



**TOWN OF FORT MILL
BOARD OF ZONING APPEALS MEETING
October 17, 2016
112 Confederate Street
6:00 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

Regular Meeting: June 20, 2016

[Pages 2-6]

PUBLIC HEARING ITEMS

1. **CASE # 2016-822**
Fort Mill School District–York 4
1180 Fort Mill Parkway
Tax Map # 020-12-01-201
Zoning District: R-10

Applicant is requesting a variance from the zoning ordinance to allow an increase in the 16' maximum lighting fixture height. *[Pages 7-28]*

ADJOURN

**MINUTES
TOWN OF FORT MILL
BOARD OF ZONING APPEALS
JUNE 20, 2016
6:00 PM**

Present: Jim Thomas, Jody Stegall, Charles Stec, Terri Murray, Becky Campbell, Assistant Planner Chris Pettit

Absent: Ryan Helms, Scott Couchenour

Guests: Randall A. Parks, Jack Dover, Scott Couchenour, Jonathan Lake, Mary Lake, Mindy Hinson

Chairman Thomas called the meeting to order at 6:00 p.m. and welcomed everyone in attendance.

APPROVAL OF MINUTES

Mr. Stec made a motion to approve the minutes of May 16, 2016 meeting as submitted by staff. Mr. Stegall seconded the motion. The motion was approved by a vote of 5-0.

PUBLIC HEARING ITEMS

- A) **Variance request from Jonathan Lake – The Meadows Lot 13, Lazenby Drive – Case #2016-466:** Assistant Planner Pettit provided a brief overview of the variance request, the purpose of which was to allow a reduction in the minimum lot width as measured at the building line to allow the home design as submitted by the applicant. Mr. Pettit gave a summary of the staff report, noting the requirements per Article II, Section 1(5)(C), which outlines the 100’ lot width requirement at the building line for R-15 properties. Mr. Pettit noted that the building setback for R-15 properties is 35’, however the 100’ lot width requirement pushes the home back further due to the shape of the lot. Finally, Mr. Pettit noted that the board, pursuant to state law, has the authority to grant variances in cases of unnecessary hardship as defined by state law and noted on the application and in the staff report.

Chairman Thomas opened the public hearing and asked if the applicant was present and would like to speak to the application.

Jonathan Lake, applicant, spoke to the shape of the buildable area on the lot and the difficulties of finding a house plan that would fit on the lot. Mr. Lake noted that the neighborhood covenants exempt the lot from neighborhood setback restrictions and instead require only that town requirements are met. Mr. Lake spoke to the proposed location of the home and noted that it would be set back significantly from the street and barely visible.

Mr. Stegall questioned the location of creeks/streams on the lot, to which Mr. Lake pointed out the creeks on the lot. Discussions occurred related to the creeks and the drainage of the property in general.

Mr. Stec discussed the neighborhood covenants and whether the HOA would approve the home since technically it wouldn't fit within the requirements of the town's zoning, to which Mr. Lake noted that he couldn't speak to it but that his immediate neighbors were present to speak for the request.

Ms. Murray questioned whether the applicant was aware that there would be issues prior to purchasing the lot, to which Mr. Lake noted that he was aware that there would be issues as he is currently in the process of purchasing the lot. Mr. Stegall noted that the options are that a variance be issued or the lot remains vacant.

Jack Dow, adjacent property owner in The Meadows, noted that he was excited for the opportunity for the Lake's to build in the neighborhood. Mr. Dow noted that the proposed home would be screened from the Doby Court properties, his property, and the golf course. Mr. Dow noted that he has been the property owner for eight (8) years and that they have been hopeful that the lot would be developed.

Mr. Stec questioned whether Mr. Dow was an original homeowner, to which Mr. Dow noted that he was not. Mr. Stec questioned whether Mr. Dow was aware of the restrictions of the lot, to which Mr. Dow noted that he has always been hopeful that the lot would be developed. Mr. Stegall questioned why the lot wasn't addressed, to which Mr. Pettit noted that the lot would be addressed upon a request for a building permit.

Randall Parks, a resident of Allison Street, noted that he was in support of the property being developed as he frequently travels through the neighborhood on his golf cart.

Scott Couchenour, owner of the adjacent property on Doby Court, noted to the public that he is a member of the Board of Zoning Appeals but would be speaking only as an adjacent property owner. Mr. Couchenour noted he purchased his property in 2007. Mr. Couchenour note that when the developer purchased the property, they were told that lot 13 was unbuildable and asked to not plat the lot, however additionally noting that the lot was platted as a buildable lot. Mr. Couchenour stated his concerns were that the Doby Court properties would have back doors facing the applicant's front door, the proximity to the rip rap, the potential flooding of the retention pond, the proximity to the drainage area behind the #4 golf green, and the potential to set a precedent for the neighborhood. Mr. Couchenour requested that if the variance is approved, that this be the only variance approved for the lot and that nothing be built to block his view going up the #4 fairway. Mr. Couchenour additionally spoke to the possibility of providing utility right-of-way access to his property. Mr. Couchenour noted that the lot today is overgrown and that developing the lot would be an improvement.

A discussion occurred regarding the existing views from Mr. Couchenour's property as looking toward the golf course and the development of the subject property / platting of the lot. Mr. Stec questioned whether any of Mr. Couchenour's knowledge of the platting history for the subject property was written, to which Mr. Couchenour noted that it was not and to which Mr. Pettit noted that the property is a legal lot of record and is therefore buildable.

Mr. Stegall questioned whether the retention pond had overflow protection, to which Mr. Dow noted that it did.

Mr. Stegall questioned whether in Mr. Couchenour's opinion that the development of the lot would be of a benefit since it would clean up the lot, to which Mr. Couchenour stated that it was "50-50".

Mr. Couchenour made two final comments, noting that he would like to see in the new UDO that adjacent property owners be notified 10 days in advance and that the Board of Zoning Appeals require HOA approval notification prior to accepting a request for variance. Chairman Thomas noted that Mr. Couchenour would need to take those matters up with Town Council. Mr. Couchenour thanked the board for hearing his comments and left the meeting prior to any further discussion or voting.

Mary Lake, applicant, noted that the property is in close proximity to her work and the plan is to make the property their forever home. Ms. Lake noted that there are no other properties in The Meadows as far as precedent for variances. Ms. Lake additionally noted that the way in which the property sits, the front door would not be visible from Mr. Couchenour's back door. Further discussions occurred related to existing vegetation onsite and the multitude of potential house plans for the site.

Mr. Stegall asked for clarification as to what the exact variance would be that is being requested, to which Mr. Pettit noted that the request is to reduce the minimum lot width at the building line from 100 feet to approximately 75' plus or minus. Mr. Thomas requested clarification that the garage is what currently does not meet the zoning requirements, to which Mr. Pettit noted that the garage is currently the only portion of the home that goes outside of the existing buildable area. The board contemplated several layout alternatives for the property, noting that none of the options would fit in the existing buildable area.

Having no others wishing to speak, Chairman Thomas closed the public hearing.

A discussion occurred regarding the HOA covenants and how residents agreed to the language noted regarding the lot and how no one attended the meeting from the neighborhood to speak against the request. Mr. Stec had concerns with the language of the HOA covenants, but noted that the residents didn't show up to speak to it. Mr. Stegall and Ms. Campbell noted that if they had issues with the request, the residents would have shown up.

Discussions occurred related to the comments and concerns of Mr. Couchenour, specifically regarding the visibility from Mr. Couchenour's rear property.

Mr. Stec questioned whether the property's lack of an address had any meaning, to which Mr. Pettit noted that there was no significance to it and that the County would provide an address upon request.

Mr. Stec questioned the exact reduction in the minimum lot width at the building line that was being requested, to which Mr. Pettit noted that it was difficult to determine exactly without a program such as AutoCAD but that the board could reference the survey as submitted and staff would ensure that any approvals matched what was shown at the meeting.

Mr. Stec questioned how many lots in the Town of Fort Mill were similar to the lot in question, to which Mr. Pettit noted that awkwardly shaped lots exist for a number of reasons and are present throughout town.

Hearing no further discussion, Mr. Thomas called for voting on the four criteria required in granting a variance. Mr. Thomas called for a motion on whether or not there were extraordinary and exceptional conditions pertaining to the particular piece of property. Ms. Campbell made a motion that there were extraordinary and exceptional conditions pertaining to the particular piece of property. Ms. Murray seconded the motion. The motion passed by a vote of 4-0 with Mr. Stec abstaining.

