



FORT MILL

TOWN OF FORT MILL PLANNING COMMISSION MEETING

March 15, 2016
112 Confederate Street
7:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: February 16, 2016 *[Pages 3–6]*

NEW BUSINESS ITEMS

1. **Annexation Request: Fort Mill School District** *[Pages 7–15]*

An ordinance annexing York County Tax Map Number 707-00-00-050, containing approximately 15.258 +/- acres on Whites Road (*Ward 4: Moody*)

2. **Annexation Request: 601 Sutton Road** *[Pages 16–24]*

An ordinance annexing York County Tax Map Numbers 661-00-00-006 and 661-00-00-007, containing approximately 3.4 +/- acres at 601 Sutton Road (*Ward 1: Shirey*)

3. **Final Plat: Massey Phase 2, Map 2** *[Pages 25–29]*

Request from Jen Worth Carolina 6 LLC to approve a Final Plat (Bonded) for Massey Phase 2, Map 2 (*Ward 4: Moody*)

4. **Text Amendment: Convert R-5 Residential to R-7 Residential** *[Pages 30–41]*

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to amend the list of districts established within the town; and Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to replace the R-5 Residential District with the R-7 Residential zoning district

5. Rezoning Request: Oakland Pointe

[Pages 42–44]

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-11-01-195, 020-11-01-196 and 020-11-01-197 (A/K/A the future Oakland Pointe subdivision), such parcels containing approximately 28.98 +/- acres located at the intersection of Kimbrell Road and N Dobys Bridge Road, from R-5 Residential to R-7 Residential (*Ward 3: Huntley*)

6. Rezoning Request: Pecan Ridge

[Pages 45–47]

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (A/K/A the future Pecan Ridge subdivision), such parcels containing approximately 74.53 +/- acres located on Whites Road, from R-5 Residential to R-7 Residential (*Ward 4: Moody*)

7. Rezoning Request: Springview Meadows

[Pages 48–51]

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Springview Meadows subdivision, containing 97 parcels on approximately 46.0 +/- acres located on Angel Oak Drive, Crescent Moon Drive and Palm Drive, from R-5 Residential to R-7 Residential (*Ward 2: Helms*)

8. Rezoning Request: Sutton Mill

[Pages 52–55]

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Sutton Mill subdivision, containing 97 parcels on approximately 33.5 +/- acres located on Brookcrest Lane, Misty Morning Court, Spring Blossom Trail and Still River Way, from R-5 Residential to R-7 Residential (*Ward 1: Shirey*)

ITEMS FOR INFORMATION / DISCUSSION

1. COD/COD-N Design Guidelines Update

2. UDO Update

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 16, 2016
112 Confederate Street
7:00 PM**

Present: James Traynor, Hynek Lettang, John Garver, Jay McMullen, Chris Wolfe, Tom Petty, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Ben Hudgins

Guests: Judy Allie (QuikTrip), Brian Smith (Urban Design), David Meyer (QuikTrip), Kevin Granelli (Taylor Morrison), Alan Kerley (Taylor Morrison), Patrick Murphy (R. Joe Harris & Associates).

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Mr. Petty made a motion to approve the minutes from the January 19, 2016, meeting, with a second by Mr. Wolfe. The minutes were approved by a vote of 6-0.

Chairman Traynor stated that he had a conflict of interest for Old Business Item #1 and would be recusing himself from discussion of that item.

Planning Director stated that he had heard from Mr. Hudgins in advance of the meeting, and that Mr. Hudgins would be unable to attend the meeting due to a work commitment.

OLD BUSINESS ITEMS

Chairman Traynor recused himself from discussion of this item due to a conflict of interest and left the room at 7:01 pm. In the absence of the Chair and Vice Chair, Mr. Wolfe served as acting Chair.

1. **Commercial Appearance Review: QuikTrip**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to consider an appearance review for QuikTrip's proposed gas station/convenience store located at the corner of Highway 160 and Springfield Parkway. Assistant Planner Pettit reminded the commission that the item was previously reviewed at the Planning Commission's December, 2015 and January, 2016 meetings and that the applicant had subsequently submitted revisions based on the staff and commission comments.

Assistant Planner Pettit took the Planning Commission through the staff report, noting how the applicant addressed the comments from the previous meeting. Regarding the building height, Assistant Planner Pettit noted that the applicant had revised the drawing for the primary structure to show an average 20' minimum height. Acting Chairman Wolfe stated that the applicant's revisions help to meet the intent of the COD-N overlay requirements.

Assistant Planner Pettit provided the Planning Commission with details on the applicant's proposed monument signage, noting that it meets the size and location requirements of the zoning ordinance. Acting Chairman Wolfe questioned whether or not the COD-N overlay required the signage materials to match the principal structure. Assistant Planner Pettit noted that the code did not explicitly have a requirement on signage materials, but that the Planning Commission did have the discretion to determine whether the sign meets the intent of the COD-N overlay district. Acting Chairman Wolfe stated his desire to see brick brought in to the base of the sign to tie it together with the principal structure.

Assistant Planner Pettit discussed the revised landscaping plan, noting that the applicants met the minimum requirements of the zoning ordinance and that the applicants provided a tree survey and appropriately provided for the replacement of two significant trees that would be removed during land development. Mr. McMullen commended the applicant for providing deciduous trees along pedestrian pathways, however noted that providing a variety of species would be preferable over a singular species due to the threats provided from disease. Mr. McMullen noted his preference to hold off on approving the landscape plan until the Planning Commission's subcommittee could finalize their design guidelines for landscaping.

Given that a subcommittee had not yet finalized designs for COD-N lighting and internal walkway guidelines, Assistant Planner Pettit noted that those items would hopefully be ready to be finalized at the Planning Commission's March meeting. Assistant Planner Pettit did note that the applicant's had provided a pedestrian pathway from Springfield Parkway to Avery Plaza via internal sidewalk connections as requested by the Planning Commission, but did not show the use of distinguished surface crosswalks across driveways. Judy Allie, representing QuikTrip, noted that they would be happy to utilize the distinguished surfaces through their crosswalks in the driveways. Mr. McMullen discussed the location of the sidewalks along the northern portion of the site and questioned whether anything could be done to move the sidewalk away from the back of curb of Springfield Parkway. Ms. Allie noted that the grade would make it extremely difficult to bring the sidewalk off the back of curb. A discussion occurred on the safety of the sidewalk along Springfield Parkway, future development to the north, and whether the submittal met the intent of the code.

There being no further items listed in the staff report to discuss, Acting Chairman Wolfe asked if there were any other comments. Hearing none, Acting Chairman Wolfe called for a motion. Mr. Garver made a motion to approve the commercial appearance review as submitted, conditioned upon the lighting, signage, landscaping, and crosswalk materials being brought back before the Planning Commission for a subsequent approval. Mr. Petty seconded the motion. The motion was approved by a vote of 4-1, with Mr. McMullen opposed.

NEW BUSINESS ITEMS

- 1. Annexation Request: Talkington Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation on an annexation request for 161 acres on S Dobys Bridge Road. Planning Director Cronin reminded commission members that this request had initially been reviewed in 2014, but was later withdrawn after concerns were raised about potential traffic impact on S Dobys Bridge Road. A subsequent request was deferred by the Planning Commission in 2015 until the applicant could complete a TIA.

A TIA was completed by Kimley-Horn in January of 2016. The TIA identified several off-site improvements on S Dobys Bridge Road, as well as near the intersection of Dobys Bridge and US 521 in Lancaster County. Planning Director Cronin added that if all recommended improvements were completed, the project would not result in a downgrade in Level of Service (LOS); however, the unsignalized access across from the Lynnwood Farms subdivision would be downgraded from a LOS C/D to LOS F.

Planning Director Cronin stated that the property was located more than 5 miles from the town's only fully-staffed, 24-hour fire station, which would impact the ISO rating and response times for future residences on the property. The town had originally planned to convert an existing residence near Dobys Bridge Park (which is currently used as a temporary station) into a second full-time station. A second station at this location would be within 5 miles of the property; however, council has yet to make a final decision as to whether they would prefer to add on to the temporary station, or build a new station.

