comprehensive Plan.

### 1.1 Process to Update the Plan

The development of this update to the Town of Fort Mill Comprehensive Plan is divided into two phases. The primary objective of Phase One is to update Volume 1: Fort Mill Today. This includes an inventory and analysis of information pertinent to the Plan update, a review of data, regulations, plans and studies published since 2008, GIS mapping, a community meeting and a round of in-depth stakeholder interviews. Phase Two will assess the details of Volume 2: Fort Mill Tomorrow and amend the findings pursuant to information uncovered in Phase One. A workshop with the Advisory Committee and second community meeting will further inform the Plan Update.

The Plan update is guided by an Advisory Committee made up of Fort Mill Planning Commission members and one member from Zoning Appeals Board and one member from the Historic Review Board. The members of the Advisory Committee are listed in Appendix A of this memo.

As mentioned, the process has been enriched by 50 stakeholders who were interviewed over the course of two days in November of 2011. The stakeholders represent a variety of interests including the following:

- Fort Mill School District
- Utilities and Infrastructure Providers

- Economic and Community Development Community
- Commercial Development Community
- Residential Development Community
- Recreation Providers
- Transportation Providers
- Town of Fort Mill Staff
- Regional Planning Staff
- Community and Neighborhood Representatives

A complete list of the stakeholders interviewed are listed in Appendix B of this memo.

## **1.2 Organization of this Memo**

The structure of this memo is consistent with the organizational structure of Volume 1: Fort Mill Today of the Fort Mill Comprehensive Plan. The following topics are fully addressed in this memo:

- Population
- Housing
- Economic Development
- Land Use
- Community Facilities

Updates to the transportation section of the memo are minor. No changes were made to the following sections of Volume 1: Fort Mill Today. Refer to Volume 1 for information related to these plan elements.

- Natural Resources
- Cultural Resources
- Community Character

## 2.0 POPULATION

### 2.1 Overview

This section provides an overview of population and household trends in the Fort Mill Planning Area. Data regarding overall population and households, age, income, race, and educational attainment for 2000 and 2010 is analyzed. The Fort Mill Planning Area is shown on Map 1.

### 2.2 Inventory of Existing Conditions and Needs

Analysis of population and household trends is based on Environmental Systems Research Institute's (ESRI) interpretation of 2010 U.S. Census data.

#### 2.2.1 Population Trends

Based on ESRI's interpretation of 2010 U.S. Census data, the Fort Mill Planning Area grew from 19,970 residents in 2000 to 40,627 residents in 2010, representing a growth rate of 103.4% (Table 1). This growth rate far exceeded those of the Town of Fort Mill, York County, and the six-county Charlotte MSA.

**Table 1: Population Trends, 2000-2010**

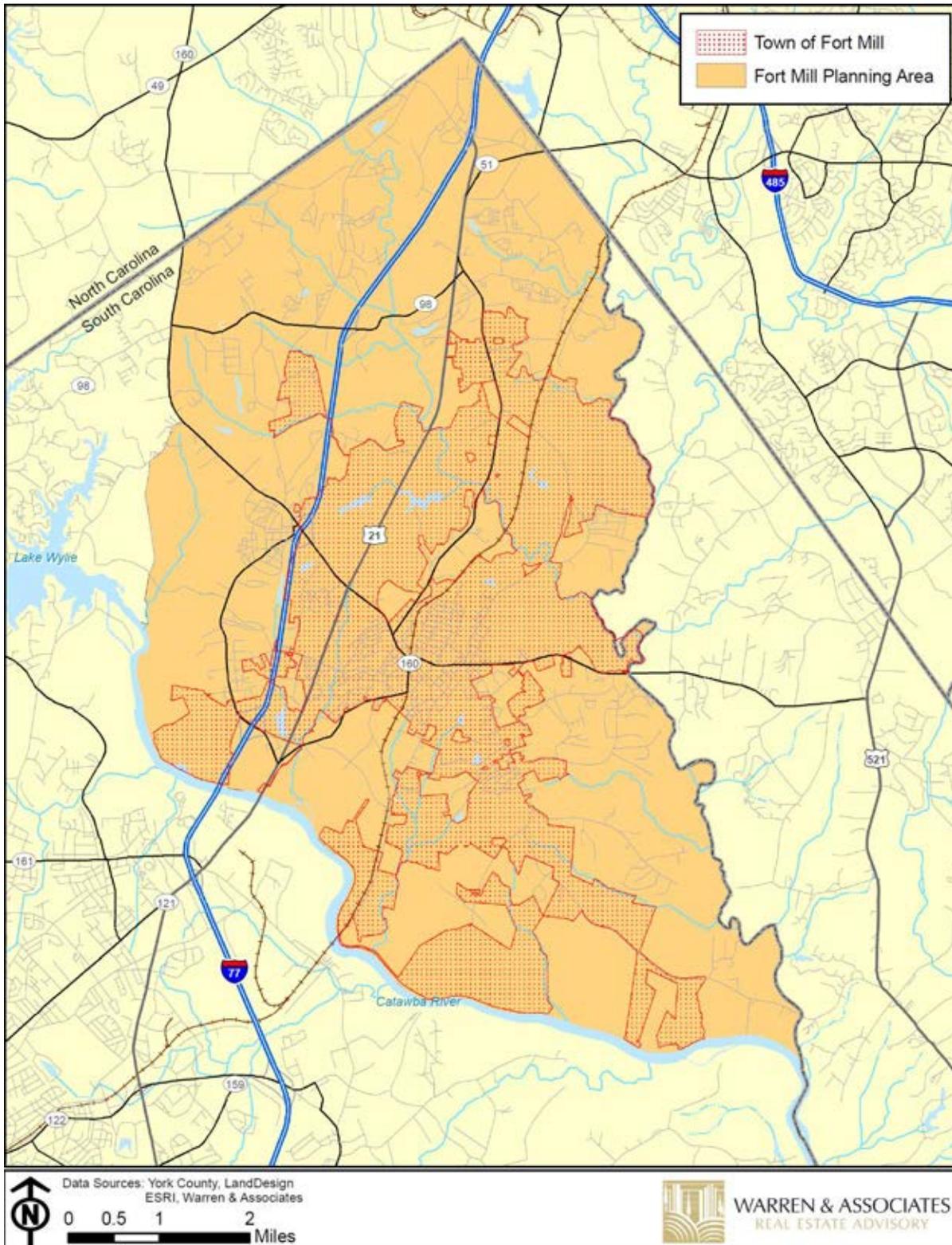
Location	2000	2010	2000-2010 Change		
			#	%	CAGR
Town of Fort Mill	7,587	10,823	3,236	42.7%	3.6%
Fort Mill Planning Area	19,970	40,627	20,657	103.4%	7.4%
York County	164,614	226,073	61,459	37.3%	3.2%
Charlotte MSA	1,330,448	1,758,038	427,590	32.1%	2.8%

Source: ESRI

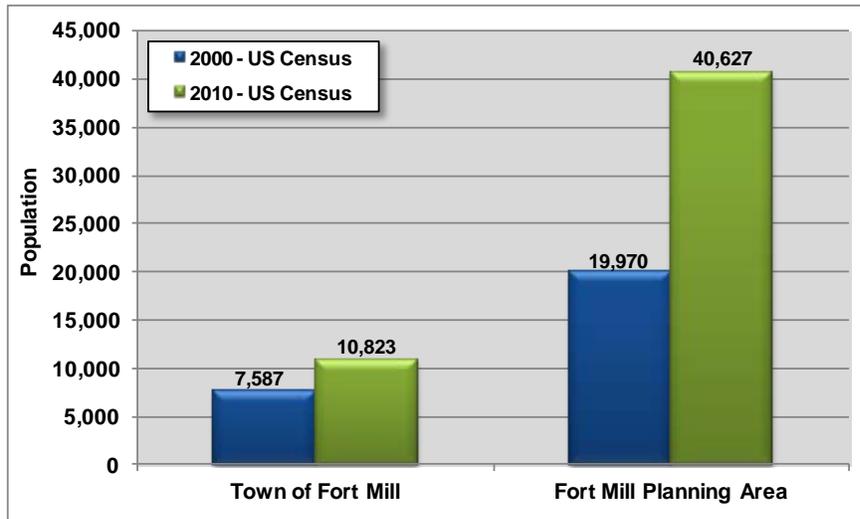
The Planning Area contained 18.0% of the 226,073 people in York County in 2010. This increase resulted from the Planning Area capturing 33.6% of the 61,459 residents added to the County between 2000 and 2010. These statistics indicate accelerated growth in the planning area over the last decade. The 2000 to 2010 Compound Annual Growth Rate (CAGR) for the Fort Mill Planning Area was 7.4%, compared to 3.6% for the Town of Fort Mill.

Graph 1 demonstrates population in the Town of Fort Mill and the Fort Mill Planning Area for the years 2000 and 2010. The Town of Fort Mill grew by 42.7%, from 7,587 residents in 2000 to 10,823 in 2010. The larger Fort Mill Planning Area increased at a faster 103.4% rate to reach 40,627 residents by 2010.

**Map 1: Fort Mill Planning Area, 2011**



**Graph 1: Population Trends, 2000-2010**



As shown in Table 2, all age cohorts experienced strong growth between 2000 and 2010. While residents aged 35 to 44 made up the largest cohort in 2010, the 55 to 64 and 65 to 74 groups each increased by over 130% in ten years. These baby boomer cohorts represent individuals in the prime earning years, with few dependent children at home. School-aged cohorts also experienced strong growth over the past decade, indicating continued pressure on the Fort Mill-area school system.