Mr. Thomas called for a motion on whether the conditions apply to other property in the vicinity. Mr. Stegall made a motion that the conditions do not generally apply to other property in the vicinity. Ms. Murray seconded the motion. The motion passed by a vote of 5-0.

Mr. Thomas called for a motion on whether the application of the ordinance effectively prohibits or unreasonably restricts the utilization of the property. Mr. Stec made the comment that it would be impossible for the board to determine whether or not a house plan exists that would fit on the lot. Mr. Stec made a motion that the ordinance does not effectively prohibit or unreasonably restrict the utilization of the property. The motion failed for a lack of a second. Ms. Campbell made a motion that the application of the ordinance would effectively prohibit or unreasonably restrict the utilization of the property. Mr. Stegall seconded the motion. The motion passed by a vote of 4-1, with Mr. Stec opposed.

Mr. Stegall questioned at what point the board could apply conditions to the approval, to which Mr. Pettit noted that the final motion to overall approve or deny the variance could include conditions of approval.

Mr. Thomas called for a motion on whether the authorization of a variance would be of substantial detriment to adjacent property or to the public good, and the character of the district would be harmed by the granting of the variance. Mr. Stegall made a motion that the authorization of the variance would not be detrimental to the adjacent property and the public good, and that the character of the district would not be harmed by the granting of the variance. Ms. Campbell seconded the motion. The motion passed by a vote of 5-0.

Mr. Thomas called for a motion for whether or not to grant the variance. Mr. Stegall made the comment that no fence or solid screening over 4' would be fair to ask as a condition. Mr. Stec questioned what the condition had to do with the request at hand. A discussion occurred related to the relationship of the proposed condition to the variance request. Mr.

Thomas questioned what rules would apply for fencing, to which Mr. Pettit explained the requirements for fencing per the town's zoning ordinance. Discussions occurred related to fencing required for pools, to which Mr. Pettit noted that the swimming pool code requires only a 4' fence.

Mr. Stegall made a motion to approve the variance as requested. Ms. Campbell seconded the motion. The motion passes by a vote of 4-1, with Mr. Stec opposed.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Chris Pettit, AICP
Planning Department
October 1, 2016

**Town of Fort Mill
Board of Zoning Appeals
Item for Action**

Item #1	<u>CASE # 2016-822</u> Fort Mill School District–York 4 1180 Fort Mill Parkway Tax Map # 020-12-01-201 Zoning District: R-10	Applicant is requesting a variance from the zoning ordinance to allow an increase in the 16’ maximum lighting fixture height.
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Background / Discussion

The town has received a variance request from the Fort Mill School District for a proposed non-conformity related to the future FMHS #3 located at 1180 Fort Mill Parkway.

The applicant’s request is to allow the installation of lighting fixtures up to 30’ in height for parking lot lighting and 90’ for athletic lighting, as measured from ground level at the base of the fixture. The attached site plans note the location and height of the proposed lighting. Large copies will be available during the meeting for further review.

Article IV, Section 6(4)(a) of the town’s zoning ordinance outlines the following requirement for lighting fixtures:

“Except as provided below, lighting fixtures in any residential zoning district, including residential uses within the mixed use (MXU) zoning district, **shall not exceed 16 feet in height.**”

The petitioner has stated that the purpose of the lighting request would be to allow sporting events to take place after sunset, which otherwise would not be possible without the athletic lighting. In addition, the request for taller poles within the parking lot is stated to allow for a more efficient design and to provide safer lighting conditions for students and staff.

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b) these conditions do not generally apply to other property in the vicinity;

- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - (i) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

- (ii) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Submitted by:

Chris Pettit, AICP
Assistant Planner / Zoning Administrator
October 10, 2016

Variance Appeal Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Fort Mill Schools

Mailing Address: 2233 Deerfield Dr, Fort Mill, SC 29715

Telephone Number: (803) 548-2527

Property Information:

Address: 1180 Fort Mill Parkway, Fort Mill, SC 29715

Current Zoning: Corridor Overlay District

Current Use of Property: Wooded

Submission Checklist

- Completed application *
- Drawings and specifications of proposed improvements
- Site plan showing location of proposed improvements.
- Application fee (\$100 residential / \$250 non-residential)*

Additional materials may be required

*Required with submission

The Board of Zoning Appeals may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.

The findings required by the Board for variances are identified in Sec. 6-29-800 (attached) of the South Carolina Code of Laws. Responses to each of the following questions will assist the Board in making a determination.

1. Describe the variance request: Fort Mill Schools request a variance to use parking lot light poles between 28'-30' in height and sports field light poles between 60'-90' in height.

2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):
The new high school will utilize the taller poles for a more efficient light design, safer conditions for students and staff and an economical layout to save public money.

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126



800 Columbiana Drive, Suite 208 • Irmo, SC • 29063 • 803-765-1007 • www.simgroupusa.com

FORT MILL HIGH SCHOOL #3 - FORT MILL SCHOOL DISTRICT-YORK 4
SITE LIGHTING AND ATHLETIC FIELD LIGHTING DESIGN NARRATIVE
FORT MILL, SOUTH CAROLINA
SEPTEMBER 26, 2016

1. SITE LIGHTING

Parking lot and roadway light fixtures to be type II and type V full cutoff LED fixtures. Mounting height of light fixtures to be 28'-0" above grade using a 25'-0" pole mounted on a 3'-0" raised concrete foundation. See attached Cree Lighting cut sheets for additional information.

Design light levels (average maintained) in parking lots to be in the 1.0 foot-candle to 2.0 foot-candle range with an average-to-minimum uniformity ration of 3:1 or better. Design light levels (average maintained) on roadways to be in the 1.0 foot-candles to 2.1 foot-candles range with an average-to-minimum uniformity ration of 4.5:1 or better.

Site lighting to be controlled via photocell and the school's Energy Management System (EMS) so lights do not operate until dusk and shut off at a scheduled time. In addition, each site lighting fixture shall include an integral motion sensor set so lights go to full output when motion detected, but dim back to 20% to 25% output after 10 minutes of no motion. The school EMS will allow remote override of the lighting controls so lights can be turned on or shut off remotely by school district personnel if needed.

With the exception of five poles at or near the three road entrances, all site lighting poles have been located so each pole is more than 100' from the property line. This combined with the tight optical control of the LED light fixtures will result in little to no spill light off of the school property.

Exterior lighting and lighting controls will comply with or exceed the applicable Energy Code (IECC / ASHRAE 90.1) for this project.