Planning Director Cronin stated added that the property was located in an area designated on the future land use map as "low density residential," with a recommendation of two or fewer homes per acre. Though a proposed development agreement would limit overall density at 2.01 units per acre, the requested zoning designation of R-5, with a minimum of 5,000 square foot lots, was not necessarily designed as a low density district, and perhaps R-10 or R-15 would be better suited for this area.

Based on the requested zoning designation, adverse traffic impact to existing subdivisions, and the absence of a permanent fire station within 5 miles of the property, staff recommended in favor of denial.

Kevin Granelli of Taylor Morrison spoke on behalf of the applicant. Mr. Granelli stated that the applicant was proposing to donate a 23 acre site to the town, and that the flexibility offered by the R-5 designation would allow the developer to offset the lost density from those 23 acres elsewhere on the property.

Mr. Wolfe stated that the impact to traffic levels on Dobys Bridge Road was his primary concern; however, he also had concerns about the impact to the Fort Mill School District, as well as the absence of a fire station within 5 miles of the property. Chairman Traynor stated that he didn't think the R-5 designation was consistent with the rural character of that section of Dobys Bridge Road, and expressed similar concerns about fire coverage.

Mr. Garver made a motion to recommend in favor of denying the annexation request with a zoning designation of R-5, as well as the development agreement presented by the applicant. Mr. Wolfe seconded the motion. The motion to recommend denial of both ordinances was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **COD/COD-N Design Guidelines Update**: Planning Director Cronin stated that a subcommittee made up of Chairman Traynor, Mr. McMullen and Mr. Petty met the previous week to begin putting together recommendations for design elements within the COD-N overlay district. These elements include crosswalk design, pedestrian lighting, site lighting, fences, retaining walls, landscaping and signage. The subcommittee will meet at least once more, and final recommendations are expected to be submitted in March,
2. **Historic Preservation Guidelines**: Planning Director Cronin informed members of the Planning Commission that the town had entered into a contract with a consultant for the purpose of developing design guidelines for new construction and rehabilitation projects in the town's historic district. Commission members were invited to participate in stakeholder meetings, which are scheduled to be held on March 7th and 8th at town hall.
3. **Upcoming Training Session**: Planning Director Cronin reminded members of the upcoming training session, which will be held on Thursday, February 25th from 6:30 to 8:00 pm at the Fort Mill School District Office on Deerfield Drive. The session has been certified by the state for 1.5 CE credits.
4. **York County Comprehensive Plan Meeting**: Planning Director Cronin also reminded members that York County will be holding a drop in meeting on Thursday, February 25th from 5:00 to 7:00 pm at Banks Trail Middle School. This will be the final public meeting held in conjunction with the county's comprehensive plan update.
5. **York County Housing Freeze and Adequate Public Facilities Ordinance**: Chairman Traynor asked staff if they had received any information about the pending housing freeze that was recently proposed by York County. Planning Director Cronin stated that the only information staff has seen is what was published in the Rock Hill Herald.

There being no further business, the meeting was adjourned at 8:29 pm.

Respectfully submitted,

Joe Cronin
Planning Director

**Planning Commission Meeting
March 15, 2016
New Business Item**

Annexation Request: Fort Mill School District

An ordinance annexing York County Tax Map Number 707-00-00-050, containing approximately 15.258 +/- acres on Whites Road (*Ward 4: Moody*)

Background / Discussion

The town has received an annexation application from the Fort Mill School District, the owner of record for York County Tax Map Number 707-00-00-050. The 15.258 +/- acre parcel is located on Whites Road, immediately adjacent to the future high school site. A property map and description are attached for reference.

The neighboring high school site is already located inside the town limits, and is currently zoned R-10 Residential. Therefore, the subject property meets the contiguity requirement as established by state law.

The subject parcel is currently zoned Rural Development District (RUD) per York County GIS. The county's RUD district allows farming and agricultural uses, campgrounds, churches, community centers, daycare centers, kennels, nursing homes, recreational facilities, and schools. A variety of residential uses, including single-family detached residences, single family detached housing developments (one acre per dwelling), modular homes, and manufactured homes, are also permitted.

The applicant has requested a zoning designation of R-10 Residential. The R-10 district allows for single family residences, as well as a limited number of non-residential uses, such as public facilities (*including schools*), religious institutions, and customary home occupations. The minimum lot size for all new development within the R-10 district is 10,000 square feet, with setbacks of 35' in the front and rear, and 10' on both sides.

Upon annexation, the school district intends to recombine this parcel with the neighboring high school property, which is also zoned R-10. In order to recombine, all parcels must have the same zoning designation. The existing high school site is approximately 82 +/- acres, and fronts both Whites Road and Fort Mill Parkway.

Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as "Institutional" on the Town of Fort Mill's Future Land Use Map, last updated in January 2013. The comprehensive plan also anticipates a "proposed school" at this location.



In reviewing the annexation request, staff has the following comments and recommendations:

Density / Zoning Designation

The applicant has requested a zoning designation of R-10 Residential, which is consistent with the zoning designation of the future high school site. The R-10 district allows public facilities, including schools. Staff supports the request to zone the property R-10.

Traffic Impact

A traffic impact analysis (TIA) for the high school site is currently being performed. Any improvements to Fort Mill Parkway and Whites Road, as deemed necessary by the town and SCDOT, will be the responsibility of the applicant.

Utility Impact

The subject property, along with the neighboring high school site, will be served by the town’s water and sewer system. As with all other projects, any upgrades necessary to serve the project would be borne by the applicant.

Fire Service

The subject property is located 3.1 miles ordinary driving distance from the town’s main fire station on Tom Hall Street. The town owns property adjacent to Dobys Bridge Park (approximately 0.9 miles away) and currently operates a part time fire station at this location.

School Impact

This property is currently owned by the Fort Mill School District. Upon annexation, it is the district’s intent to recombine this parcel with the neighboring property, which is also owned by the district. This parcel, along with the neighboring property, are the planned site of the future third high school. If the property were ever sold and redeveloped in the future, the R-10 zoning district generally yields approximately 2 dwelling units per acre.

The R-10 zoning district is consistent with the neighboring high school site. Therefore, staff recommends in favor of approval.

Nothing in this report shall be deemed a guarantee that water and/or sewer service/capacity will be available at the time of development. The property shall also be subject to a TIA prior to zoning approval of site plan for the high school site. Any improvements deemed necessary as a result of the TIA would be the responsibility of the applicant.

Joe Cronin
Planning Director
March 11, 2016

Date: **February 24, 2016**

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: **Unassigned Address Parcel - Whites Road, Fort Mill SC**

Tax Map Number: **707 00 00 050**

Total Acreage: **15.258 Acres**

Zoning Designation Requested: **R-10**

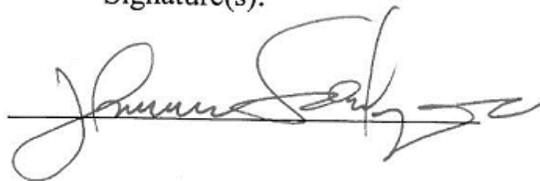
Property Owners:

FORT MILL SCHOOL DISTRICT 4 OF YORK COUNTY

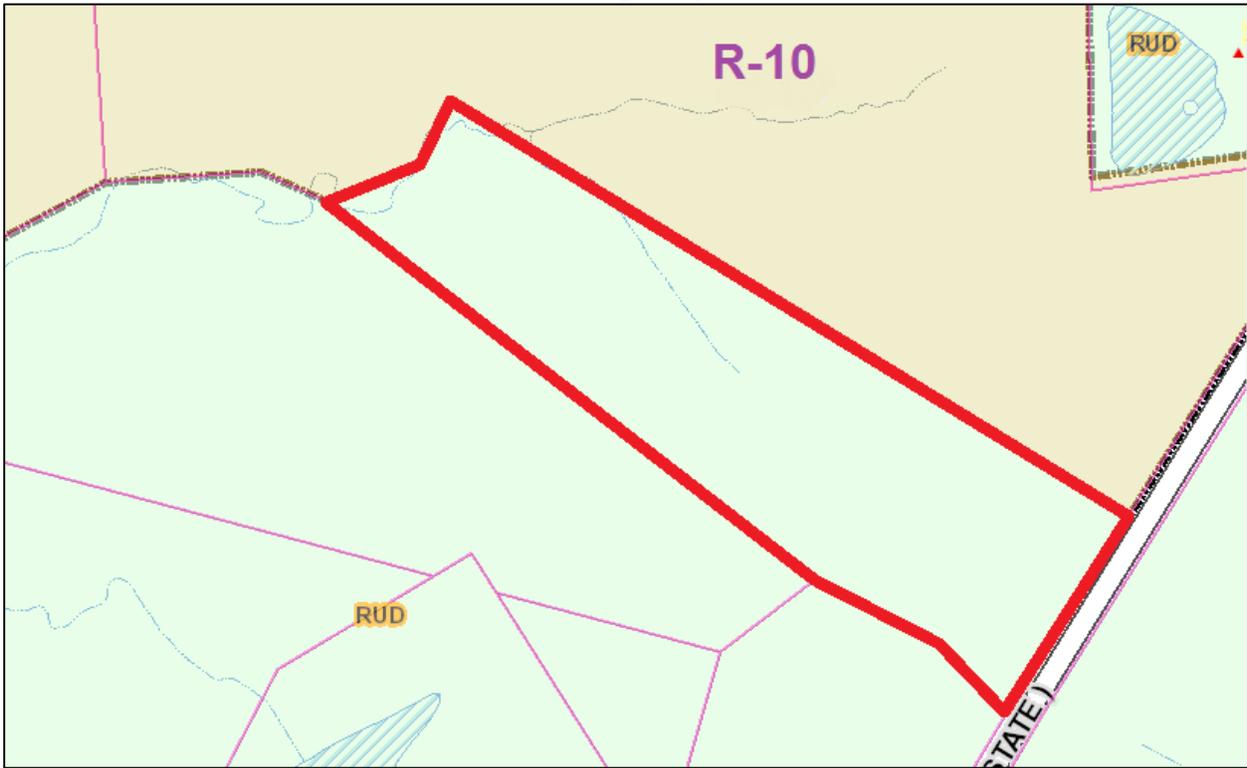
Print Name(s):

Tommy Schmolze, EdD
Assistant Superintendent

Signature(s):



Zoning Map



Aerial Image



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

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBER 707-00-00-050, CONTAINING APPROXIMATELY 15.258 +/- ACRES ON WHITES ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on February 24, 2016, by the Fort Mill School District (the "Property Owner"), requesting that York County Tax Map Number 707-00-00-050, said parcel being owned fully by the Property Owner, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on March 15, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: R-10 Residential; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on April 11, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 15.258 +/- acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street,

roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: R-10 Residential.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward Four (4).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. 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: April 11, 2016
Public Hearing: April 11, 2016
Second Reading: May 9, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

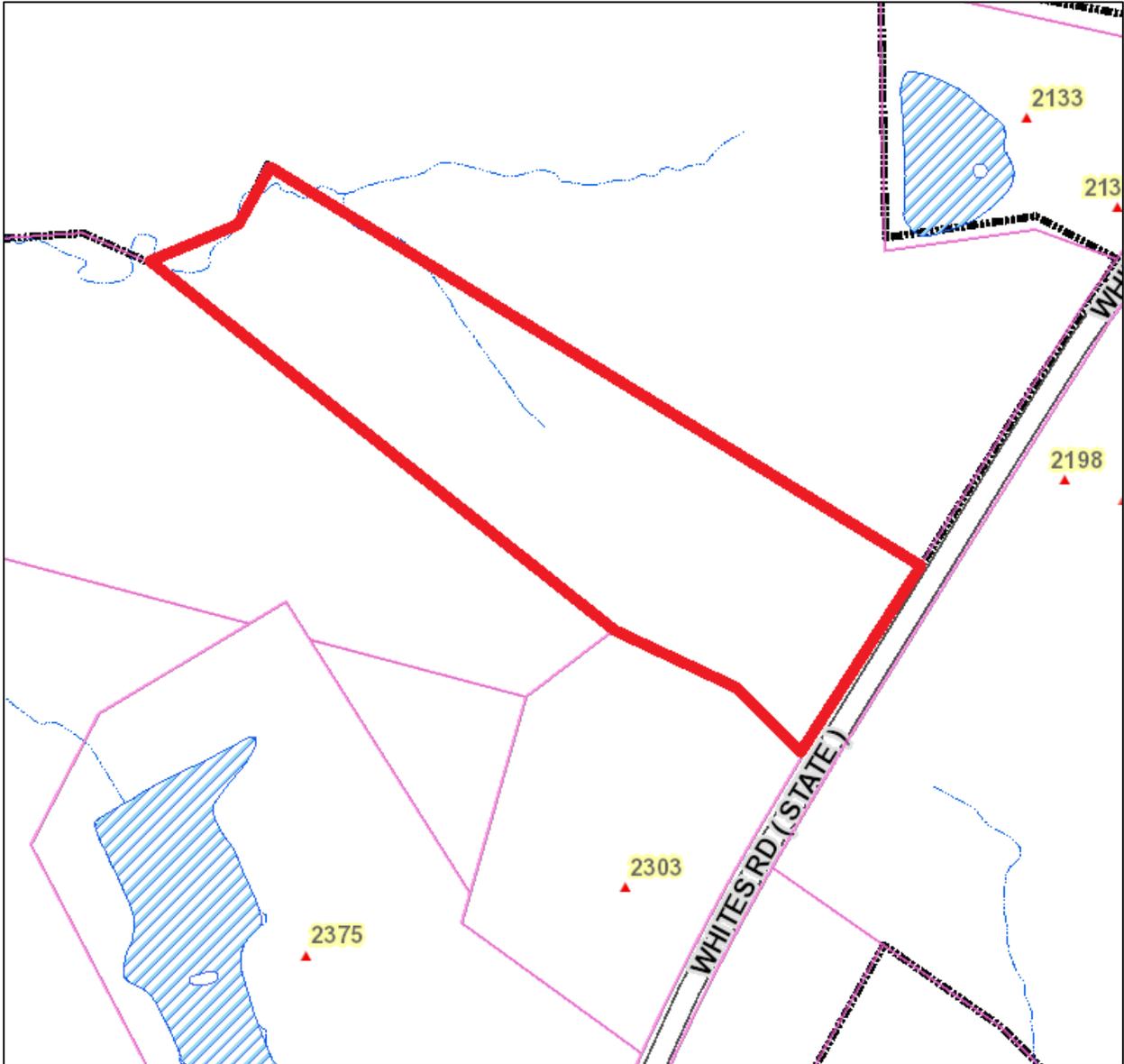
Property Description

All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 15.258 +/- acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Number 707-00-00-050.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map
York County Tax Map Number 707-00-00-050



Planning Commission Meeting
March 15, 2016
New Business Item

Annexation Request: 601 Sutton Road

An ordinance annexing York County Tax Map Numbers 661-00-00-006 and 661-00-00-007, containing approximately 3.4 +/- acres at 601 Sutton Road (*Ward 1: Shirey*)

Background / Discussion

The town has received an annexation application from Frank L. and Tammy B. Carter, the owners of record for York County Tax Map Numbers 661-00-00-006 and 661-00-00-007. The parcels, containing a total of 3.4 +/- acres, are located on Sutton Road, near the intersection of Frank Carter Road. A property map and description are attached for reference.

The parcels are located across Sutton Road from property owned by Evan S. and Margaret H. Barber. The Barber property was annexed into the town limits in June 2014 with a zoning designation of GR General Residential. Therefore, the subject parcels meet the contiguity requirement as established by state law.

The subject parcels are currently zoned RC-I per York County GIS. The county's RC-I district allows single-family residences and modular homes (min. 10,000 sf per dwelling). Other permitted uses include agricultural (field crops and orchards/groves), equestrian uses, day care homes, religious institutions, parks, and schools. The RC-I District also requires a minimum open space of 20%.