**Table 2: Population by Age Cohort, Planning Area, 2000-2010**

Cohort	2000	2010	2000-2010 Change	
			#	%
0 - 9	3,115	6,829	3,714	119.2%
10 - 19	3,095	6,291	3,195	103.2%
20 - 34	3,355	6,539	3,184	94.9%
35 - 44	3,674	7,201	3,527	96.0%
45 - 54	2,936	6,415	3,479	118.5%
55 - 64	1,817	4,180	2,363	130.0%
65 - 74	1,078	2,483	1,405	130.3%
75 - 84	719	1,117	399	55.4%
85+	180	331	151	84.2%
<b>Total</b>	<b>19,970</b>	<b>41,387</b>	<b>21,417</b>	<b>107.2%</b>

Source: ESRI

The Fort Mill planning area remains mostly white, but it is becoming slightly more ethnically diverse. The white share of population decreased from 88.7% in 2000 to 83.5% in 2010 (Table 3). The shares for other racial categories slightly increased over the ten-year period.

**Table 3: Population by Race, Planning Area, 2000-2010**

Race	2000	2006	2010	'00-'10
				Change
White Alone	88.7%	87.2%	83.5%	-5.2%
Black Alone	8.6%	9.1%	9.6%	1.0%
American Indian Alone	0.3%	0.4%	0.4%	0.1%
Asian or Pacific Islander Alone	1.0%	1.4%	2.7%	1.7%
Some Other Race Alone	0.7%	1.0%	1.9%	1.2%
Two or More Races	0.7%	0.9%	1.9%	1.2%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	

Source: ESRI

Educational attainment in the Forth Mill Planning Area compares favorably to York County and the Charlotte MSA (Table 4). More than 58% of the residents over age 25 in the Planning Area have at least a high school diploma, higher than 54.7% for York County and 57.1% for the Charlotte MSA. Furthermore, 32.9% of Planning Area residents have a Bachelor's degree or more, higher than 25.5% for York County and 31.7% for the Charlotte MSA.

**Table 4: Educational Attainment Population Over Age 25, 2010**

Education Level	Planning	York	Charlotte
	Area	County	MSA
High School (H.S.) Graduate	25.4%	29.2%	25.4%
Bachelor's Degree	23.3%	17.3%	21.9%
Master's/Prof/Doctorate Degree	9.6%	8.2%	9.8%
<b>% H.S. Graduate or Higher</b>	<b>58.3%</b>	<b>54.7%</b>	<b>57.1%</b>

Source: ESRI

### 2.2.1 Household Trends

Households in the Fort Mill Planning Area grew 101.6% between 2000 and 2010, far exceeding the rates of increase for the Town of Fort Mill, York County, and the Charlotte MSA (Table 5). The 7,602 new households in the Planning Area accounted for 30.6% of York County's growth over the ten-year period.

**Table 5: Household Trends, 2000-2010**

Location	2000	2010	2000-2010 Change		
			#	%	CAGR
Town of Fort Mill	2,914	4,203	1,289	44.2%	3.7%
Fort Mill Planning Area	7,480	15,082	7,602	101.6%	7.3%
York County	61,051	85,864	24,813	40.6%	3.5%
Charlotte MSA	510,516	671,229	160,713	31.5%	2.8%

Source: ESRI

The median household income in the Fort Mill Planning Area was \$66,328 in 2010, an increase of 29.7% from 2000 (Table 6). This income was 18.8% higher than \$55,826 for York County and 6.6% greater than \$62,215 for the Charlotte MSA.

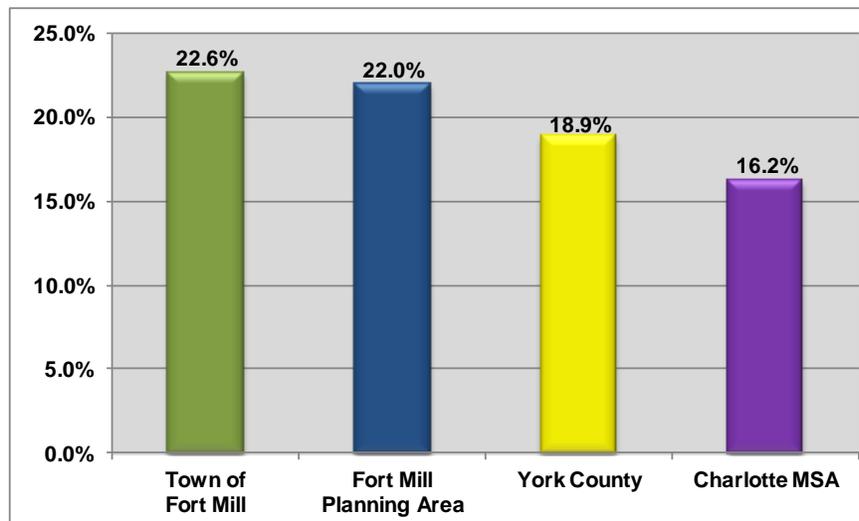
**Table 6: Median Household Income Comparison, 2000-2010**

Location	Median Income	
	2000	2010
Town of Fort Mill	\$44,680	\$60,952
Fort Mill Planning Area	\$51,139	\$66,328
York County	\$44,564	\$55,826
Charlotte MSA	\$47,081	\$62,215

Source: ESRI

In addition to having the highest median household income among the four geographies, the Fort Mill Planning Area also had the highest (22.6%) share of households earning over \$100,000 in 2010 (Graph 2). York County had the lowest share of 16.2%.

**Graph 2: Share of Households Earning Over \$100,000, 2010**



The Fort Mill Planning Area experienced a strong increase in all household income cohorts over \$75,000 between 2000 and 2010 (Table 7). Although the income cohorts earning over \$75,000 annually increased most rapidly over the ten-year period, households earning less than \$35,000 continue to make up the largest share of the Planning Area, at 23.6%. This is likely to change. If the recent trend continues households earning over \$100,000 annually are poised to become the largest cohort. This trend can be explained in part by affluent families drawn to Fort Mill by a unique combination of a high quality of life, good schools and close proximity to Charlotte.

**Table 7: Households by Income Cohort, Planning Area, 2000-2010**

Income Cohort	2000	2010	2000-2010 Change	
			#	%
\$0-\$34,999	2,566	3,616	1,050	40.9%
\$35,000-\$49,999	1,070	2,130	1,060	99.1%
\$50,000-\$74,999	1,743	2,911	1,168	67.0%
\$75,000-\$99,999	1,144	3,202	2,058	179.8%
\$100,000+	957	3,463	2,505	261.6%
<b>Total</b>	<b>7,480</b>	<b>15,321</b>	<b>7,841</b>	<b>104.8%</b>

Source: ESRI

To further illustrate the escalating purchasing power of Planning Area households, Graph 3 depicts the changing shares for three income cohorts between 2000 and 2010. During the ten-year period, the share of households earning more than \$100,000 nearly doubled, increasing from 12.8% in 2000 to 22.6% in 2010. The most significant decline in share was attributable to households earning less than \$50,000. Mimicking national trends, this is due in large part to nominal wage inflation.

**Graph 3: Shares of Households by Income Cohort, Planning Area, 2010**



## 3.0 HOUSING

### 3.1 Overview

This section provides an overview of housing trends in the Planning Area. Data regarding building permits, housing units by type and tenure, historical completions, and single-family closing trends and prices was collected and analyzed.

### 3.2 Inventory of Existing Conditions and Needs

Sources for the following data include the Environmental Systems Research Institute, the U.S. Census Bureau, and the Charlotte-area Multiple Listing Service (MLS). When available, data has been collected for the Fort Mill Planning Area. However, the geography analyzed in this section of the memorandum varies based on the availability of data.

#### 3.2.1 Housing Unit Trends

Based on ESRI interpretation of 2010 US Census data, the Fort Mill Planning Area had an estimated 16,125 housing units in 2010. Housing inventory in the Fort Mill Planning Area increased by 95.4%, between 2000 and 2010, more than double the growth rates for the Town of Fort Mill, York County, and the Charlotte MSA (Table 8).

**Table 8: Housing Unit Trends, 2000-2010**

Location	2000	2010	2000-2010 Change		
			#	%	CAGR
Town of Fort Mill	3,110	4,484	1,374	44.2%	3.7%
Fort Mill Planning Area	8,254	16,125	7,871	95.4%	6.9%
York County	66,061	94,196	28,135	42.6%	3.6%
Charlotte MSA	546,499	737,775	191,276	35.0%	3.0%

Source: ESRI

As shown in Table 9, the Planning Area added an estimated 7,871 new housing units between 2000 and 2010, representing a 95.4% increase. On average the Town of Fort Mill added 137 homes annually during this ten year period, while the Planning Area added nearly 800 homes annually. The 6,145 new owner-occupied units in the Planning Area made up 78.1% of the housing added over the ten-year period.