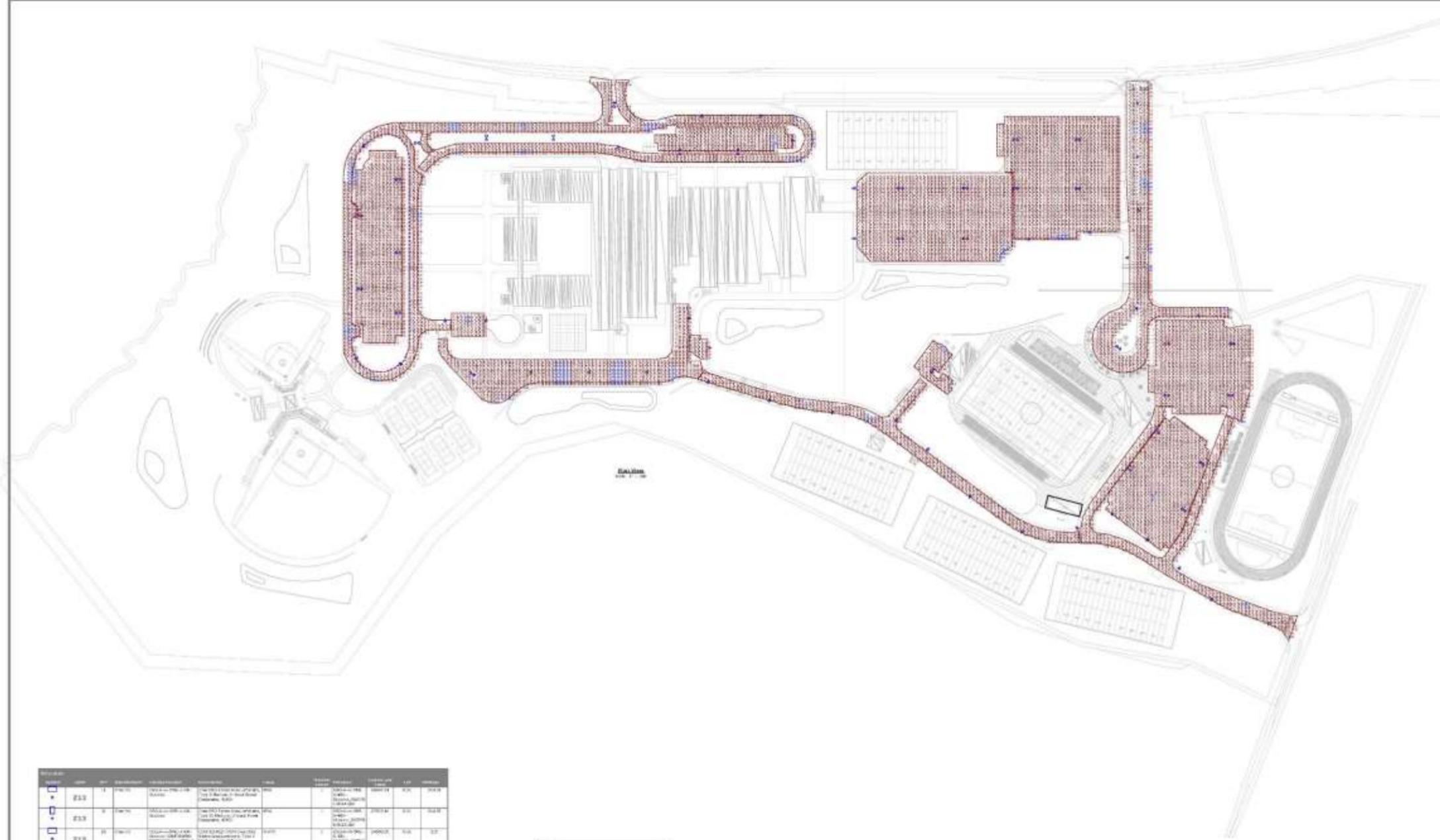
2. ATHLETIC FIELD LIGHTING

Athletic field light fixture mounting heights to range from 25' (tennis) to 90' (football). The light fixtures will be specified with glare control shields/mouvers to minimize spill light. Base Bid will be specified around traditional metal halide light fixtures with an Alternate to use LED light fixtures. See attached Hubbell and Ephesus cut sheets for additional information.

Design light levels for the athletic fields will be based on IESNA Recommended Practices. Proposed light levels are indicated on attached Sheet E870.

Athletic field lighting controls to allow remote access of the lighting controls so lights can be turned on or shut off remotely by school district personnel if needed.

END

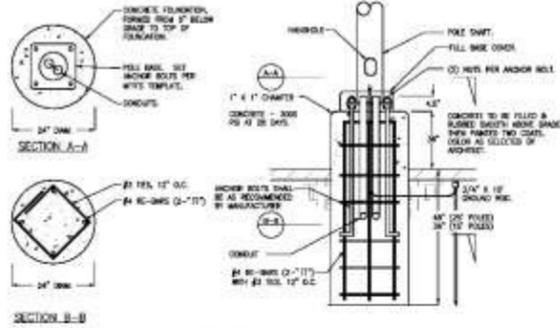


FORT HILL SCHOOL DISTRICT - HIGH SCHOOL #3
SITE LIGHTING PHOTOMETRIC PLAN

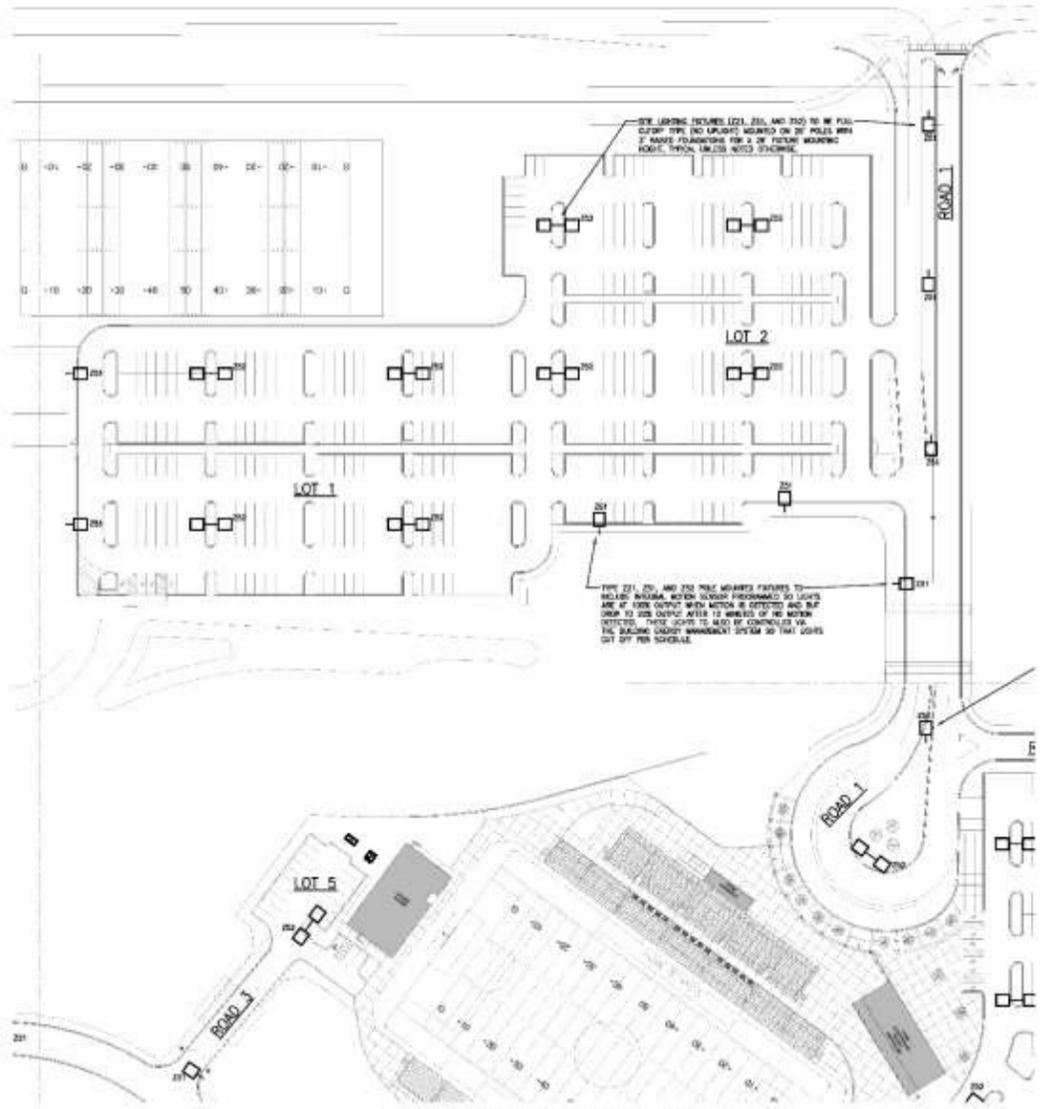
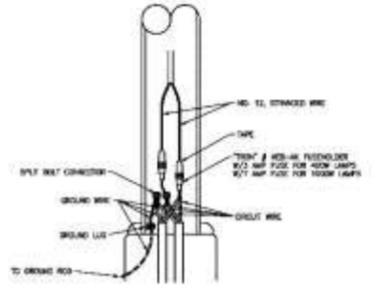
Fixture ID	Qty	Manufacturer	Model	Notes	Height	Beam Angle	Watts	LPF	IES File
213	1	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
214	2	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
215	24	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
216	24	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
W17	1	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File

Fixture ID	Qty	Manufacturer	Model	Notes	Height	Beam Angle	Watts	LPF	IES File
213	1	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
214	2	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
215	24	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
216	24	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File
W17	1	PHOTONIC	PHOTONIC 150W	150W LED Flood Light	15	120°	150	0.9	IES File

Designer: [Name]
 Date: [Date]
 Project: [Project Name]
 Scale: [Scale]
 Drawing No.: [Number]
 Revision: [Revision]