The applicants have requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses. If annexed, the property would also become subject to the Fort Mill Southern Bypass Corridor Overlay District (COD-N). The minimum lot size for all new development within the HC district is 10,000 square feet, with setbacks of 35' in the front and rear, and 10' on both sides.

The property is currently being marketed for sale.

Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as "Mixed-Use" on the Town of Fort Mill's Future Land Use Map, last updated in January 2013. The property is also located in Node 7b. The Comprehensive Plan recommends the following types of development within Node 7b:

"Node 7b is envisioned to have commercial along Sutton Road and US 21. In addition, light industrial and other employment uses will be drawn to the I-77 intersection. Future

residential development will be limited to the northern portions of the node. A future greenway along to the river's edge would preserve both the floodplain and comply with Catawba River buffer rules.

Node 7b could also include a transit stop on its eastern flank along US 21. To the east of US 21 the land use will change to a mix of office and light industrial accommodating municipal services such as the wastewater treatment facility. In addition, there are opportunities for a community park and a pedestrian river crossing at Node 7b.”



In reviewing the annexation request, staff has the following comments and recommendations:

Density / Zoning Designation

The applicant has requested a zoning designation of HC Highway Commercial. In our opinion, the HC district would be consistent with the recommendations of the comprehensive plan. The HC district allows a variety of commercial uses, and does not allow single-family or multi-family residential development. Over the last few years, this section of Sutton Road has gradually transitioned from residential to commercial, and several new commercial projects have been approved or are currently planned, including the River Crossing office park (HC), Circle K (HC), the Belle Crane Inn (GR), and a future hotel near the I-77 interchange (HC).

Traffic Impact

Because the site is currently being marketed, the future commercial use is currently unknown. A traffic impact analysis (TIA) will likely be required before any future development permits are issued. Any improvements to Sutton Road, as deemed necessary by the town and SCDOT, will be the responsibility of the future developer.

Utility Impact

The subject property, along with the neighboring high school site, will be served by the town's water and sewer system. As with all other projects, any upgrades necessary to serve the project would be borne by the applicant.

Fire Service

The subject parcels are located 2.4 miles ordinary driving distance from the town's main fire station on Tom Hall Street. A 1.5 acre site in the Masons Bend subdivision was also donated to the town in 2015. This site, which may house a future fire station, is located 1.3 miles from the subject parcels.

School Impact

The current zoning designation of RC-I in York County would allow for residential development. The requested zoning designation of HC would allow only commercial uses. Therefore, the rezoning of the property from RC-I to HC would have a positive impact to the school district. Any future commercial development would also be taxed at 6%, and would result in no impact to school enrollment.

For these reasons, staff recommends in favor of approving the annexation request with a zoning designation of HC.

Nothing in this report shall be deemed a guarantee that water and/or sewer service/capacity will be available at the time of development. The property shall also be subject to a TIA prior to zoning approval of any commercial site plans. Any improvements deemed necessary as a result of the TIA would be the responsibility of the applicant.

Joe Cronin
Planning Director
March 11, 2016

Date: MARCH 10, 2016

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: 601 SUTTON RD. FORT MILL, SC, 29715

Tax Map Number: 6610000006 AND 6610000007

Total Acreage: +/- 3.4 AC

Zoning Designation Requested: HIGHWAY COMMERCIAL

Property Owners:

Print Name(s):

Signature(s):

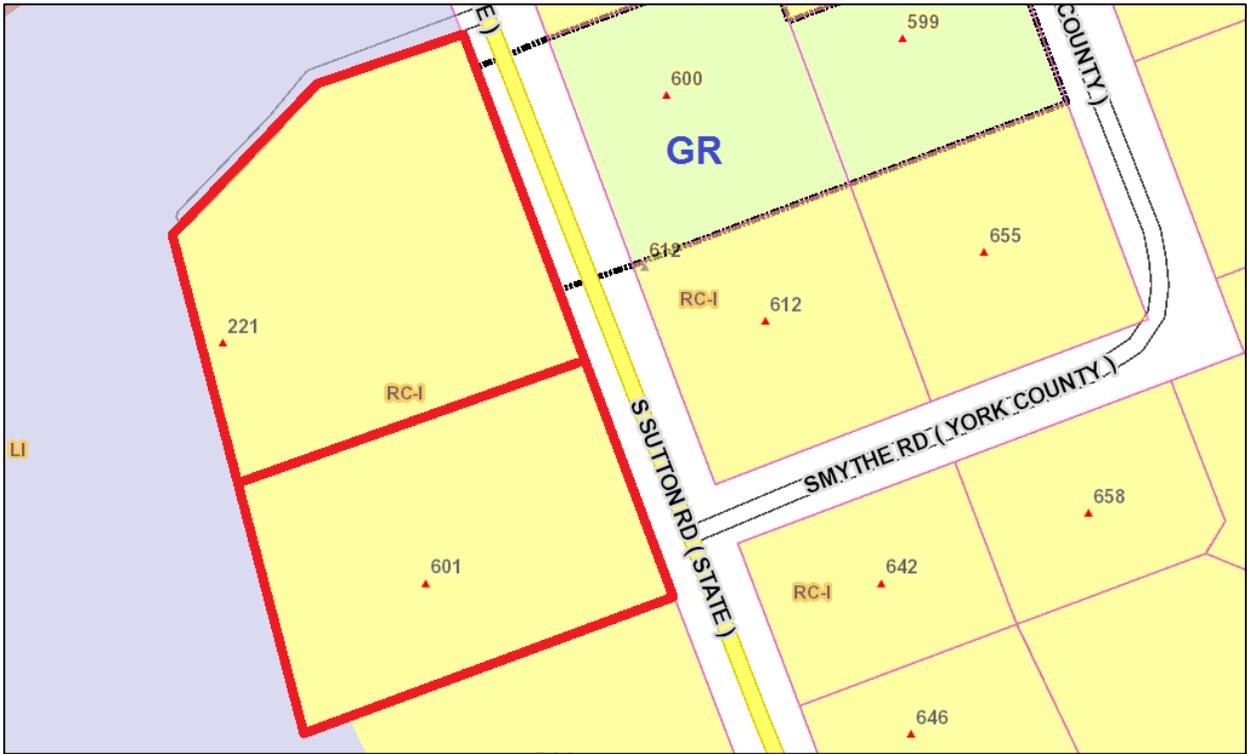
FRANK L. CARTER

Frank L. Carter

TAMMY B. CARTER

Tammy B. Carter

Zoning Map



Aerial Image



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

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBERS 661-00-00-006 AND 661-00-00-007, CONTAINING APPROXIMATELY 3.4 +/- ACRES AT 601 SUTTON ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on March 10, 2016, by the Frank L. and Tammy B. Carter (the "Property Owners"), requesting that York County Tax Map Numbers 661-00-00-006 and 661-00-00-007, said parcels being owned fully by the Property Owners, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on March 15, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: HC Highway Commercial; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on April 11, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 3.4 +/- acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: HC Highway Commercial.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward One (1).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. 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: April 11, 2016
Public Hearing: April 11, 2016
Second Reading: May 9, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