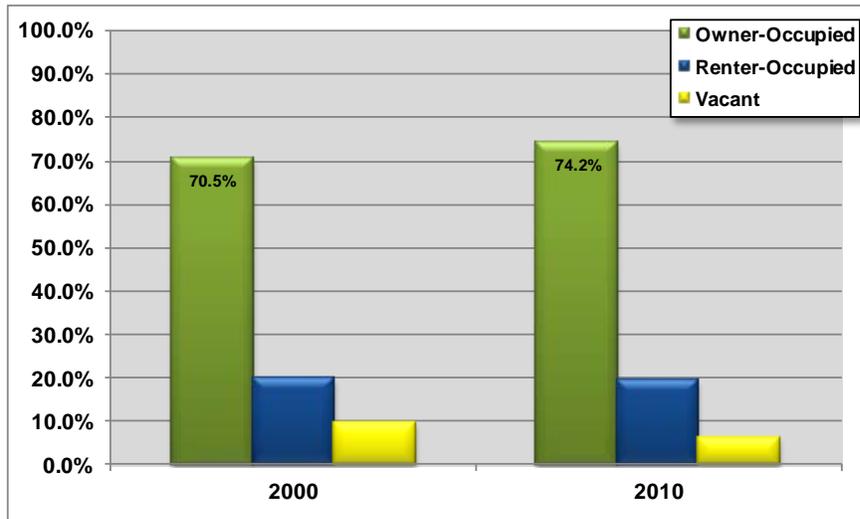
**Table 9: Housing Unit Tenure Trends, 2000-2010**

Tenure	2000	2010	2000-2010 Change	
			#	%
Owner-Occupied	5,821	11,966	6,145	105.6%
Renter-Occupied	1,650	3,166	1,516	91.9%
Vacant	783	993	210	26.8%
<b>Total</b>	<b>8,254</b>	<b>16,125</b>	<b>7,871</b>	<b>95.4%</b>

Source: ESRI

Approximately 74.2% of the 16,125 Fort Mill Planning Area housing units were owner-occupied in 2010, up from 70.5% in 2000 (Graph 4). Renter-occupied units represented another 19.6% of the inventory. The 993 vacant units made up 6.2% of the total housing inventory, a decline from nearly 10% in 2000.

**Graph 4: Housing Unit Tenure Shares, Planning Area, 2000-2010**



### 3.2.2 For-Sale Residential Trends

For-sale residential data was compiled based on Carolina Multiple Listing Service (MLS) data. Carolina MLS covers the seven-county region surrounding Charlotte, including York County. Residential data was provided for the two Fort Mill zip codes: 29708 and 29715. The geography identified as Zip Codes 29708 and 29715 have been shown in Map 2. New unit closing data is limited to transactions that occurred through the MLS system. Units sold directly by builders outside of the MLS system are not included.

Between 2007 and 2011, a total of 3,194 single-family closings took place in zip codes 29708 and 29715. As shown in Table 10, closings averaged 639 units annually, ranging from 891 units in 2007 to 543 units in 2010. It should be noted that while new closings have declined every year since 2007, resales rebounded in 2010 and 2011. New residential closings have been limited by the number of new starts over the last five years.

**Table 10: Single-Family Closings, Zip Codes 29708/29715, 2007-2011**

Year	Closings			New % of Total
	New	Resale	Total	
2007	350	541	891	39.3%
2008	200	417	617	32.4%
2009	174	382	556	31.3%
2010	154	389	543	28.4%
2011	151	436	587	25.7%
<b>Total</b>	<b>1,029</b>	<b>2,165</b>	<b>3,194</b>	<b>32.2%</b>
<b>Ann. Avg.</b>	<b>206</b>	<b>433</b>	<b>639</b>	<b>32.2%</b>

Source: ReMax Realty; Carolina MLS

As shown in Table 11, the average closing price for a new single-family house in Zip Codes 29708 and 29715 was \$395,240 in 2007. By 2011, the price had decreased 24.4% to \$317,781. The average closing price for new single-family product in 2011 was roughly equivalent to the \$318,000 price in 2006. The average closing price for resale houses in Zip Codes 29708 and 29715 decreased from \$277,980 in 2007 to \$265,275 in 2011, or 4.8%.

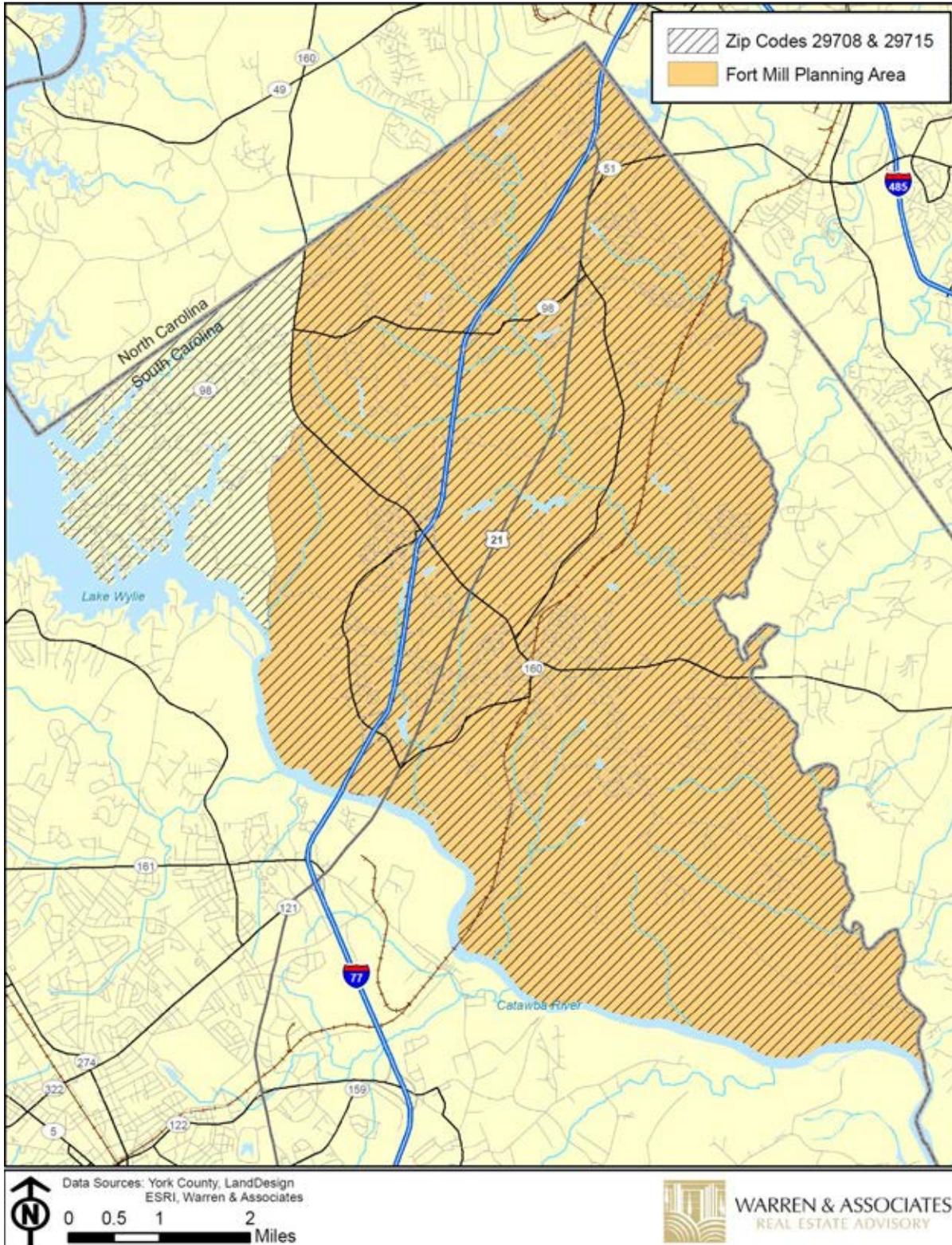
**Table 11: Single-Family Closings, Zip Codes 29708/29715, 2007-2011**

Year	Avg. Closing Price	
	New	Resale
2007	\$395,240	\$277,980
2008	\$392,860	\$288,223
2009	\$307,034	\$258,864
2010	\$327,078	\$263,584
2011	\$317,781	\$265,275

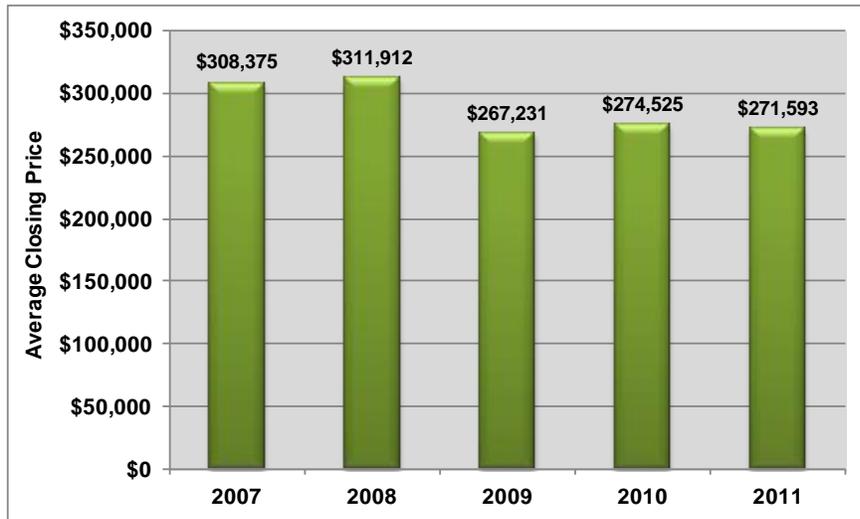
Source: ReMax Realty; Carolina MLS

The average closing price in Zip Codes 29708 and 29715 declined from a peak of \$311,912 in 2008 to \$271,593 in 2011 (Graph 5). The average closing price in the Fort Mill area increased in every year between 2000 and 2007. Consistent with national trends, closing prices declined following the recession and housing downturn over the last four years.

Map 2: Zip Codes 29708&29715,2011



**Graph 5: Average Closing Price, Zip Codes 29708/29715, 2007-2011**



### 3.2.3 Residential Development

There are 11 residential subdivisions in various stages of construction within the Fort Mill Planning Area. These subdivisions contain a total of 8,074 planned lots, defined as having zoning and/or site plan approval by the local governing jurisdiction (Table 12). Of the total planned lots, an estimated 3,240 lots, or 40.1%, remain undeveloped.