2 LIGHT POLE FOUNDATION DETAIL
 SCALE: 1/4" = 1'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot 1	+	1.7 fc	5.4 fc	0.6 fc	9.0:1	2.8:1
Lot 2	+	1.6 fc	5.8 fc	0.6 fc	9.7:1	2.7:1
Lot 3	+	2.0 fc	5.8 fc	0.9 fc	7.3:1	2.5:1
Lot 4	+	1.9 fc	6.2 fc	0.9 fc	6.9:1	2.1:1
Lot 5	+	2.0 fc	4.8 fc	0.7 fc	6.9:1	2.9:1
Lot 6	+	1.4 fc	2.2 fc	0.7 fc	3.1:1	2.0:1
Lot 7	+	1.4 fc	2.4 fc	0.9 fc	2.7:1	1.8:1
Lot 8	+	2.0 fc	6.1 fc	0.7 fc	8.7:1	2.9:1
Lot 9	+	1.8 fc	5.0 fc	0.7 fc	7.1:1	2.6:1
Road 1	+	1.3 fc	3.7 fc	0.6 fc	6.2:1	2.2:1
Road 2	+	1.9 fc	5.0 fc	0.5 fc	10.0:1	3.8:1
Road 3	+	2.1 fc	5.1 fc	0.5 fc	10.2:1	4.2:1
Road 4	+	1.2 fc	4.7 fc	0.5 fc	9.4:1	2.4:1
Road 5	+	1.4 fc	4.2 fc	0.5 fc	8.4:1	2.8:1
Road 6	+	1.8 fc	5.2 fc	0.6 fc	8.7:1	3.0:1

Jumper Carter Sease
 ARCHITECTS
 410 Meeting Street
 West Columbia
 South Carolina

SITE LIGHTING REVIEW SET
 NOT FOR CONSTRUCTION

FORT MILL HIGH SCHOOL #3
 FORT MILL SCHOOL DISTRICT-YORK 4
 FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

No.	Description	Date

DRAWN BY: RC/JB/MO
 CHECKED BY: CLP/BLM
 COUNTY: 16001
 DATE: 08/17/2016
 SHEET TITLE: PARTIAL SITE LIGHTING PLAN 'B'

SITE LIGHTING REVIEW SET

5495 CROFTON ENGINEERS, P.C.
 808 Columbia Drive, Suite 208
 Fort Mill, South Carolina 29503
 Phone: (803) 780-9847 Fax: (803) 780-4330
 www.simgroup.com

E006

POLE SCHEDULE BASEBALL FIELD	
POLE LABEL	POLE HGT.
B1	15'
B2	15'
B3	15'
B4	15'
B5	15'
B6	15'



① ATHLETIC FIELD LIGHTING PLAN - BASEBALL
DATE: 08/17/2016

SITE LIGHTING REVIEW SET

 SIMS GROUP ENGINEERS, P.C.
 608 Columbia Drive, Suite 208
 York, South Carolina 29383
 Phone: (803) 750-9847 Fax: (803) 750-4330
 www.simgroup.com

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Carter
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ARCHITECTS
 410 Meeting Street
 West Columbia
 South Carolina

SITE LIGHTING
 REVIEW SET
 NOT FOR
 CONSTRUCTION

FORT MILL HIGH SCHOOL #3
 FORT MILL SCHOOL DISTRICT-YORK 4
 FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

No.	Description	Date

DRAWN BY: RC/JB/MO

CHECKED BY: CLP/BLM

CONTRACT NO: 16001

DATE: 08/17/2016

SHEET TITLE:

ATHLETIC FIELD
 LIGHTING PLAN -
 BASEBALL

SHEET NO.:

08/17/2016

SITE LIGHTING REVIEW SET

08/17/2016

E861

POLE SCHEDULE SOFTBALL FIELD	
POLE LABEL	POLE HGT.
S1	15'
S2	15'
S3	15'
S4	15'



1 ATHLETIC FIELD LIGHTING PLAN - SOFTBALL
DATE: 11/17/16

SITE LIGHTING REVIEW SET

SIMS GROUP ENGINEERS, P.C.
808 Columbia Drive, Suite 208
York, South Carolina 29383
Phone: (803) 750-9547 Fax: (803) 750-4330
www.simgroup.com

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West Columbia
South Carolina

**SITE LIGHTING
REVIEW SET
NOT FOR
CONSTRUCTION**

**FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT-YORK 4
FORT MILL, SOUTH CAROLINA**

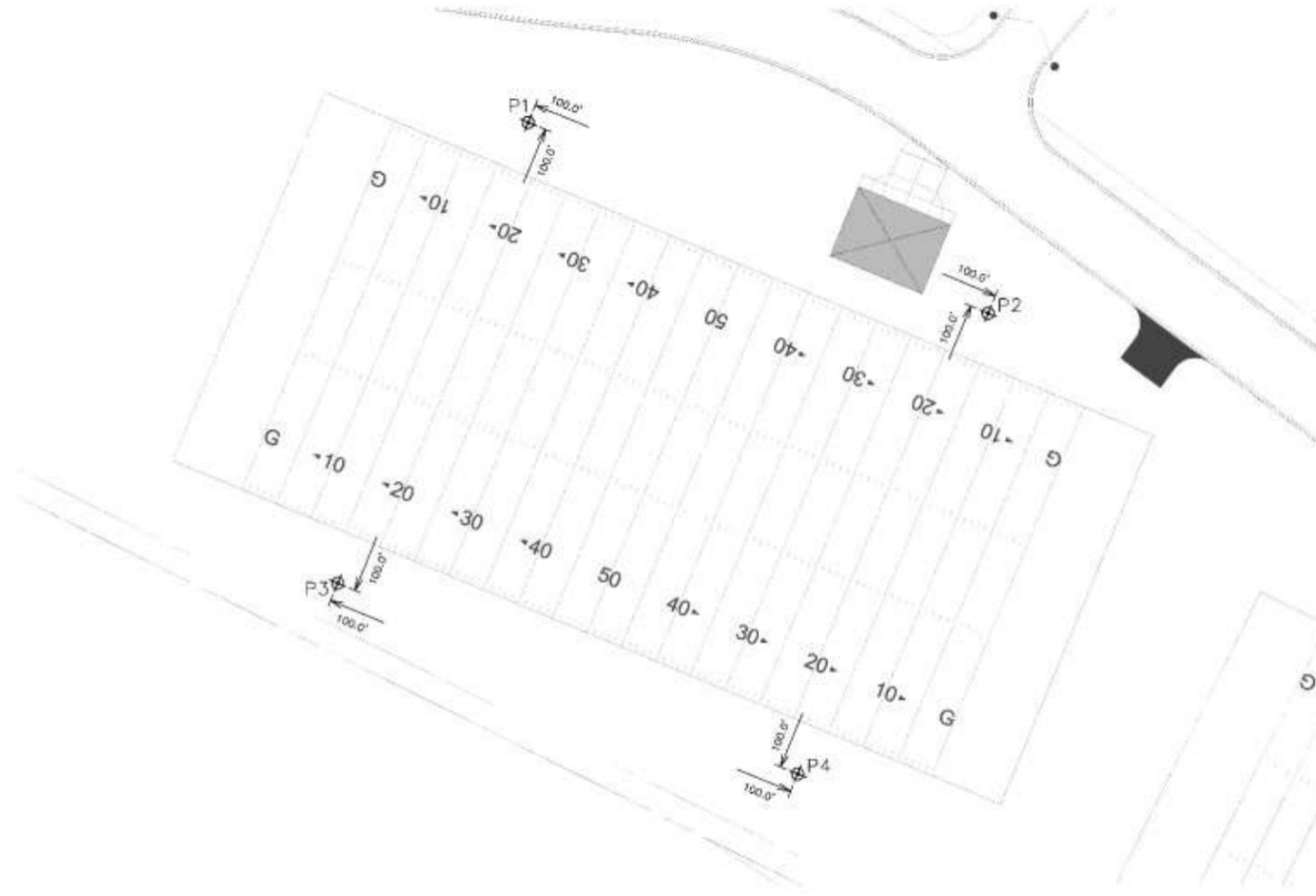
These drawings are the property of Jumper Carter Sease Architects, and they may be reproduced, copied or used in whole or in part without written consent of the architect. Any infringement will be subject to legal action.