Property Description

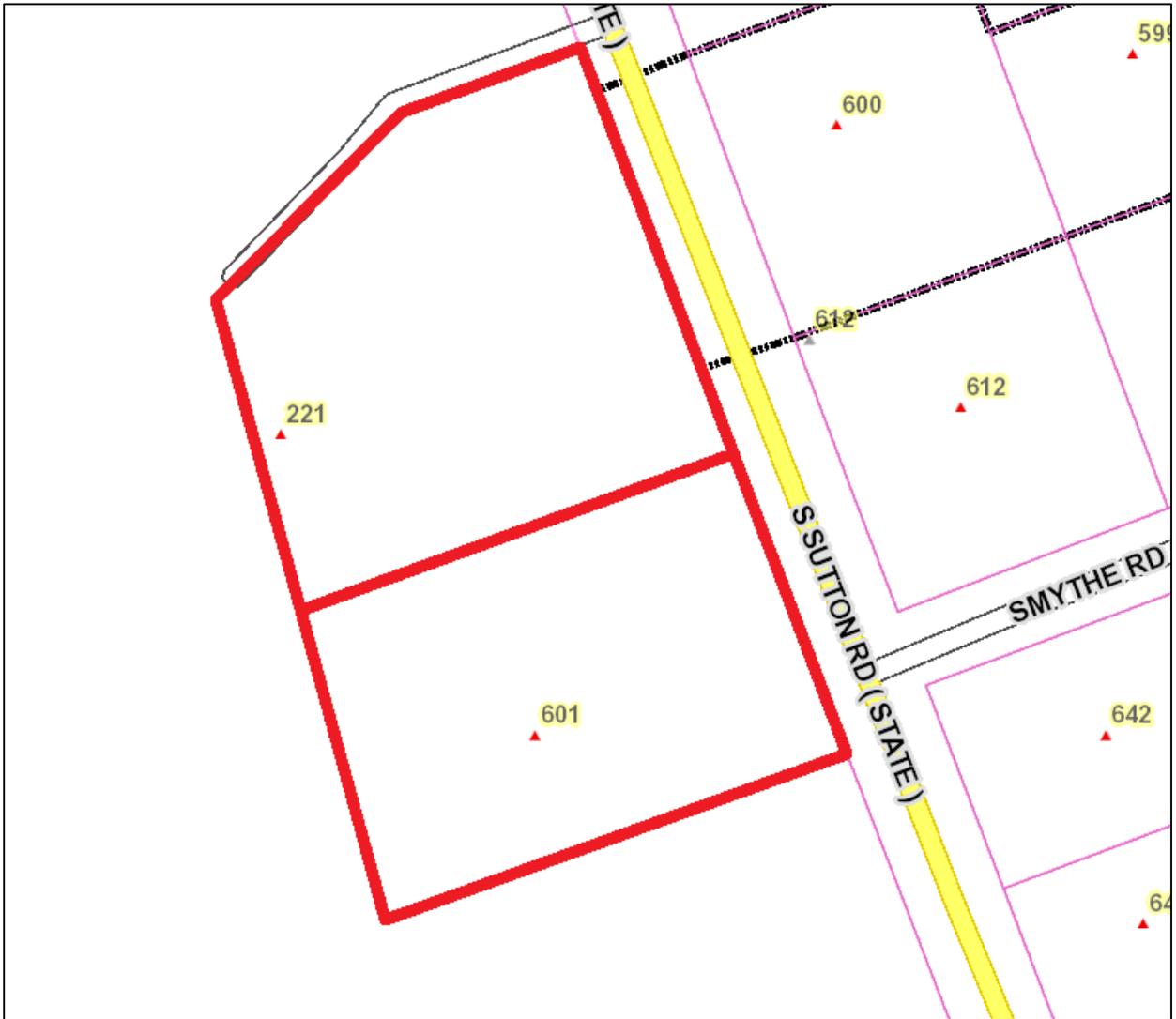
All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 3.4 +/- acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Numbers 661-00-00-006 and 661-00-00-007.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map

York County Tax Map Numbers 661-00-00-006 and 661-00-00-007



Planning Commission Meeting
March 15, 2016
New Business Item

Final Plat Approval: Massey Phase 2, Map 2

Request from Jen Worth Carolina 6 LLC to approve a Final Plat (Bonded) for Massey Phase 2, Map 2 (*Ward 4: Moody*)

Background / Discussion

Yarborough-Williams & Houle Inc., on behalf of Jen Worth Carolina 6 LLC, has submitted a final plat for Phase 2, Map 2, of the Massey subdivision located near the intersection of S Dobys Bridge Road and Red Forest Way.

The property is currently zoned PND Planned Neighborhood Development, and is covered by the Development Conditions approved for the Massey subdivision in 2005. A preliminary plat containing 161 single-family residential lots was approved for Phase 2 in 2013. The preliminary plat was consistent with the requirements of the Massey PND, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill. A minor revision to the approved plat was submitted in July 2015 and subsequently approved by town staff.

Phase 2, Map 2 will contain a total of 62 single-family residential lots on a total of 25.026 acres (2.48 DUA). The proposed final plat is consistent with both the preliminary plat, as well as the requirements of the Massey PND.

A total of 3,520.25 linear feet of public right-of-way has been included in the final plat for Massey Phase 2, Map 2. The street names have been reviewed and approved by the York County Addressing Office.

- Belews Creek Court (*Previously Approved*)
- [Blakney Point Road](#)
- Dudley Drive (*Previously Approved*)
- Jakey Drive (*Previously Approved*)
- Melissa Drive (*Previously Approved*)
- Thomas Knapp Parkway (*Previously Approved*)

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within the area covered by Phase 2, Map 2. The town's subdivision ordinance allows for a final plat to be approved and recorded as long as a bond is in place to cover the cost of any outstanding improvements. The minimum value of the bond shall be at least 125% of the cost of any such improvements.

Recommendation

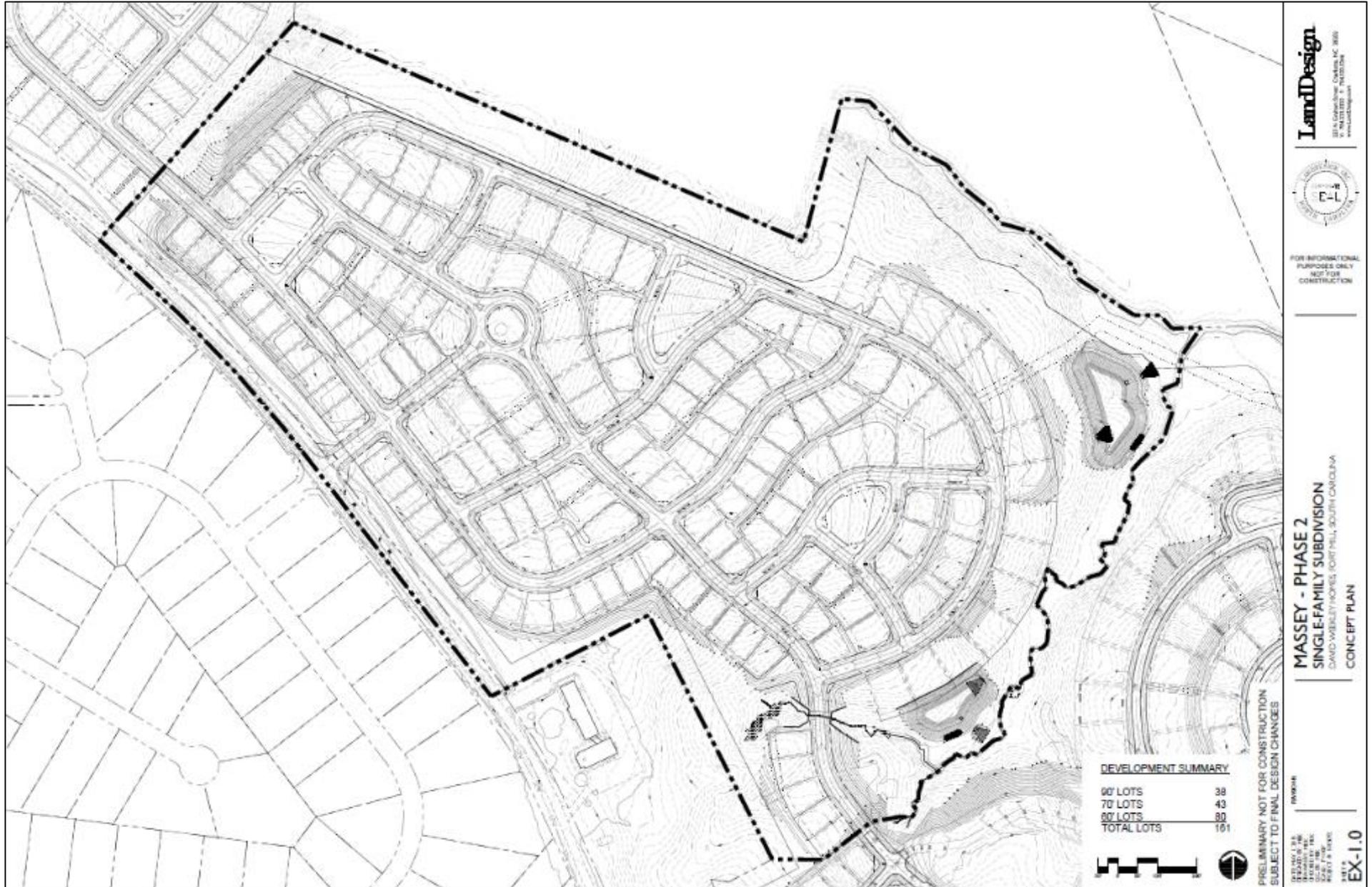
The final plat is consistent with the preliminary plat approved by the planning commission in 2013 and revised in 2015. Staff recommends in favor of approval of the final plat, contingent upon the following:

- The applicant shall secure a bond to cover the cost of any remaining improvements (engineered estimate + 25%) before the plat may be signed and released for recording.