**Table 12: Active Residential Subdivisions, Planning Area, 2011**

Subdivision Name	Location	Planned Lots	Remaining Lots	Remaining % of Total
Regent Park	US-21	2779	203	7.3%
Baxter	SC-160	1,500	139	9.3%
Massey	Dobys Bridge Rd	1,008	960	95.2%
Lake Ridge	Gardendale Rd	830	751	90.5%
Springfield	Springfield Pkwy	557	304	54.6%
Regent Park	Dorman Road	332	292	88.0%
Catawba Village	Pleasant Rd	272	129	47.4%
Whitely Mills	Whitely Rd	264	24	9.1%
Avery Lake	Steele Road	172	42	24.4%
<b>Total</b>		<b>8,074</b>	<b>3,240</b>	<b>40.1%</b>

Source: Land Matters, Town of Fort Mill, York County

While Regent Park is the largest planned subdivision with 2,779 planned lots, only an estimated 203 lots remain to be developed. Massey, located on Dobys Bridge Road, has the highest remaining inventory of 960 lots, followed by Lake Ridge with 751 buildable lots. It should be noted that residential construction has recently resumed at Massey after a bank foreclosure and sale to a new developer.

Subdivisions listed as planned have been approved by development agreements. All agreements are flexible and may allow different types of residential uses, including single-family detached, single-family attached (townhouses), and multi-family.

There are seven agreements in three major developments in the Fort Mill Planning Area. These development agreements allow a total of 4,307 lots, ranging from 325 in Tract 1A in Leroy Springs to 1,025 lots in the Kingsley Tract in Clear Springs (Table 13).

**Table 13: Planned Residential Subdivisions, Planning Area, 2011**

<b>Tract</b>	<b>Development Agreement</b>	<b>Planned Lots</b>
Kanawha	Cherokee-Sustainable Development Group	715
Kingsley Tract	Clear Springs	1,025
Springfield Tract	Clear Springs	680
Avery Tract	Clear Springs	526
McAlhaney Tract	Clear Springs	845
Tract 3A	Clear Springs	465
Tract 1A	Leroy Springs	325
<b>Total</b>		<b>4581</b>

*Source: Land Matters, Town of Fort Mill, York County*

## **4.0 ECONOMIC DEVELOPMENT**

### **4.1 Overview**

This section provides an overview of economic development trends in the Planning Area. Data regarding employment, business parks, and retail centers is analyzed. When available, data has been collected for the Fort Mill Planning Area. However, the geography analyzed in this section of the memorandum varies based on the availability of data.

### **4.2 Inventory of Existing Conditions and Needs**

Sources for the following data include the South Carolina Employment Security Commission, Environmental Systems Research Institute, Charlotte Regional Partnership, York County, Rock Hill, and Karnes Research Company.

#### **4.2.1 Employment Trends – York County**

As shown in Table 14, York County had a total of 73,177 annualized full-time jobs in 2010, 20.9% more than in 2002. The largest industry in 2010 was Federal, State, and Local Government, which includes public sector education and healthcare employees, with 11,512 jobs. The following industries reported the largest absolute growth between 2002 and 2010:

- Finance and Insurance (+4,013)
- Retail Trade (+2,385)
- Health Care and Social Assistance (+2,217)
- Professional and Business Services (+1,890)
- Federal, State, and Local Government (+1,825)
- Accommodation and Food Services (+1,595)

**Table 14: Employment by Industry, York County, 2002-2010**

Industry	2002	2010	2002-2010 Change	
			#	%
Finance and Insurance	1,407	5,420	4,013	285%
Retail Trade	7,985	10,370	2,385	30%
Health Care and Social Assistance	5,325	7,542	2,217	42%
Professional & Business Services	5,441	7,331	1,890	35%
Federal, State, and Local Government*	9,687	11,512	1,825	19%
Accommodation and Food Services	5,297	6,892	1,595	30%
Transportation & Warehousing & Utilities	2,433	2,817	384	16%
Natural Resources and Mining	274	528	254	93%
Real Estate and Rental and Leasing	589	837	248	42%
Arts, Entertainment, and Recreation	1,568	1,728	160	10%
Educational Services	90	213	123	137%
Information	1,493	1,450	-43	-3%
Wholesale Trade	3,473	3,416	-57	-2%
Other Services	1,871	1,616	-255	-14%
Construction	3,324	2,507	-817	-25%
Manufacturing	10,191	8,998	-1,193	-12%
Unclassified	86	n/a	n/a	n/a
<b>Total</b>	<b>60,534</b>	<b>73,177</b>	<b>12,643</b>	<b>20.9%</b>

Note: Includes public sector education and health services.

Source: South Carolina Department of Employment and Workforce

Employment declines in Manufacturing and Construction were consistent with both national and state economic trends. Overall, five industries experienced a decline in employment between 2002 and 2010, including:

- Manufacturing (-1,193)
- Construction (-817)
- Other Services (-255)
- Wholesale Trade (-57)
- Information (-43)

#### 4.2.2 Employment Estimates – Fort Mill Planning Area

Based on information provided by ESRI, it is estimated that the Fort Mill Planning Area contains 14,884 jobs, or 20.3% of the total 73,177 jobs in York County (Table 15). Approximately 32.2% of the total Planning Area jobs were service-related in 2010. Retail Trade was the second largest sector with a 21.9% share, or 3,254 jobs.

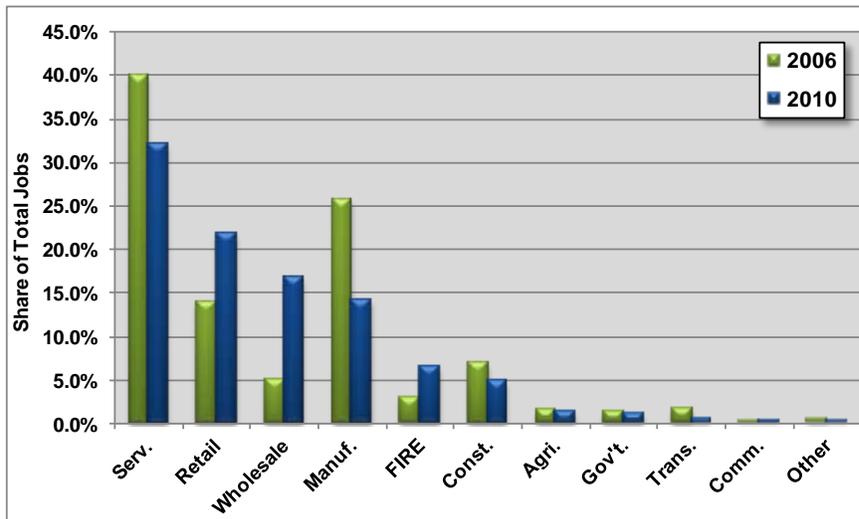
**Table 15: Employment by Industry, Planning Area, 2010**

Industry	Jobs	% of Total
Services	4,787	32.2%
Retail Trade	3,254	21.9%
Wholesale Trade	2,497	16.8%
Manufacturing	2,097	14.1%
F.I.R.E.	963	6.5%
Construction	735	4.9%
Agriculture & Mining	212	1.4%
Government	168	1.1%
Transportation & Utilities	85	0.6%
Communications	48	0.3%
Other/Unclassified	38	0.3%
<b>Total</b>	<b>14,884</b>	<b>100.0%</b>

Source: ESRI

Graph 6 demonstrates the increase in shares of Retail, Wholesale Trade, and Finance, Insurance, and Real Estate jobs in York County since the Fort Mill Comprehensive Plan was completed in 2007. Between 2006 and 2010, the Services, Manufacturing and Construction sectors all experienced a decline in share of the overall job inventory.

**Graph 6: Shares of Employment, York County, 2006-2010**



The Fort Mill Planning Area has an estimated 19,345 employed residents and 14,846 full-time place-of-work jobs (this total excludes the unclassified/other sector). To determine the net inflow or outflow of workers, the Fort Mill Planning Area’s place-of-work jobs were subtracted from the number of employed residents by industry. In 2010, the Planning Area experienced a net outflow of 4,499 employees (Table 16). Only three sectors experienced a net inflow in 2010: Retail Trade, Wholesale Trade, and Agriculture & Mining.

**Table 16: Employee Inflow/Outflow by Industry, Planning Area, 2010**

Industry	Employment		Estimated Inflow/ (Outflow)
	Place of Residence	Place of Work	
Services	7,978	4,787	(3,191)
Retail Trade	2,304	3,254	950
Wholesale Trade	1,046	2,497	1,451
Manufacturing	2,750	2,097	(653)
F.I.R.E.	1,452	963	(489)
Construction	1,472	735	(737)
Agriculture & Mining	97	212	115
Government	445	168	(277)
Transportation & Utilities	1,181	85	(1,096)
Communications	620	48	(572)
<b>Total</b>	<b>19,345</b>	<b>14,846</b>	<b>(4,499)</b>

Source: ESRI

### 4.2.3 Office and Industrial

There are ten business parks with land available for development in the Fort Mill Planning Area (Table 17). These parks total over 2,400 acres with 53.7% still available for office or industrial buildings. Two of the parks, Lakemont Business Park and Kingsley Park North contain approximately 60% of the total 1,294 acres of remaining land.