DESIGN DEVELOPMENT	
No.	Date

DESIGNED BY: RC/JB/MO
CHECKED BY: CLP/BLM
CONTRACT NO: 16001
DATE: 08/17/2016
SHEET TITLE:
ATHLETIC FIELD
LIGHTING PLAN -
SOFTBALL

SHEET NO.:
E862

POLE SCHEDULE PRACTICE FIELD #1	
POLE LABEL	POLE HGT.
P1	15'
P2	15'
P3	15'
P4	15'



1 ATHLETIC FIELD LIGHTING PLAN - PRACTICE FIELD #1
DATE: 10-20-16

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410 Meeting Street
West Columbia
South Carolina

SITE LIGHTING
REVIEW SET
NOT FOR
CONSTRUCTION

FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT-YORK 4
FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

No.	Description	Date

DRAWN BY: RC/JB/MO

CHECKED BY: CLP/BLM

CONTRACT NO: 16001

DATE: 08/17/2016

SUBTITLE:
ATHLETIC FIELD
LIGHTING PLAN -
PRACTICE FIELD #1

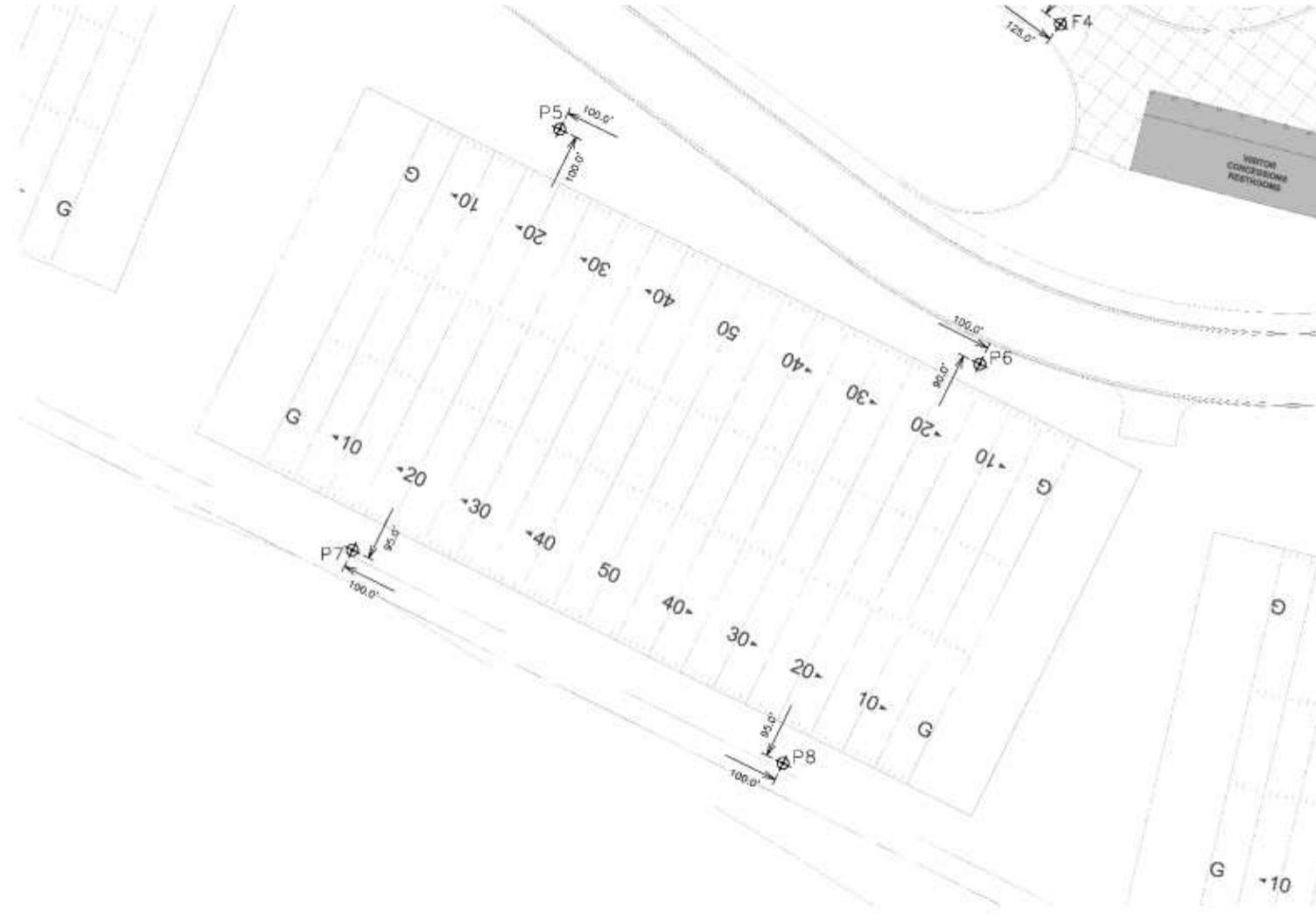
SITE LIGHTING REVIEW SET



SHEET NO:

E864

POLE SCHEDULE PRACTICE FIELD #2	
POLE LABEL	POLE HGT.
P5	15'
P6	15'
P7	15'
P8	15'



1 ATHLETIC FIELD LIGHTING PLAN - PRACTICE FIELD #2

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410 Manning Street
West Columbia
South Carolina

SITE LIGHTING
REVIEW SET
NOT FOR
CONSTRUCTION

FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT-YORK 4
FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT	
No.	Date

DESIGNED BY: RC/JB/MO

CHECKED BY: CLP/BLM

CONTRACT NO: 16001

DATE: 08/17/2016

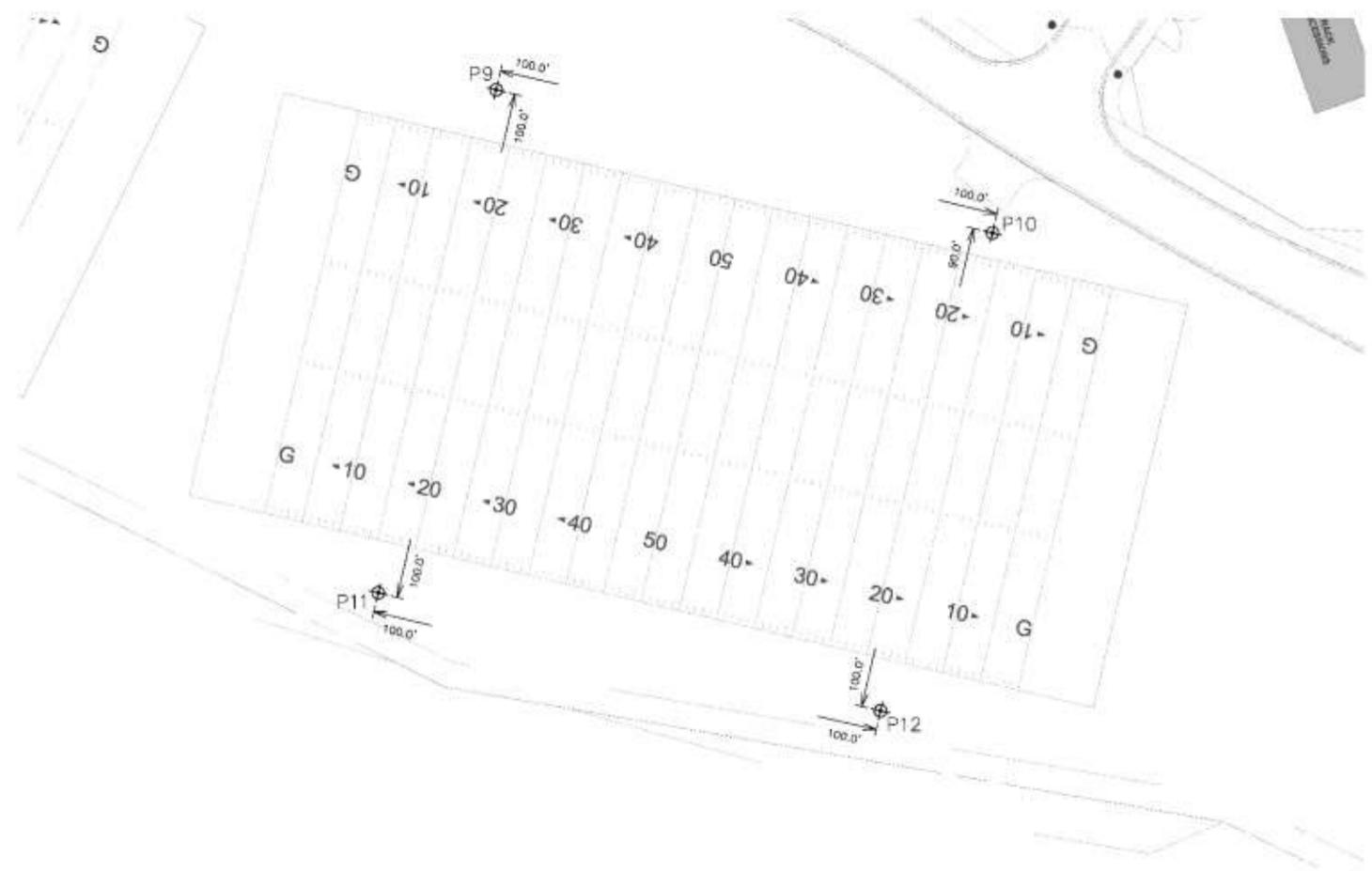
SUBTITLE:
ATHLETIC FIELD
LIGHTING PLAN -
PRACTICE FIELD #2