Large copies of the final plat will be available during the meeting for review.

Joe Cronin
Planning Director
March 11, 2016

Massey Phase 2 Approved Preliminary Plat



LandDesign
 2214 Cornerstone, Charlotte, NC 28203
 www.landdesign.com

FOR INFORMATIONAL PURPOSES ONLY
 NOT FOR CONSTRUCTION

MASSEY - PHASE 2
 SINGLE-FAMILY SUBDIVISION
 DAVID WHEELBY HOMES, FORT HILL, SOUTH CAROLINA
 CONCEPT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
 SUBJECT TO FINAL DESIGN CHANGES

EX-1.0

From: Moore, Jeanne [mailto:jeanne.moore@yorkcountygov.com]
Sent: Friday, March 11, 2016 12:08 PM
To: Joe Cronin <jcronin@fortmillsc.gov>
Subject: RE: Massey Phase 2 Map 2

Blakney Point Rd is approved....

Jeanne

From: Joe Cronin [mailto:jcronin@fortmillsc.gov]
Sent: Friday, March 11, 2016 12:06 PM
To: Moore, Jeanne
Subject: FW: Massey Phase 2 Map 2

Jeanne,

We are reviewing the final plat for Massey Phase 2 Map 2. There are 6 roads included on the plat, 5 of which have been previously approved with Phase 2 Map 1. Can you confirm that Blakney Point Road is approved for use? Thanks!

- Belews Creek Court (*Previously Approved*)
- [Blakney Point Road](#)
- Dudley Drive (*Previously Approved*)
- Jakey Drive (*Previously Approved*)
- Melissa Drive (*Previously Approved*)
- Thomas Knapp Parkway (*Previously Approved*)

Joseph M. Cronin
Planning Director
Town of Fort Mill, SC
112 Confederate Street
Fort Mill, SC 29715
(803) 547-2034 ext. 257 (O)
(803) 371-2281 (C)
jcronin@fortmillsc.gov

PLEASE NOTE: All email correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act pursuant to S.C. Code of Laws, §§ 30-4-10, et seq.

Planning Commission Meeting
March 15, 2016
New Business Item

Text Amendment: Convert R-5 Residential to R-7 Residential

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to amend the list of districts established within the town; and Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to replace the R-5 Residential District with the R-7 Residential zoning district

Background / Discussion

During a recent town council workshop, council directed town staff to prepare a text amendment to eliminate the R-5 Residential zoning district, and to replace it with an R-7 Residential district.

The R-5 District was first established by town council in June 2013. The primary purpose of the R-5 district was to offer a zoning option for areas identified in the town's comprehensive plan as "medium density residential." The comprehensive plan, which was last updated in January 2013, defines "medium density" as three to five dwelling units per acre.

At the time it was created, the R-5 district allowed single-family residential development, with a minimum lot size of 5,000 square feet. The R-5 district also allowed townhomes, with minimum lot sizes of 1,500 square feet per unit.

In September 2014, the R-5 district was amended to remove townhomes from the list of permitted uses. At the same time, three new townhome-specific districts – RT-4, RT-8 and RT-12 – were also created, with allowable densities ranging from 8 to 12 townhome units per acre. In addition, a density cap on single-family residential development was also imposed on the R-5 district. The R-5 district currently limits residential density to three dwelling units per acre by right, and up to five dwelling units per acre with an approved development agreement.

While the R-5 district allows greater flexibility for developers in terms of lot dimensions, there are also several public benefits which have been incorporated into the district, each of which are not currently required in lower density residential districts, including R-10, R-15, and R-25:

- A hard cap on residential density (three DUA by right; up to 5 DUA with an approved development agreement);
- A minimum 20% open space requirement;
- A 35' perimeter buffer requirement;
- Sidewalks required on both sides of all streets; and
- A required traffic impact analysis for all projects with 100 or more residential units, or 500+ vehicle trips per day.

A draft text amendment has been prepared for town council's review. Below is a summary of the modifications:

	R-5 Residential (Current)	R-7 Residential (Proposed)
Allowable Uses	Single-Family Detached, Neighborhood Amenity, Public Facility or Land, and Religious Institution (By Right); Utility Installation (Conditional)	Single-Family Detached, Neighborhood Amenity, Public Facility or Land, and Religious Institution (By Right); Utility Installation (Conditional)
Max. Res. Density	3.0 DUA (By Right) Up to 5.0 DUA (With DA)	3.0 DUA (By Right) Up to 5.0 DUA (With DA)
Min. Lot Area	5,000 ft ²	7,000 ft ²
Min. Lot Width	50' *	60' *
Min. Front Yard	10' (SF) 20' (Other)	15' (SF) 35' (Other)
Min. Side Yard	5' (SF) 10' (Other)	10'
Min. Rear Yard	15' (SF) 20' (Other)	20' (SF) 35' (Other)
Buildable Envelope	3,200 ft ² (SF)	3,240 ft ² (SF)
Max. Bldg. Height	35'	35'
Min. Open Space	20% *	20% * At least one half must be “usable” open space
Perimeter Buffer	35' *	35' *
Sidewalks	Both Sides	Both Sides
TIA Required	Yes (100+)	Yes (100+)

*Note: * Indicates the availability of an incentive or reduction.*

Recommendation

This text amendment was prepared at council’s request, and is ultimately a policy decision of town council.

There are currently four residential subdivisions which carry the R-5 zoning designation. (A fifth project, the “Patterson Property” on Hensley Road, is currently pending before town council with a requested zoning designation of R-5.) These four subdivisions have all been entitled, either through an approved preliminary plat, or by a development agreement between the developer and the town. Therefore, each project may continue to develop under the zoning requirements which were in place at the time the project was vested.

Subdivision	Zoning	Permitted Lots	Total Acreage	Density (DUA)
Oakland Pointe	R-5	100	28.98	3.45
Pecan Ridge	R-5	192	74.53	2.58
Springview Meadows	R-5	87	46.00	1.89
Sutton Mill	R-5	93	33.50	2.78
TOTAL		472	183.01	2.58

If council should elect to eliminate the R-5 district, then all four projects will need to be rezoned from R-5 to the new R-7 district. As a result, most lots which have been built, or are planned to be built, within these subdivisions will become non-conforming under the requirements of the new R-7 district.

At full build out, this text amendment is expected to impact a nearly 500 residential properties. Approximately 90 new home permits have been issued to date in the Springview Meadows and Sutton Mill subdivisions, and at least half of those homes have been completed and sold to individual owners. This amendment, if approved, will restrict the ability of current and future property owners within those four subdivisions to modify or add on to their homes, since all future construction and/or modifications must comply with the new R-7 requirements.