**Table 17: Active Business Parks, Fort Mill Planning Area, 2011**

Business Park	Location	Total Acres	Remaining Acres	Remaining % of Total
Lakemont Business Park	Carowinds Blvd./I-77	600	269	44.8%
Kingsley Park North	I-77/SC-160	530	530	100.0%
Bradley Industrial Park	Banks Rd./US-21	450	139	30.9%
Transpoint Business Park	US-21/Carolina Point Pkwy.	160	80	50.0%
Gold Hill Commons	I-77/Gold Hill Rd.	150	133	20.0%
River Crossing	I-77/Sutton Rd.	150	30	12.3%
Wilson Business Park	I-77/Gold Hill Rd.	130	16	26.0%
Lakemont East Business Park	US-21/Springhill Farm Rd.	104	27	5.7%
Carolina Commerce Center	I-77/SC-160	70	4	100.0%
Lakemont North Business Park	Carowinds Blvd./I-77	66	66	53.7%
<b>Total</b>		<b>2,410</b>	<b>1,294</b>	<b>53.7%</b>

Source: Charlotte Regional Partnership, York County Economic Development, Warren & Associates

### 4.2.4 Retail

There are nine multi-tenant retail centers totaling 491,105 square feet located in the Fort Mill Planning Area (Table 18). This inventory contains only centers that are larger than 25,000 square feet. All of the centers, except Baxter, Pendleton Village, and Gold Hill Commons, are anchored by a grocery store. Pendleton Village is located adjacent to a free-standing Lowes Home Improvement.

**Table 18: Existing Retail Centers, Fort Mill Planning Area, 2011**

Project	Location	Square Feet
Tega Cay Village	SC-160/Gold Hill Rd	84,500
Peachtree Plaza	SC-160/Munn Rd	75,000
West Town Market	SC-160/Pleasant Rd	68,000
Baxter	I-77/SC-160	191,200
Avery Plaza	SC-160/Gold Hill Rd	60,000
Crown Plaza	US-21/Regent Pkwy	45,000
Fort Mill Square	SC-160/Banks Rd	44,500
Gold Hill Crossings	Gold Hill Rd/Wilson Pkwy	28,800
Pendelton Village	I-77/SC-160	24,305
<b>Total</b>		<b>461,805</b>

Source: Karnes, Warren & Associates

It should be noted that Food Lion recently announced that it will be closing the store in Tega Cay Village, leaving a large vacancy in this shopping center. The Food Lion is expected to be closed by mid-February 2012. Most of the shopping centers are located on SC-160, the primary east-west thoroughfare in the Fort Mill Planning Area.

Based on the 2010 Fort Mill Planning Area population of 40,627 residents and the 491,105 square feet of retail space, there are approximately 12.1 retail square feet per capita. A more typical standard is 25 square feet per capita, particularly in higher-income suburban areas. Thus, the Fort Mill Planning Area could be underserved by retail.

It should be noted, however, that there are retail centers located near the Planning Area boundaries that are not included in this inventory. Specifically, there is approximately 425,000 square feet of multi-tenant retail in three shopping centers on the west side of SC-160 in Tega Cay, just outside the defined Planning Area. It is likely that these centers serve portions of the Planning Area population as well. Adding this square footage would result in 22.5 square feet per capita.

#### 4.2.5 Commercial Development

As shown in Table 19, there are ten commercial projects that have been approved for the Fort Mill Planning Area. Nine of the projects were approved through a development agreement in 2008. It should be noted that the square footages listed below are the maximum allowed by the agreement.

Additionally, the agreements allow for a mixture of non-residential uses including retail, office, and industrial. There is a combined 7.0 million square feet of commercial uses approved for the Study Area.

Massey, located on Doby's Bridge Road, is approved for 280,000 square feet of retail. It should be noted that residential construction has recently resumed at Massey after a bank foreclosure on the property. Retail development is not likely to be completed at this location until a substantial amount of the residential is absorbed.

**Table 19: Approved Commercial, Fort Mill Planning Area, 2011**

<b>Development/ Tract</b>	<b>Development Agreement</b>	<b>Square Feet</b>
Massey	n/a	280,000
Kanawha	Cherokee-Sustainable Development Group	600,000
Kingsley Tract	Clear Springs	1,552,200
US-21/SC-160	Clear Springs	270,000
Springfield Tract	Clear Springs	290,000
McAlhaney Tract	Clear Springs	150,000
Bradley Park Tract	Clear Springs	2,810,000
US-21/SC-160	Clear Springs	400,000
Tract 5	Leroy Springs	150,000
Tract 1A	Leroy Springs	500,000
<b>Total</b>		<b>7,002,200</b>

Source: Town of Fort Mill, Karnes, Warren & Associates

The Kanawha Tract, included in the Cherokee-Sustainable Development Group agreement, has been tentatively identified as the site of a planned hospital in Fort Mill. A credit union was recently completed as part of the Springfield Tract. Additionally, a Harris Teeter that is proposed for the site has been put on hold until 2014.

## **5.0 COMMUNITY FACILITIES**

### **5.1 Overview**

The Community Facilities section of Volume 1: Fort Mill Today provides information on the comprehensive system of services and infrastructure that the Fort Mill community uses on a daily basis including: water supply, treatment and distribution system, the sewage and wastewater system, solid waste collection and disposal system, fire protection, emergency medical services, public safety an emergency preparedness, schools and other educational facilities, and libraries and cultural facilities. This update addresses only those systems that have transitioned or changed in a significant way since the plan completion in 2008: water supply, treatment and distribution system, park and recreation system and existing and planned school facilities.

### **5.2 Water Supply, Treatment and Distribution**

Currently the Town of Fort Mill purchases all of its treated water from the City of Rock Hill through a wholesale purchase agreement. Through this agreement, set to expire in 2014, the town purchased in excess of one billion gallons of water in 2010.<sup>1</sup> Recently the Town of Fort Mill negotiated a new water purchasing agreement with Rock Hill that secures water for 30 years<sup>2</sup>. Currently the Town provides water to York County and Tega Cay. This will change by 2015 as a direct connection with the Rock Hill system will be constructed to serve these areas.

Stakeholders indicated the town will need a new water storage tank within the next five years. The proposed water tank location is the new intersection of Sutton Road and U.S Route 21. Similarly, aging infrastructure, especially in the mill sections of town where the systems are over 80 years old, will be replaced as needed.

### **5.3 Sewage System and Wastewater Treatment**

According to the engineering director of the Town of Fort Mill, the current capacity of the Spratt Street wastewater treatment facility is sufficient. However as Fort Mill grows from a small bedroom community of 10,000 residents to a large residential and commercial activity center there will be a need for additional wastewater capacity. The completion of the Fort Mill Southern Bypass in 2014-15 will result in significant growth. Currently the town processes about 1 million gallons per day with a permitted capacity up to 3 million gallons per day. Stakeholders indicate that, depending on the speed and amount of growth, a new wastewater treatment facility and/or upgrades to the existing facility may be needed be needed in the next 10 to 12 years. Town leaders also recognize the need for expansion of the collection system in the most southern reaches of the Township as well as additional areas for anticipated growth.

A map of existing utility facilities is located in Appendix D of this report.

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<sup>1</sup> Town of Fort Mill 2010 Annual Water Quality Report.

<sup>2</sup> "Fort Mill Seeks Water Deal with Rock Hill, Puts Plant on Hold", Fort Mill Times, May 8, 2012

## 5.4 PARK and RECREATION FACILITIES

From publically-maintained parks to privately-owned greenway facilities, Fort Mill's residents have a variety of recreation options available to them. While many of these facilities are wholly-owned, the town entered into 10-year leases with Leroy Springs & Company to take over management of the fields surrounding the Leroy Springs Recreation Complex and the indoor facilities at the Bank Street Facility. The following sections provide descriptions of both the owned and leased facilities.

### *Leroy Springs Recreation Center*

In 2010 Leroy Springs & Company agreed to lease the recreation fields surrounding the Leroy Springs Recreation Center, located at 971 Tom Hall Street, to the Town of Fort Mill for ten years. In addition to the fields, the town also has an agreement with Leroy Springs to lease the indoor gym for practices during basketball season. The outdoor facility provides the following amenities:

- 3 lighted softball/baseball fields (2) 275' and (1) 225'
- 1 lighted multipurpose field
- 6 tennis courts and one half-court
- 2 playgrounds
- Restroom facilities
- Press box and concession stand

### *Banks Street Gym*

Similarly, in 2010 Leroy Springs & Company agreed to lease the Banks Street Gym, located at 490 Academy Street to the town for ten years. The Banks Street Gym is an indoor facility that offers the following amenities:

- Indoor Basketball/Volleyball Gymnasium
- 4 offices for professional staff in the Parks & Recreation Department
- Storage facility

In addition to the aforementioned properties, the town also directly owns and maintains a number of facilities including the following:

### *Dobys Bridge Park*

Dobys Bridge Park is a 14-acre park located at 1905 Dobys Bridge Road between Putnam Lane and Whites Road. The park currently offers the following amenities:

- 1 Lighted baseball/softball diamond / field (320')
- 2 picnic tables
- Children's play equipment
- Restroom facilities
- Maintenance storage facility
- Concession stand and press box

Construction on a walking trail, permanent restroom facility, two additional baseball/softball diamonds, improved parking facility and picnic shelters is scheduled to begin during the summer of 2012.

### *Harris Street Park*

Harris Street Park is a ten-acre facility located at 465 Harris Street between Jackson Street and Yorktowne Street. The park offers the following amenities:

- Picnic Shelter with two eight-foot picnic tables
- 25 people maximum capacity
- Grills
- Children's play equipment with swings
- 1 Lighted basketball court
- 1 Lighted baseball / softball diamond / field (225')
- 1 Gazebo with picnic table and capacity for 25 people
- Restroom facilities
- Walking trail around park
- Grass area

### *Steele Street Park*

Steele Street Park is a five-acre park located at 600 Steele Street between Berry Street and McGee Street. The park offers the following amenities:

- Picnic shelter with one eight-foot picnic table
- 15 person maximum capacity
- 7 days per week
- Grills
- Children's play equipment with swings
- Restroom facilities
- 1 Lighted basketball court
- 5 Picnic tables
- Water spray park
- Grass area

### *Confederate Park*

Confederate Park is a .22-acre park located in historic downtown Fort Mill on Main Street. The park has a bandstand, various monuments and cannons, which are fired every 4th of July.