SITE LIGHTING REVIEW SET

SIMS GROUP ENGINEERS, P.C.
808 Columbia Drive, Suite 208
York, South Carolina 29383
Phone: (803) 750-9847 Fax: (803) 750-4330
www.simgroup.com

SHEET NO:
E865

POLE SCHEDULE PRACTICE FIELD #3	
POLE LABEL	POLE HGT.
P9	35'
P10	35'
P11	35'
P12	35'



1 ATHLETIC FIELD LIGHTING PLAN - PRACTICE FIELD #3
DATE: 10-18-2016

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Carter
Sease**

ARCHITECTS
410 Meeting Street
West Columbia
South Carolina

**SITE LIGHTING
REVIEW SET
NOT FOR
CONSTRUCTION**

**FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT-YORK 4
FORT MILL, SOUTH CAROLINA**

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DESIGN DEVELOPMENT

No.	Description	Date

DRAWN BY: RC/JB/MO

CHECKED BY: CLP/BLM

CONTRACT NO: 16001

DATE: 08/17/2016

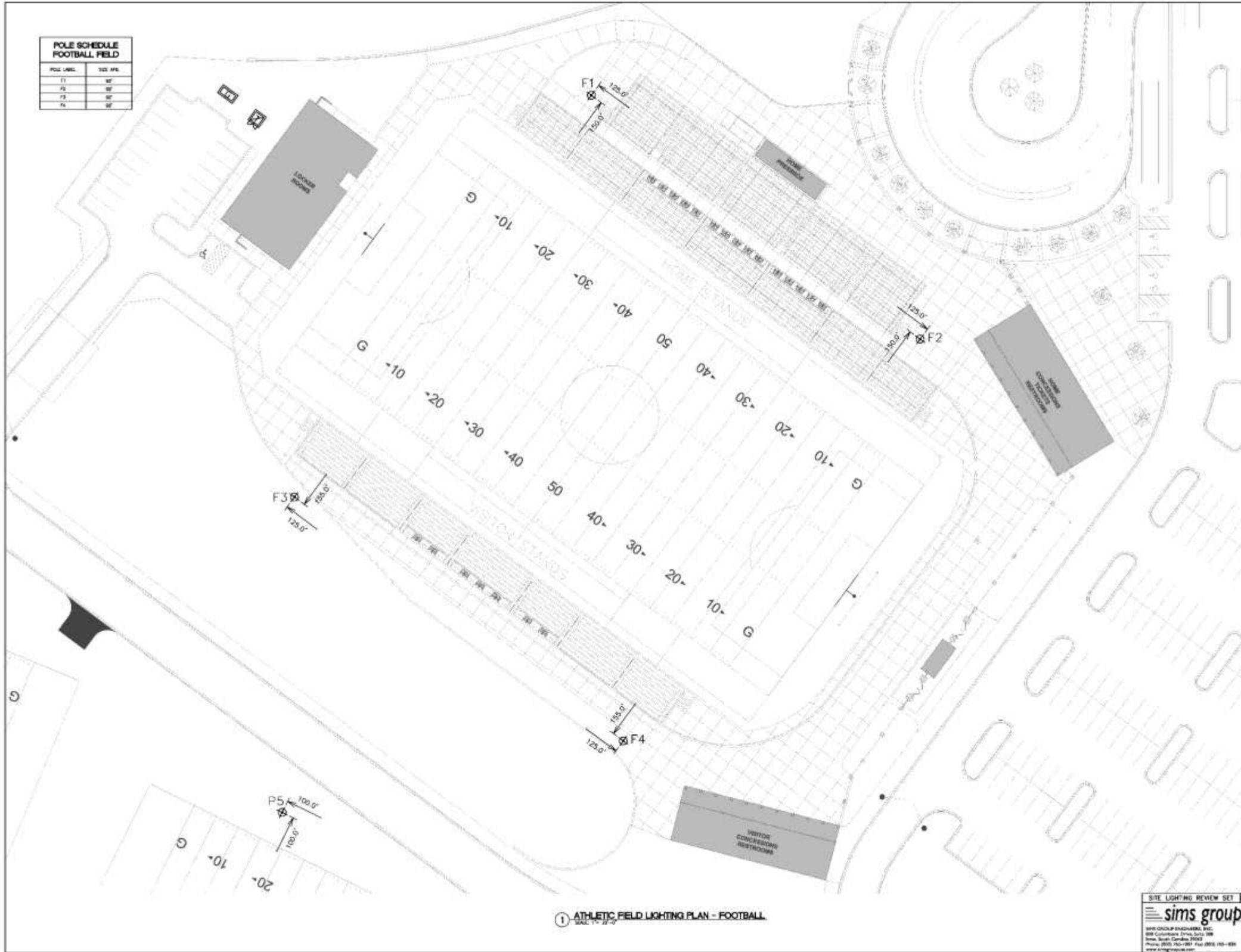
SUBJECT: ATHLETIC FIELD LIGHTING PLAN - PRACTICE FIELD #3

SITE LIGHTING REVIEW SET

sims group
Sims Group Engineers, Inc.
808 Columbia Drive, Suite 208
York, South Carolina 29383
Phone: (803) 750-9847 Fax: (803) 750-4330
www.simgroupinc.com

SHEET NO: **E866**

POLE SCHEDULE FOOTBALL FIELD	
POLE LABEL	POLE HGT.
F1	85'
F2	85'
F3	85'
F4	85'



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FORT MILL, SOUTH CAROLINA

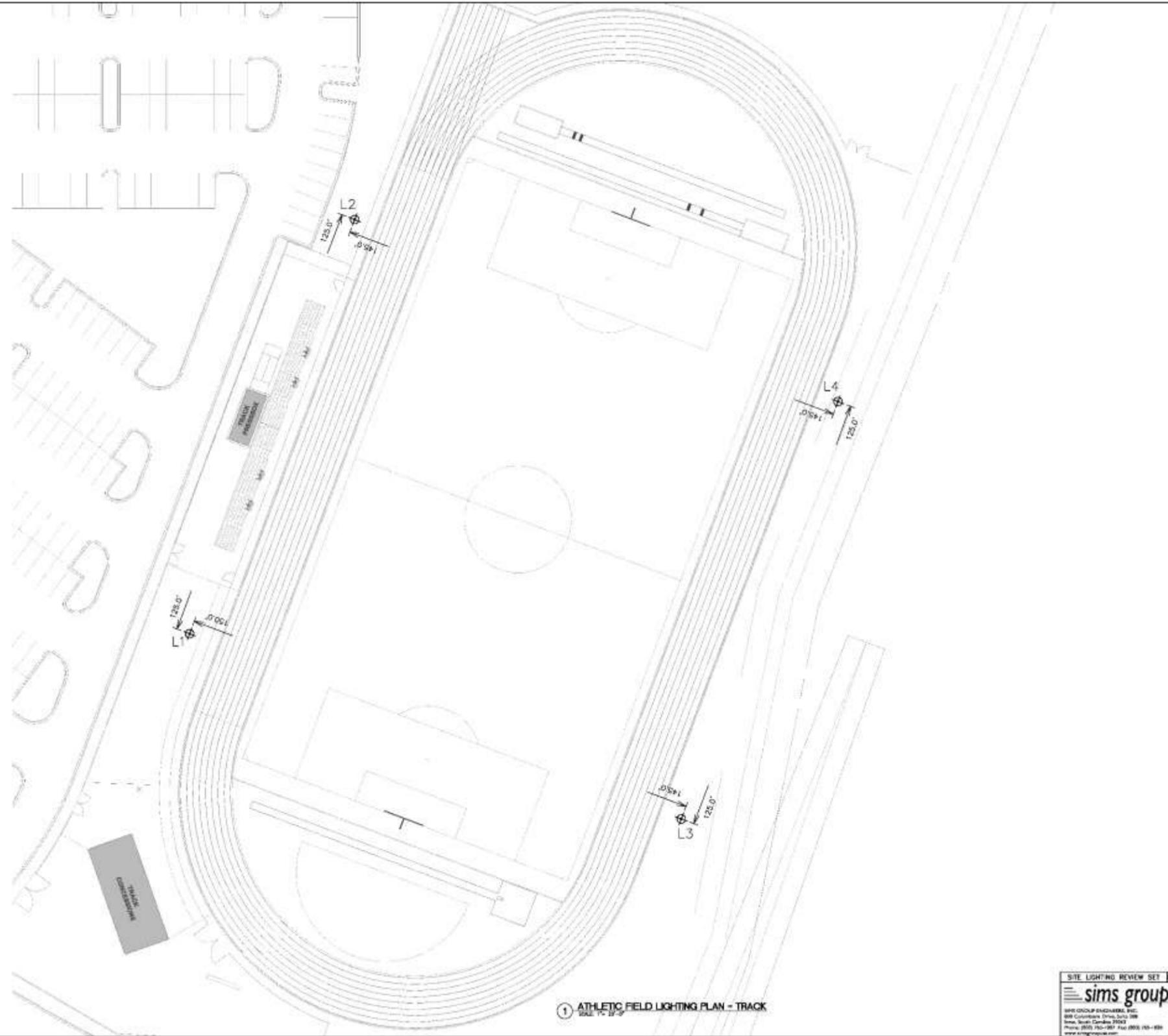
DESIGN DEVELOPMENT	
No.	Date

DESIGNED BY: RC/JB/MO
CHECKED BY: CLP/BLM
CONTRACT NO.: 16001
DATE: 08/17/2016
SHEET TITLE: ATHLETIC FIELD LIGHTING PLAN - FOOTBALL