As stated above, the R-5 district was created to offer a zoning option for areas identified in the town’s comprehensive plan as “medium density residential,” with targeted densities ranging from three to five units per acre. Among the four projects which have been entitled to date, only one (Oakland Pointe on Kimbrell Road), will exceed three units per acre, as allowed by a 2014 development agreement approved by town council. Even with the reduced lot sizes offered by the R-5 district, the overall residential density for all four projects will be 2.58 dwelling units per acre, which is 14% lower than the targeted density recommended in the comprehensive plan.

Staff understands the concerns which have been expressed by town council, particularly as they relate to residential densities. However, we would note that the town has several other zoning districts which are used far more extensively, and which permit residential densities far greater than the R-5 district. For example, nearly 50% of the property in the town limits is zoned Mixed Use (MXU). The MXU district allows residential lots as small as 2,400 square feet in area (52% smaller than R-5), as well as multi-family densities of nearly 40 units per acre.

Zoning District	% of Town	Single Family		Multi Family
		Density Cap	Min Lot Size	Density Cap
R-5 Residential	1.6%	3.0 DUA (SF) (5.0 DUA w/ DA)	5,000 ft ² (SF)	Not Permitted
MXU Mixed Use	48.1%	No Cap (SF) 39.6 DUA (TH)	2,400 ft ² (SF) 1,100 ft ² (TH)	39.6 DUA (APT)
UD Urban Dev.	< 0.5%	28.0 DUA (TH)	0 ft ² (TH)	28.0 DUA (APT)
TH-8 Townhome	< 0.5%	8.0 DUA (TH)	1,500 ft ² (TH)	Not Permitted
TH-12 Townhome	0.0%	12.0 DUA (TH)	1,500 ft ² (TH)	Not Permitted
GR General Res.	1.5%	No Cap (SF)	10,000 ft ² (SF)	10.0 DUA (APT)
GR-A General Res.	1.7%	No Cap (SF)	10,000 ft ² (SF)	8.0 DUA (APT)
LC Local Comm.	1.7%	No Cap (SF)	10,000 ft ² (SF)	10.0 DUA (APT)

DUA = Dwelling Units Per Acre SF = Single Family Detached TH = Townhome APT = Apartment

In our opinion, it would be preferable to review and update all districts as part of a comprehensive update to the zoning ordinance, taking into account specific guidance and feedback from town council and the public. This, of course, is the purpose of our ongoing UDO update, which is expected to be completed this spring.

For these reasons, staff would recommend one of the following alternatives:

1. Table the proposed text amendment and address modifications to the R-5 district – along with all other zoning districts – in the new UDO. Council does retain the option, at its discretion, to declare a moratorium on all new R-5 rezoning and annexation requests until the UDO can be completed. This would prevent any new R-5 zoned projects from being approved until the new codes go into effect.
2. As an alternative, council could elect to retain the R-5 district for existing projects, thus preventing nearly 500 residential lots from becoming non-conforming. The R-7 district could then be added as a new residential district, either as a text amendment, or as part of the new UDO.
3. Lastly, if council prefers to eliminate medium density residential from the town's future land use map altogether, and instead promote lower density, suburban or rural scale development with two or fewer units per acre, then staff would recommend in favor of amending the comprehensive plan prior to adoption of the UDO.

As stated above, this request is ultimately a policy decision of town council.

Joe Cronin
Planning Director
March 9, 2016

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

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE I, IN GENERAL; SECTION 5, ESTABLISHMENT OF DISTRICTS; SO AS TO AMEND THE LIST OF DISTRICTS ESTABLISHED WITHIN THE TOWN; AND ARTICLE II, REQUIREMENTS BY DISTRICTS; SECTION 23, R-5 RESIDENTIAL DISTRICT; SO AS TO REPLACE THE R-5 RESIDENTIAL DISTRICT WITH THE R-7 RESIDENTIAL ZONING DISTRICT

Pursuant to the authority granted by the Constitution 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 Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; is hereby amended to read as follows:

Sec. 5. – Establishment of Districts

For the purpose of this ordinance, the areas under the jurisdiction of the Fort Mill Planning Commission, Board of Zoning Appeals, Historic Review Board, and the town council are hereby divided into 26 districts:

- R-25 One-family residential
- R-15 One-family residential
- R-12 One-family residential
- R-10 One-family residential
- GR General residential
- GR-A General residential-A
- MHP Mobile home park
- LC Local commercial
- HC Highway commercial
- GI General industrial
- PCD Planned cluster development
- SHPD Scenic highway planned development
- HP Historic preservation
- PND Planned neighborhood development
- RC Resource conservation
- TC Transitional commercial
- LI Limited industrial
- MXU Mixed use development
- MID Municipal improvement
- THCD Tom Hall Street corridor
- UD Urban development
- ~~R-5~~ R-7 Residential

COD/COD-N Corridor Overlay District
RT-4 Residential district
RT-8 Residential district
RT-12 Residential district

SECTION II. The Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by Districts; Section 23, R-5 Residential District, is hereby retitled as the R-7 Residential District, which section is hereby amended to read as follows:

Sec. 23. – ~~R-5~~ R-7 Residential district.

1. *Purpose of district:* It is the intent of this section that the ~~R-5~~ R-7 residential zoning district be developed and reserved for medium density single-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable and healthy residential environment, while allowing for flexibility in design standards, a variety in housing options, and enhanced protection for natural and environmental resources.
2. *Permitted uses:* The following uses shall be permitted in the ~~R-5~~ R-7 zoning district:
 - a. Single-family detached residential dwellings
 - b. Publicly owned building, facility, or land;
 - c. Private uses which are customarily associated with residential development, including:
 1. Clubhouses and activity centers
 2. Pools and poolhouses
 3. Off-street parking facilities
 4. Other amenities related to recreation and/or resident activities
 - d. Accessory use in compliance with the provisions of article I, section 7, subsection G;
 - e. Customary home occupations established under the regulations in article I, section 7, subsection F;
 - f. Religious institutions.

3. *Conditional uses:* The following uses shall be permitted in any ~~R-5~~ R-7 zoning district on a conditional basis:
 - a. Public utility substation or subinstallation, including water towers; provided that:
 1. Such use is enclosed by a fence or wall at least six feet in height above finish grade, or by some other screening material deemed appropriate as part of the appearance review process.
 2. There is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and
 3. A landscaped strip not less than ten feet in width is planted and suitably maintained around the facility;
 - b. Temporary uses in compliance with the provisions of article VI, section 4;
 - c. Daycare facilities or pre-school nursery, provided that any such facility must be licensed or registered by the appropriate state agency.
4. *Other requirements:* Unless otherwise specified elsewhere in this ordinance, uses permitted in ~~R-5~~ R-7 districts shall be required to conform to the following standards:
 - a. Maximum density for new residential subdivisions:
 1. The maximum gross residential density for new residential subdivisions within the ~~R-5~~ R-7 district shall be three (3) dwelling units per acre.
 2. Notwithstanding the preceding paragraph, the town council may authorize a maximum gross residential density of up to five (5) dwelling units per acre by entering into a development agreement with an applicant, based upon terms that are mutually agreeable to both the town and the applicant, consistent with Section 6-31-10 et seq of the South Carolina Code of Laws, 1976, as amended.
 3. For the purpose of this section, “gross residential density” shall be defined as the total number of residential units divided by the total acreage of land within the development.
 - b. Minimum lot area: ~~5,000~~ 7,000 square feet; provided, however, that the minimum lot area may be reduced up to 20% for any single-family detached residential lot with rear alley loaded access.

- c. Minimum lot width, measured at the building line: ~~50~~ 60 feet; provided, however, that the minimum lot width may be reduced up to 20% for any single-family detached residential lot with rear alley loaded access.
- d. Minimum front yard depth, measured from the nearest street right-of-way line:
1. For single-family residential dwellings, the minimum front yard setback shall be ~~10~~ 15 feet.
 2. For all other permitted uses within the ~~R-5~~ R-7 district, the minimum front yard setback shall be ~~20~~ 35 feet.
 3. Awnings, steps, porches, balconies and eaves may encroach up to 5' into the required front yard setback area, where provided.
 4. For exceptions to this requirement, See article I, section 7, subsection E.
 5. Line of sight guidelines shall apply for all corner lots and may result in a larger front yard setback.
- e. Minimum side yard:
- ~~1. For single-family residential dwellings, the minimum side yard setback shall be 5 feet.~~
 - ~~2. For all other permitted uses within the R-5 district, the minimum side yard setback shall be 10 feet.~~
 1. The minimum side yard setback for all structures within the R-7 zoning district shall be 10 feet.
 2. For side yard requirements pertaining to corner lots, see article I, section 7, subsection C.
 3. Awnings, steps, eaves, concrete or paver patios, and HVAC equipment may encroach up to ~~50%~~ 5 feet into the required side yard setback area.
 4. Line of sight guidelines shall apply for all corner lots and may result in a larger side yard setback.