### *Calhoun Street Park*

Calhoun Street Park is a three-acre facility located at 203 Calhoun Street. The park offers the following amenities:

- 1 Lighted multi-purpose field (youth soccer and football)
- 1 gazebo with picnic tables

### *Millstone Park*

Millstone Park is a new pocket park that serves as a gateway to downtown and is located at the corner of Main Street and White Street.

### *Veterans Park*

Veterans Park is one of Fort Mill's newest parks. It is located next to Confederate Park and contains a memorial to those Fort Mill residents who have proudly served in the United States Military.

The following is a town-maintained recreation facility:

### *Walter Elisha Park*

Owned by Springs Global, the Walter Elisha Park is a 12-acre facility located at 345 North White Street. Centrally located at the corner of SC-160 and Ardrey Street, Walter Elisha is highly utilized by Fort Mill's residents and is location of the South Carolina Strawberry Festival, held every May. The park offers the following amenities:

- Walking Trail
- Children's play equipment
- Large green open space

The following table highlights the current recreation facility level of service in the Town of Fort Mill which includes an inventory inclusive of the Leroy Springs' properties and a count without the Springs' properties. The inventory does not include other private facilities such as YMCAs, school-owned property or regional amenities such as the Anne Springs Close Greenway.

**Table 20: Current Recreation Facility Level of Service**

<b>Facility</b>	<b>National Standard (quantity/ population)</b>	<b>Existing Facility with Leroy Springs Properties</b>	<b>Existing Facility w/o Leroy Springs Properties</b>	<b>Need @10,000 people</b>	<b>Need @30,000 people</b>
<b>Softball/Baseball Field</b>	1/5,000	5	2	2	6
<b>Soccer/Multi-Purpose Field</b>	1/10,000	2	1	1	3
<b>Football Field</b>	1/20,000	0	0	0	1
<b>Basketball Courts (Indoor and Outdoor)</b>	1/5,000	6	2	2	6
<b>Tennis Courts</b>	1/2,000	6	0	5	15
<b>Volleyball Courts</b>	1/5,000	1	0	2	6
<b>Small Recreation Center</b>	1/20,000	2	0	0	1
<b>Playground</b>	1/2,000	6	4	5	15
<b>Picnic Shelter</b>	1/2,000	5	5	5	15
<b>Pool</b>	1/20,000	1	0	0	1
<b>Golf Course</b>	1/50,000	3	0	0	0

Source: Lancaster, R.A. (Ed). (1990). Recreation, Park and Open Space Standards and Guidelines.

As noted in the table, if the Leroy Springs' properties transition overtime to some other the use, the town will lose a significant portion of its recreation facilities. This need will be compounded as Fort Mill continues to grow. It should be noted that the standard suggested by the National Recreation and Parks Association of 10 acres of parkland for every 1,000 residents is a general guide for communities and presents an opportunity for Fort Mill to customize a level of service unique for the Town based on its residents values and needs.

A complete description of all facilities including YMCAs, privately-managed facilities and other recreation opportunities can be found in Volume 1: Fort Mill Today.

## 5.5 School Facilities<sup>3</sup>

Fort Mill is widely known as a location of choice for new residents in large part due to the quality of its schools. Since release of the 2008 Comprehensive Plan the following new schools have opened:

- Pleasant Knoll Elementary
- Sugar Creek Elementary
- Banks Trail Middle
- Nation Ford High and Football Stadium

As noted in the 2010 Fort Mill School District Ten Year Facility Needs Plan<sup>4</sup> the high student population growth rate over the last ten years continues to outpace other jurisdictions. However, the recent economic downturn has slowed that growth to some extent. The following chart suggests what schools will be at or near capacity within the next ten years:

**Table 21: School Facilities**

School	2009-2010	2014-2015	2019-2020
Fort Mill Elementary	Less than 95% Full	Over Capacity	Over Capacity
Gold Hill Elementary	Within 5% of Capacity	Over Capacity	Over Capacity
Orchard Park Elementary	Less than 95% Full	Over Capacity	Over Capacity
Pleasant Knoll Elementary	Less than 95% Full	Over Capacity	Over Capacity
Riverview Elementary	Less than 95% Full	Less than 95% Full	Less than 95% Full
Springfield Elementary	Less than 95% Full	Less than 95% Full	Less than 95% Full
Sugar Creek Elementary	Less than 95% Full	Over Capacity	Over Capacity
Banks Trail Middle	Less than 95% Full	Less than 95% Full	Less than 95% Full
Fort Mill Middle	Less than 95% Full	Less than 95% Full	Less than 95% Full
Gold Hill Middle	Less than 95% Full	Less than 95% Full	Less than 95% Full
Springfield Middle	Less than 95% Full	Less than 95% Full	Over Capacity
Fort Mill High	Less than 95% Full	Over Capacity	Over Capacity
Nations Ford High	Less than 95% Full	Within 5% of Capacity	Over Capacity

Source: Fort Mill Schools Ten Year Facilities Needs Plan, 2010 Update, Cumming/Southern Management Group Consultants

In preparation for schools that will be at or over capacity in the near future the following schools are either under construction or being planned:

<sup>3</sup> Please note this section was completed with information from the approved 2010 Facilities Plan. An update to the plan exists but has not yet been approved by the Fort Mill School District Board.

<sup>4</sup> Fort Mill Schools Ten Year Facilities Needs Plan, 2010 Update, Cumming/Southern Management Group Consultants

**Table 22: Fort Mill School District Proposed Schools**

Proposed School	Location	Capacity	Anticipated Opening
New Elementary #8	Tega Cay Area	1000	2014/2015
New Elementary #9	Massey Subdivision	900	2014/2015
New Elementary #10	Future Kanawha Subdivision	900	2019/2020
New Middle #5	Undecided	900	2019/2020
High #3	Along Southern Bypass	1800	2015/2016

Source: Fort Mill Schools Ten Year Facilities Needs Plan, 2010 Update, Cumming/Southern Management Group Consultants

In addition to buildings that house students, the School District is in the process of renovating and constructing a new transportation office and a new district office in the Gold Hill Commons development.

A map of both recreational and school facilities is located in Appendix D of this report.

## 6.0 TRANSPORTATION

The following section provides updated information on Fort Mill's transportation and circulation system including the road network, public transit and bicycle and pedestrian facilities.

### 6.1 Road Network

#### 6.1.1 Existing Facilities

Since release of the plan a number of facilities have been completed including the Fort Mill Northern Bypass and the widening of Highway 160 from US 21 to Gold Hill Road. While improvements have been made to north/south facilities, stakeholders indicate that east/west connections are severely lacking. Major areas of concerns continue to be the volume and number of incidents on Highway 160, Dobys Bridge Road and Tom Hall Street. First responders, police, fire and emergency medical service providers, indicate that traffic incidents continue to generate the highest amount of service calls.

#### 6.1.2 Projects Underway

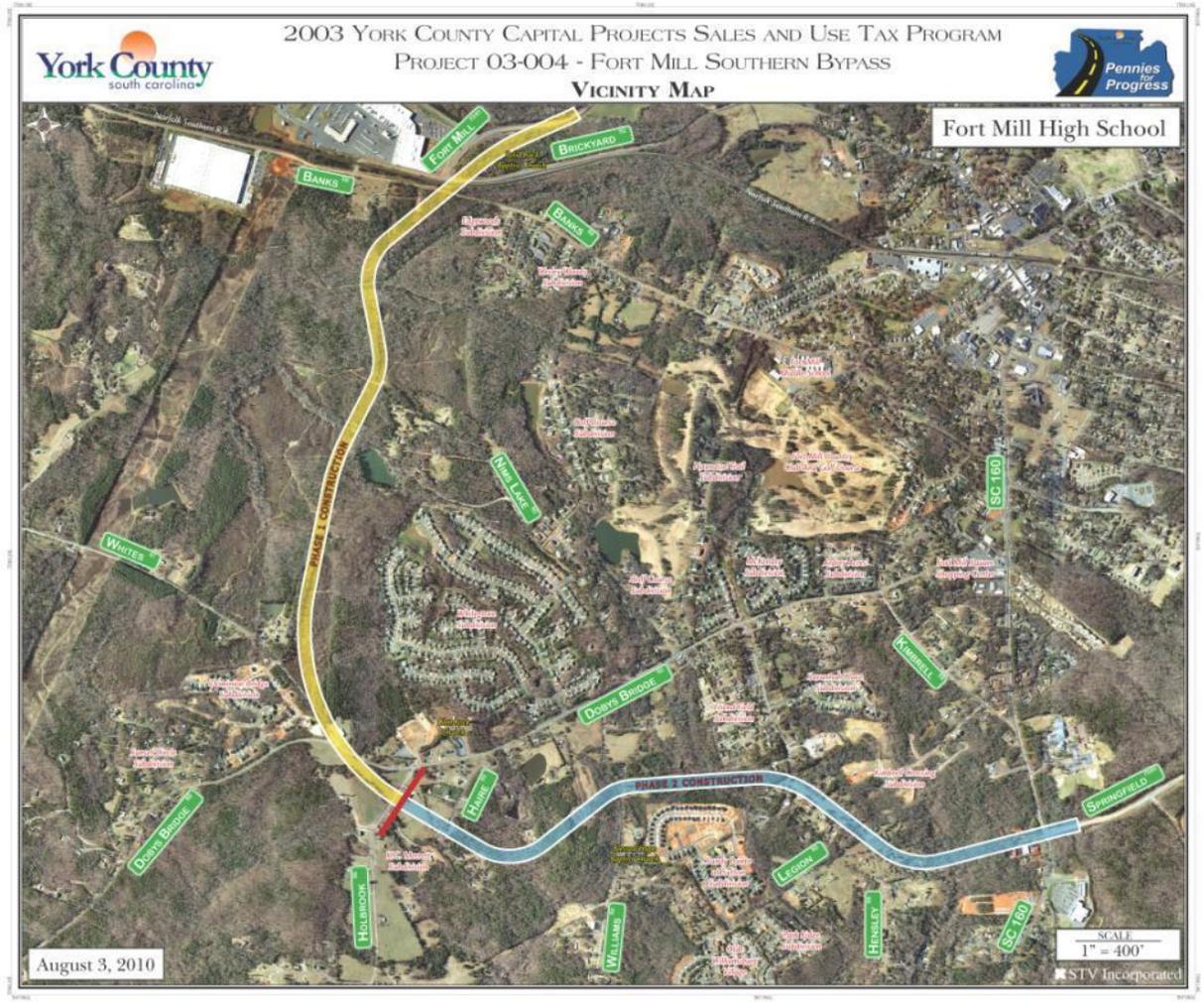
##### *Tega Cay/Gold Hill Road Connector (2003 Pennies 2 Program)*