SITE LIGHTING REVIEW SET
sims group
SIMS GROUP ENGINEERS, P.C.
808 Columbia Drive, Suite 200
Fort Mill, South Carolina 29503
Phone: (803) 750-1947 Fax: (803) 750-4330
www.simgroup.com

E867

POLE SCHEDULE LACROSSE FIELD/TRACK	
POLE LABEL	POLE HGT.
L1	80'
L2	80'
L3	80'
L4	80'



1 ATHLETIC FIELD LIGHTING PLAN - TRACK
SCALE: 1/8" = 1'-0"

SITE LIGHTING REVIEW SET

SIMS GROUP ENGINEERS, P.C.
808 Columbia Drive, Suite 200
Fort Mill, South Carolina 29503
Phone: (803) 780-9847 Fax: (803) 780-4890
www.simgroup.com

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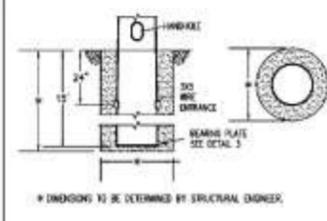
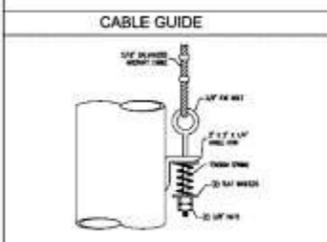
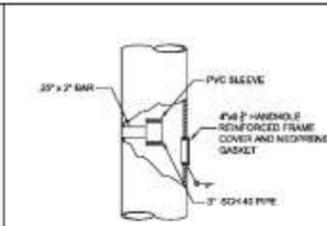
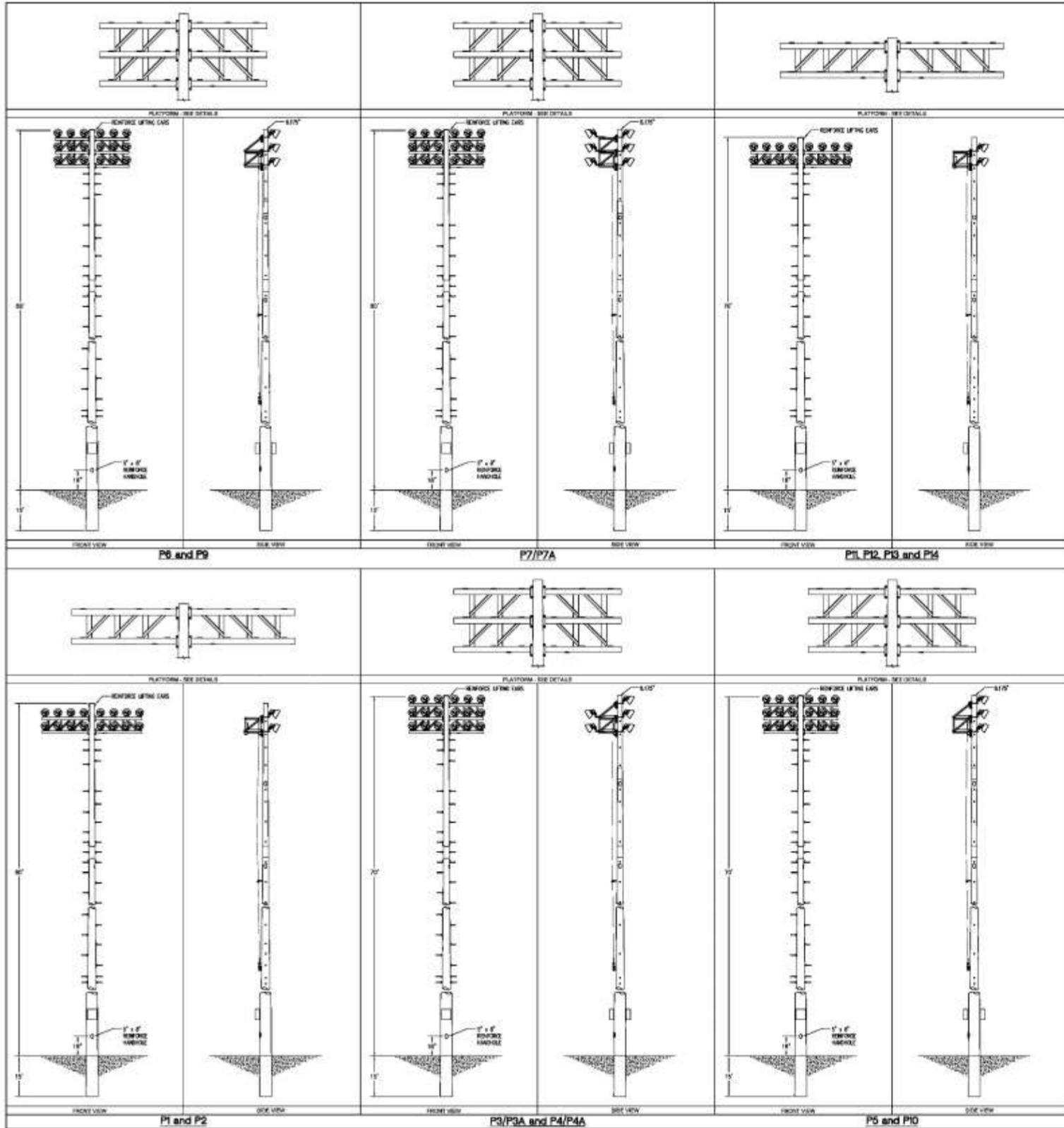
FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT-YORK 4
FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

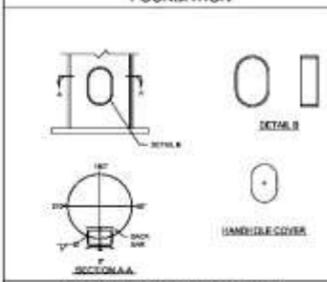
No.	Description	Date

DRAWN BY: RC/JB/MO
CHECKED BY: CLP/BLM
COM NO: 16001
DATE: 08/17/2016
SHEET TITLE: ATHLETIC FIELD LIGHTING PLAN - TRACK

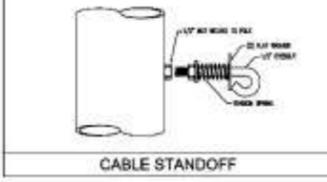
SHEET NO: E868



NOTE:
EXPOSED TOP COATED WITH ZINC
TAN BASE FOR CEMENT
DEPTH PLUS 2"



5' x 8' REINFORCE HANDHOLE



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FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

No	Description	Date

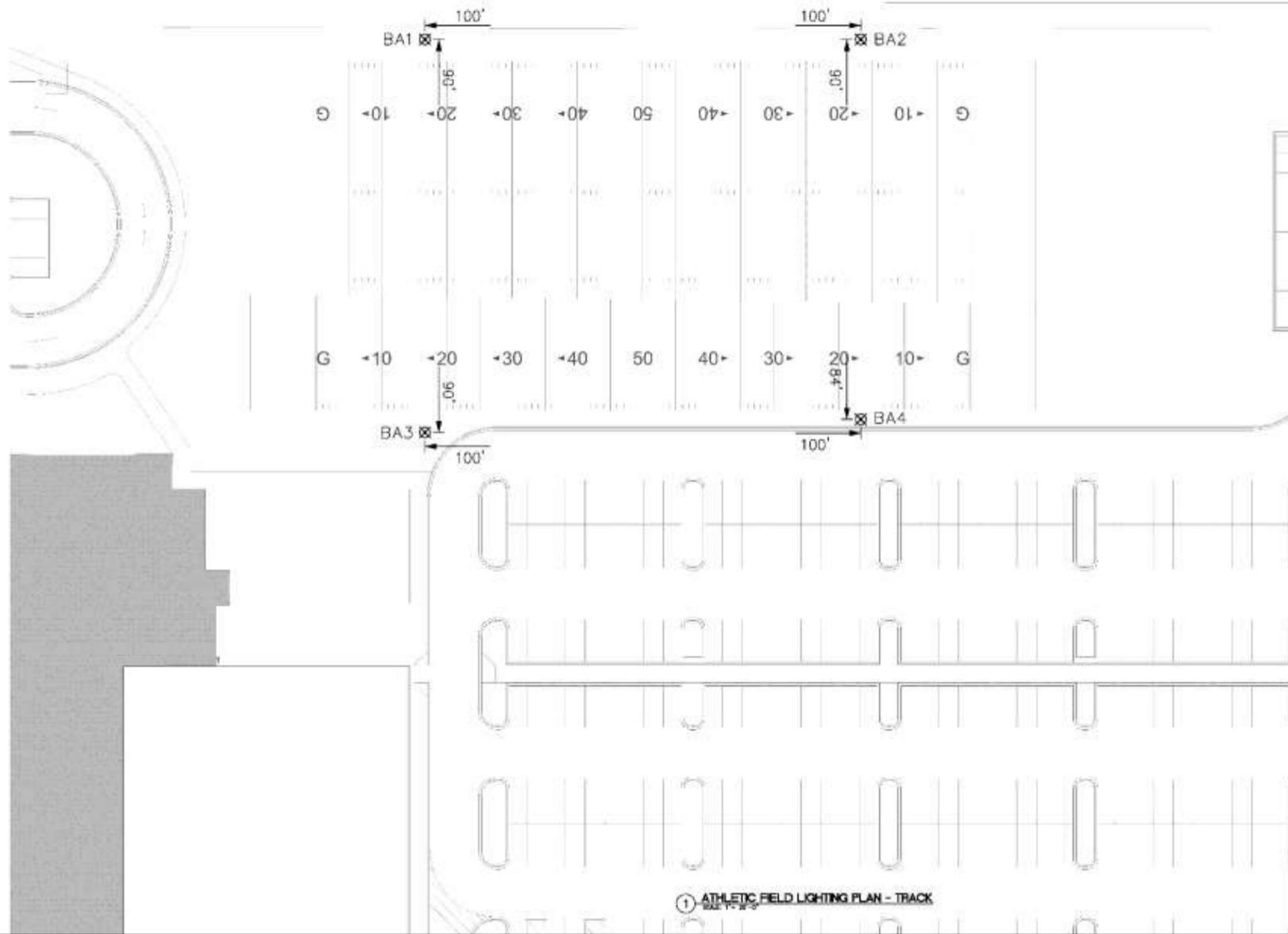
DRAWN BY: RC/JB/MO
CHECKED BY: CLP/BLM
COMNO: 16001
DATE: 08/17/2016
SHEET TITLE: FIELD LIGHTING POLE DETAILS

SITE LIGHTING REVIEW SET
sims group
SIMS GROUP ENGINEERS, P.C.
808 Columbia Drive, Suite 200
Irmo, South Carolina 29063
Phone: 803-733-9841 Fax: 803-733-4330
www.simgroup.com

1 POLE DETAILS
NOT TO SCALE

E869

POLE SCHEDULE BAND PRACTICE FIELD	
POLE LABEL	SET HGT.
BA1	70'
BA2	70'
BA3	70'
BA4	70'



1 ATHLETIC FIELD LIGHTING PLAN - TRACK

SITE LIGHTING REVIEW SET

5945 CHICAGO PARKWAY, P.O. BOX 1000
 10000 Charleston Drive, Suite 200
 Irvine, CA 92618
 Phone: 949.251.1000 Fax: 949.251.1001
 www.simgroup.com

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 FORT MILL SCHOOL DISTRICT-YORK 4
 FORT MILL, SOUTH CAROLINA

DESIGN DEVELOPMENT

No	Description	Date

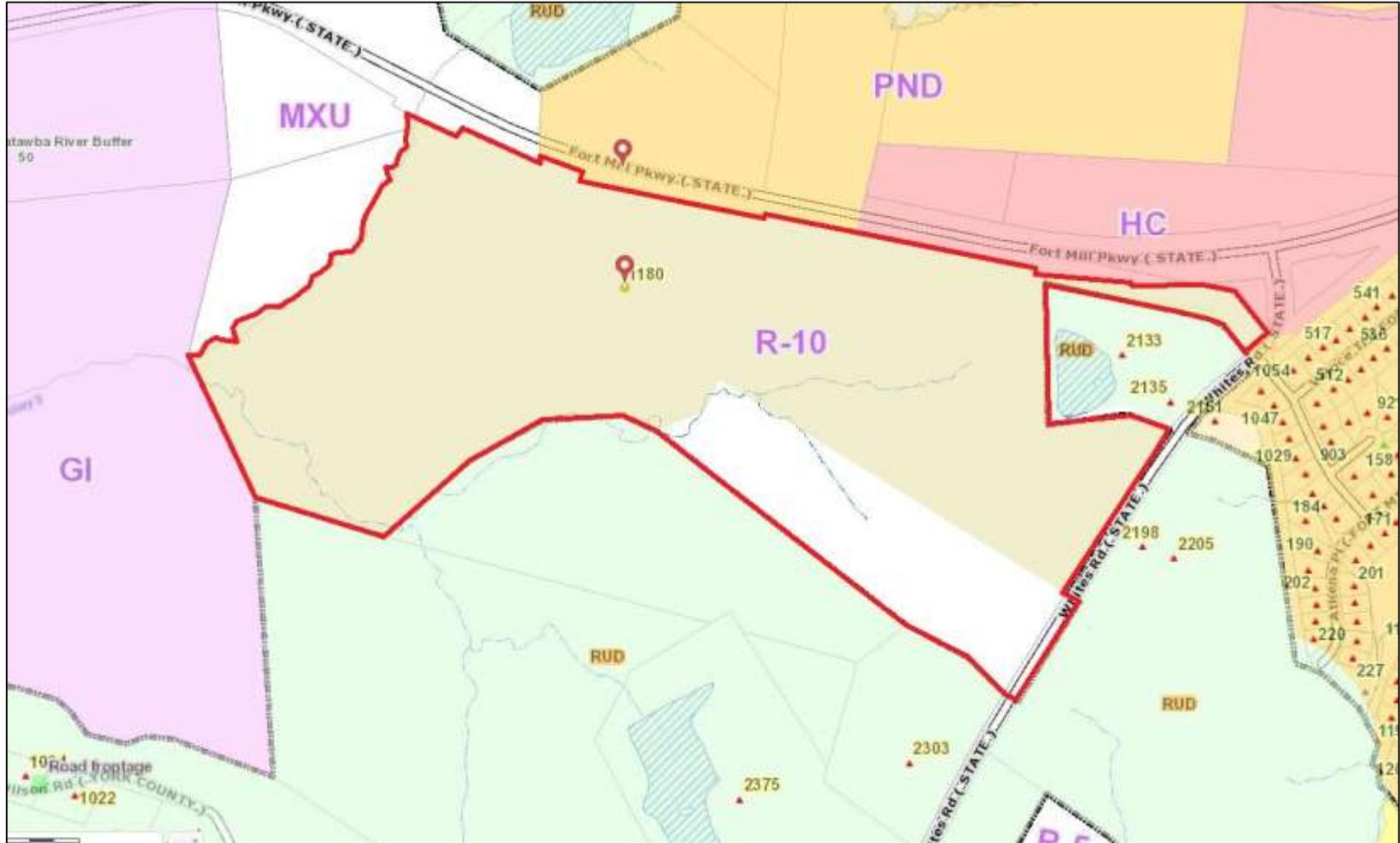
DESIGNED BY: RC/B/M/MO
 CHECKED BY: CLP/BLM
 COUNTY: 16001
 DATE: 06/17/2016
 SHEET NO.: ATHLETIC FIELD LIGHTING PLAN - BAND

SITE LIGHTING REVIEW SET

DATE: 06/17/2016

PROJECT: E860

York County Tax Map # 020-12-01-201
Zoning Map



York County Tax Map # 020-12-01-201
Aerial Map