The Tega Cay/Gold Hill Road Connector, a half-mile new two-lane stretch of roadway, is currently under review by the Federal Highway Commission. Construction is estimated to begin in the Spring of 2013. (See Appendix C for a complete description.)

##### *Fort Mill Southern Bypass(2003 Pennies 2 Program)*

The first phase (Phase IA) of the Fort Mill Southern Bypass is has been completed and provides access to Banks Trail Middle School. The much needed bypass will provide immediate relief to congestion along Doby's Bridge Road. Downtown streets (Main Street, Tom Hall Street, Clebourne Street and North White Street) will also see relief. The additional east/west connectivity will increase access to I-77 and provide opportunities for economic growth in the southern part of Fort Mill. Construction is scheduled to be complete for both Phase I and Phase II in 2014/2015.

Map 3: Southern Bypass



## SC 160 (2003 Pennies 2 Program)

Roadway widening improvements from Springfield Parkway to the Lancaster County line was moved to the Pennies 3 Program and is currently being designed with construction anticipated to begin in 2012.

### 6.1.3 Planned Projects

#### *Pennies for Progress 3*

On August 2, 2011 the citizens of York County approved the \$161,000,000 "Pennies for Progress 3<sup>5</sup>" program which will fund 14 projects in and around the county. Of the 14 planned projects, three are in the Fort Mill Planning Area. These projects were recently awarded to local consultants to begin design and construction of the improvements. The following table details the Pennies for Progress projects in the Fort Mill Planning Area:

**Table 23: Pennies for Progress**

Project Number	Project Type	Project Name	Project Description	Project Length (mi)
11-001	Two-lane to five-lane	SC Highway 160 West	5-lane to State Line	1.10
11-004	Two-lane to five-lane	US 21 North Phase 1 and SC 51	Springfield Parkway to NC State line, 4 or 5-lane	2.90
11-007	Interchange Improvement	Gold Hill Road/I-77	Gold Hill Road/ I-77 Interchange Improvement	1.00
11-008K	Intersection Improvements	FMSB/Spratt/Sutton Connector		

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<sup>5</sup> Pennies for Progress is the name of the York County Capital Projects Sales and Use Tax Program

## 6.2 Public Transit

### 6.2.1 Existing Facilities

The Charlotte Area Transit System (CATS) currently operates one express route (82X- The Rock Hill Express) for Fort Mill commuters. The route stops in Baxter and runs a fairly regular weekday schedule. There is no service on Saturday or Sunday.

There are currently no other public transportation options in Fort Mill. Most communities have some sort of demand response services for the elderly or disabled but because Fort Mill falls under the Charlotte Area Transit System jurisdiction residents are not eligible for York County Access. York County Access provides public transportation for essential trips, like medical appointments and ride-to-work services. There is no equivalent provision for residents of Fort Mill. Stakeholders suggest that because Fort Mill lies in the Charlotte urbanized area but within South Carolina, neither state can provide money to fund the service.

### 6.2.2 Rapid Transit Study

Since the 2008 Plan, RFATS, the Rock Hill- Fort Mill Area Transportation Study intergovernmental transportation organization, completed a Rapid Transit Study<sup>6</sup>, "analyzing alternatives to provide rapid transit service connections between Rock Hill-York County and the greater Charlotte region." The study identifies a locally preferred alternative route primarily along the US-21 corridor. The final recommendation of the study suggests that Bus Rapid Transit (BRT) service be established to connect Rock Hill, Fort Mill and York County residents to employment opportunities in Charlotte. The route would follow the US-21 corridor and "connect to the CATS southern light rail line at I-485."

## 6.3 Bicycle and Pedestrian Facilities

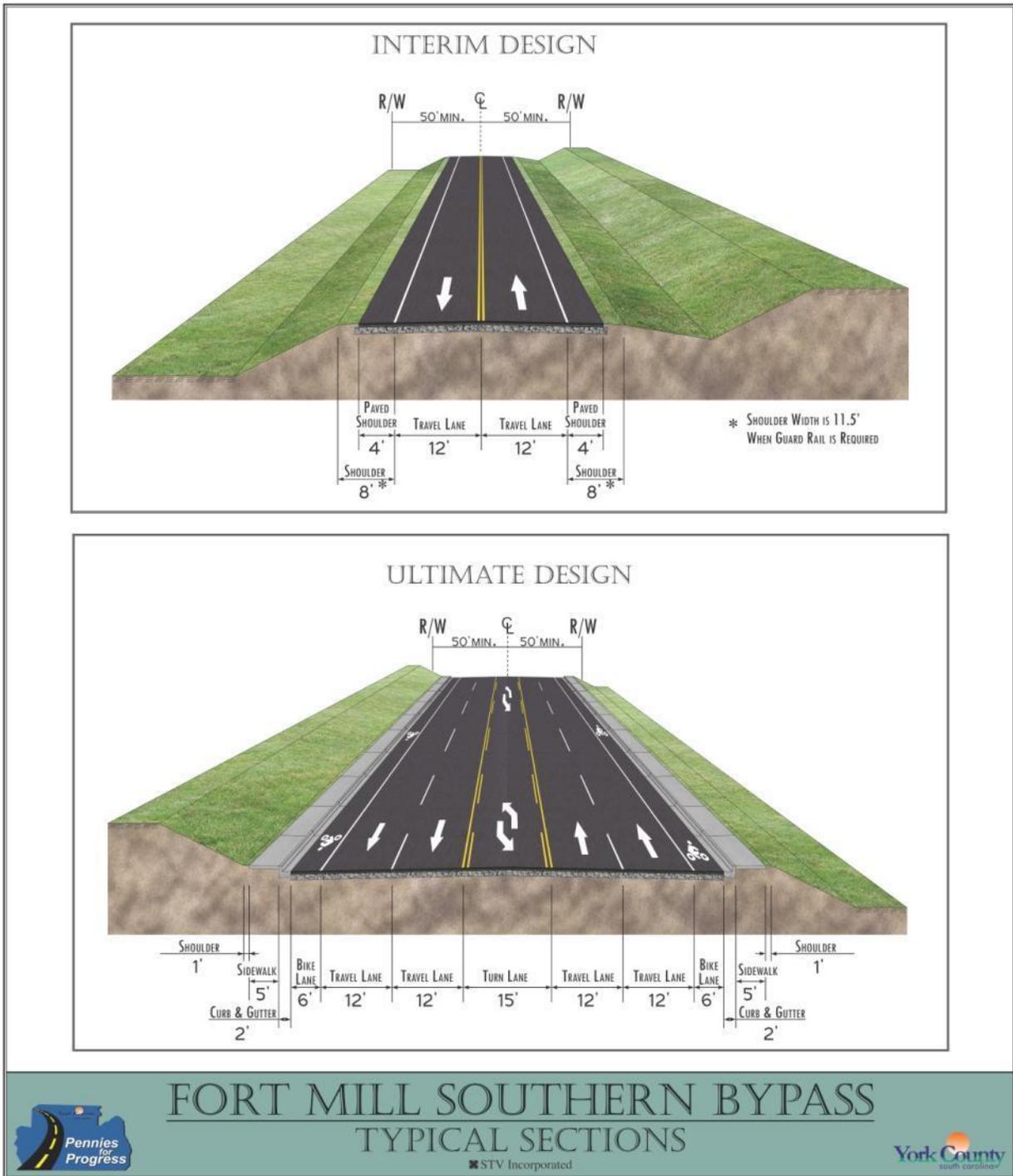
While downtown Fort Mill and many of the new developments have an extensive network of sidewalks there is little to no pedestrian or bicycle interconnectivity between major commercial or housing centers. Available data indicates that the only formal bicycle facility is located on Highway 160 east of Springfield Parkway.

As illustrated in the following sections, plans for the interim design of the Southern Bypass includes wide shoulders and the ultimate design includes bike lanes:

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<sup>6</sup> RFATS Rapid Transit Study

**Map 4: Southern Bypass Facility**



Stakeholders indicated that in order to meet short-term biking interests the Town should attempt to attempt to incorporate bicycle facilities on all major arteries where width of road allows, priority segments include:

- Highway 21 from new Catawba Bridge to Highway 51
- Springfield Parkway
- Nations Ford Road
- Southern Bypass
- Dobys Bridge Road
- Fort Mill Parkway
- Coltharp Road
- Sutton Road
- Gold Hill Road

## 7.0 LAND USE

Since release of Volume 1, Fort Mill has annexed approximately 4881 acres into the town's corporate limits nearly doubling the size of the town. A map of the Town Limits in 2007 compared to today is located in Appendix D. Major annexations include:

- 2000+ acre Clear Springs Development Property
- 1800 acre Anne Springs Close Greenway
- 332 acre Kanawha Property
- 150 acres north of Pleasant Knoll Elementary, south of Gold Hill Road

These annexations include future school sites, planned residential communities and commercial developments. As with the 2008 Plan, the Town of Fort Mill relies on York County and the Catawba Regional Council of Governments for its GIS information. For this study, the same sources were used. The following table provides land use acreage data for the Fort Mill Township:

**Table 24: Land Use by Acreage**

Land Use	2011* Acreage
Single-Family Residential	1828.27
Multi-Family Residential	631.7
Commercial	3838.32
Public	577.29
Rural Agriculture	7883.29
Rural Residential	2391.3
Vacant/Agriculture	14228.53

*\* Due to the nature and pace of collecting and digitizing land use data, this figure is the best assumption of 2011 acreage totals.*

Existing land use ratios have not changed dramatically since the 2008 Plan. Fort Mill continues to have a large amount of vacant, undeveloped acreage. Single-family residential makes up the greatest percentage of improved lands followed by commercial acreage and rural residential. A map of existing land use is located in Appendix D.

## **APPENDIX A: ADVISORY COMMITTEE LIST**

The update to the Town of Fort Mill's Comprehensive Plan is developed through a process initiative by the Town and managed by the consultant team of LandDesign. Throughout the update, an advisory committee, selected by the town for their intimate knowledge of the issues facing Fort Mill, guide the process. Members of the Advisory Committee are:

John Garver  
Thomas Petty, Jr.  
James Traynor  
Chris Wolfe  
Scott Couchenour  
Tony White  
Butch Cowart  
Barry Mack

## **APPENDIX B: STAKEHOLDER INTERVIEW LIST**

Key stakeholders who represented a variety of interests, and more importantly, deal on a regular basis with one or more aspects of the issues to be addressed by the plan, were interviewed early in the planning process. The stakeholders were invited to participate in the group interviews in September of 2011:

*Note: Not all who were invited were able to attend the sessions.*

### **Fort Mill School District**

Dr. Chuck Epps, Fort Mill School District

Leanne Lordo, Fort Mill School District

Tommy Schmolze, Fort Mill School District

Joe Romnick, Fort Mill School District

### **Utilities/Infrastructure**

Paul Mitchell, Town of Fort Mill

Davy Broom, Town of Fort Mill

Brad Marshall, Town of Fort Mill

Chris Richardson, Town of Fort Mill

Terry Williams, Town of Fort Mill

Troy Began, Wiedeman and Singleton

### **Economic/Community Development**

Mark Farris, York County

Lucinda Sutton, Fort Mill Economic Council

David Ward, Fort Mill Economic Council

Wink Rea, Fort Mill Economic Council

Trudie Heemsoth, Chamber of Commerce

Grazier Rhea, Catawba COG

Thomas Rowe, Fort Mill Housing Authority

### **Development Community (Commercial)**

James Traynor, Clear Springs Development Co.

Dehler Hart, Springland

Warren Norman, Warren Norman & Associates

Susan Granson, Childress Klein

Henri Gresset, Kuester

### **Development Community (Residential)**

James Traynor, Clear Springs Development Co.

Joe Walker, Crescent Resources

Dehler Hart, Springland

Guynn Savage, Allen Tate/York County

Scott Childers, ESP Associates

Butch Brindel, Piedmont Assoc. of Realtors

Scott Maxwell, HBA of York County

### **Recreation**

Brown Simpson, Town of Fort Mill

Andy Stahr, Town of Fort Mill

Tim Patterson, Leroy Springs & Co.

Tammy Woods, Leroy Springs Complex

Dom Wren, Discoveries

Mark Sexton, City of Rock Hill PRT

David Merryman, Catawba River Keeper

Jeff Updike, Nation Ford Land Trust

## **Transportation**

David Hooper, RFATS

Phil Leazer, York County

Greg Shaw, SCDOT

Vic Edwards, SCDOT

Wendy Bell, Catawba COG

David Booth, Tailwind Cycles

## **Town of Fort Mill**

Joe Cronin, Town of Fort Mill

David Hudspeth, Town of Fort Mill

Wayne Hunter, Town of Fort Mill

David Parnell, Town of Fort Mill

Ken Kerber, Town of Fort Mill

Jeff Helms, Town of Fort Mill

## **Regional Planning Partners**

Susan Britt, City of Tega Cay

Bill Meyer, City of Rock Hill

Steve Allen, York County

Tobe Holmes, York County

Dave Pettine, York County

Christopher Karres, Lancaster County

Robby Moody, Catawba COG

## **Community/Neighborhood**

Raynell Swanson, Dominion Bridge

Brian Wagener, Jones Branch

Richard Hilton, The Meadows

Pam Wallace, Stirling

Lane Strandberg, Massey

Jay Jordan, Spring Branch Glen

Bill Neurohr, McKendry

James "Jim" Cocilova, Savannah Place

Chad Shields, Creekside Crossing

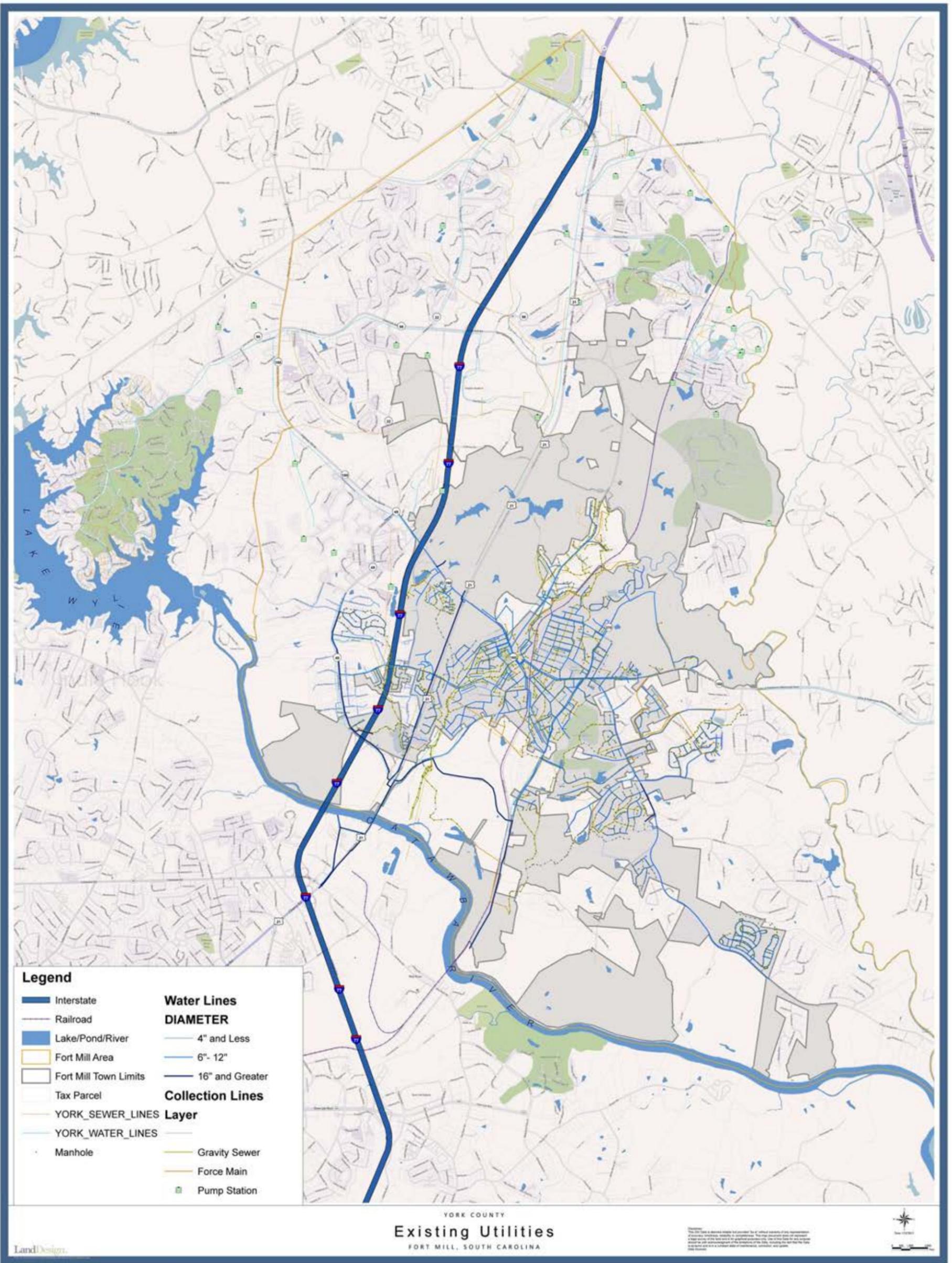
Terry Hudson, Walden Park

Vaughn Batchelor, Audrey Acres

## **APPENDIX C: PENNIES FOR PROGRESS**

**TO BE INSERTED INTO PDF**

## Appendix D: Existing Conditions Maps





YORK COUNTY  
**Facilities- Parks & Recreation**  
 FORT MILL, SOUTH CAROLINA

LandDesign

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