5. The minimum side yard setback for all accessory uses within the ~~R-5~~ R-7 zoning district shall be 5 feet.
- f. Minimum rear yard:
1. For single-family residential dwellings, the minimum rear yard setback shall be ~~15~~ 20 feet.
 2. For all other permitted uses within the ~~R-5~~ R-7 district, the minimum rear yard setback shall be ~~20~~ 35 feet.
 3. For rear yard requirements pertaining to dual frontage lots, see article I, section 7, subsection D. For the purpose of this section, a private alley shall not be considered a road frontage.
 4. Awnings, steps, eaves, concrete or paver patios, porches, balconies and HVAC equipment may encroach up to 5' into the required rear yard setback area.
 5. The minimum rear yard setback for all accessory uses within the ~~R-5~~ R-7 zoning district shall be 5 feet.
 6. Line of sight guidelines shall apply for all corner lots and may result in a larger rear yard setback.
- g. Maximum building height:
1. The maximum building height for all structures within the ~~R-5~~ R-7 zoning district shall be 35 feet.
 2. For exceptions to height regulations, see article I, section 7, subsection L.
- h. Dedicated open space requirements:
1. For all new developments within the ~~R-5~~ R-7 district, a minimum of 20% of the gross land area of the project shall be set aside as dedicated open space, at least one half of which shall be designated as usable open space.
 - a. For the purpose of this section, the following may be counted towards the usable open space requirement: formal greens, plazas, courtyards and other public or community gathering places; parks and recreation amenities, including ball fields, courts, playgrounds, pocket parks, and trails; and similar uses and/or

amenities deemed appropriate by the Planning Commission. Open space areas shall be of sufficient size, dimension and character to accommodate the intended use; small, odd or remnant parcels will generally not qualify as usable open space, unless the applicant satisfactorily demonstrates special improvements have been made to create a space meeting the intent of this definition. In general, perimeter buffers, floodplain, stormwater detention areas, parking facilities, and areas with steep or unusual topography, will not qualify as usable open space.

2. For all new developments that include rear alley loaded access on at least 75% of all residential units, the open space requirement may be reduced by 25%.
 3. Dedicated open space shall be provided in accordance with Section 19(4)(H), paragraphs 2-11, of the zoning ordinance.
- i. Buffer requirements:
1. For all new developments within the ~~R-5~~ R-7 district, a landscaped buffer at least 35' in width shall be required along all project edges abutting existing residential development, excluding road frontage, and shall be measured perpendicular to the property lines that define the project area. This buffer shall be a natural, undisturbed wooded area where possible, and shall count towards the open space requirement. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required. Planted buffers shall contain a minimum of 9 evergreen trees and 20 evergreen shrubs for each 100 linear feet of buffer area.
 2. The required width of any project boundary buffer may be reduced by 25%, provided a minimum six-foot opaque wall is constructed along the project boundary.
- j. Sidewalk requirements:
1. Notwithstanding other provisions of the zoning ordinance or the Code of Ordinances for the Town of Fort Mill, all new developments within the ~~R-5~~ R-7 district shall include sidewalks at least five (5) feet in width along both sides of any new or existing road frontage (excluding alleys). All sidewalks shall be constructed to comply with the standards of the town, South Carolina Department of Transportation (SCDOT), and the Americans with Disabilities Act (ADA).
 2. New sidewalks shall be constructed in locations that will promote connectivity with existing sidewalk infrastructure. Where no adjacent sidewalk infrastructure exists,

new sidewalks shall be stubbed out to locations identified by the zoning administrator in order to allow for connectivity with future development. These requirements may be waived administratively by the zoning administrator if circumstances exist that make such connections impractical.

k. Traffic improvements.

- 1. A traffic impact analysis (TIA) shall be required for any new development that includes more than one hundred (100) residential units, or for any new development that is expected to generate an average of more than five hundred (500) vehicle trips per weekday. Any traffic improvements recommended by the TIA shall be installed at the developer's cost.
- 2. Notwithstanding the previous paragraph, the developer shall meet with the zoning administrator and, if warranted, representatives from the SCDOT, prior to project approval for the purpose of reviewing proposed ingress/egress locations and traffic impact. Any traffic improvements recommended by the town and/or SCDOT shall be installed at the developer's cost.

l. Additional requirements: Uses permitted in ~~R-5~~ R-7 zoning districts shall meet all standards set forth in article I, section 7, subsection I, pertaining to off-street parking, loading, and other requirements.

m. Signs: Signs permitted in the ~~R-5~~ R-7 zoning district, including the conditions under which they may be located, are set forth in article III.

SECTION III. Severability. If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, the validity of the remaining sections, subsections, paragraphs, clauses, or provisions shall not be affected thereby.

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

SECTION V. Effective Date. This ordinance shall take effect upon adoption by the Town Council.

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: March 14, 2016
 Public Hearing: April 11, 2016
 Second Reading: April 11, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia C. Burgess, Town Clerk

Planning Commission Meeting
March 15, 2016
New Business Item

Rezoning Ordinance: Oakland Pointe Subdivision

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-11-01-195, 020-11-01-196 and 020-11-01-197 (A/K/A the future Oakland Pointe subdivision), such parcels containing approximately 28.98 +/- acres located at the intersection of Kimbrell Road and N Dobys Bridge Road, from R-5 Residential to R-7 Residential

Background / Discussion

This draft rezoning ordinance corresponds to council's request to eliminate the R-5 Residential zoning district, and replace it with an R-7 zoning district.

The Oakland Pointe subdivision, located at the intersection of Kimbrell Road and N Dobys Bridge Road, is currently zoned R-5. The property was annexed in December 2014 with a zoning designation of R-5. A development agreement, also approved in December 2014, limits the total number of single-family homes to 100 (3.45 dwelling units per acre).

A preliminary plat has been approved for the Oakland Pointe project, which contains 100 residential lots (3.45 dwelling units per acre). By virtue of having a development agreement and an approved plat, the project is vested to develop under the requirements of the R-5 district for a period of five years, regardless of any changes to the town's zoning ordinance.

Recommendation

Should council elect to eliminate the R-5 Residential district, then the Oakland Pointe subdivision will need to be rezoned to R-7, or some other zoning district.

If council chooses to rezone the property, the 100 planned residential lots may still be developed under the requirements of the R-5 district; however, all future residences will become non-conforming with the new R-7 zoning designation.

This request is a policy decision of town council.

Joe Cronin
Planning Director
March 9, 2016

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 NUMBERS 020-11-01-195, 020-11-01-196 AND 020-11-01-197 (A/K/A THE FUTURE OAKLAND POINTE SUBDIVISION), SUCH PARCELS CONTAINING APPROXIMATELY 28.98 +/- ACRES LOCATED AT THE INTERSECTION OF KIMBRELL ROAD AND N DOBYS BRIDGE ROAD, FROM R-5 RESIDENTIAL TO R-7 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 designation for York County Tax Map Numbers 020-11-01-195, 020-11-01-196 and 020-11-01-197 (also known as the future “Oakland Pointe” subdivision), such parcels containing a total of 28.98 +/- acres located at the intersection of Kimbrell Road and N Dobys Bridge Road, from R-5 Residential to R-7 Residential. A property map of the parcels subject to this rezoning Ordinance is included in the attached Exhibit A.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. 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: March 14, 2016
Public Hearing: April 11, 2016
Second Reading: April 11, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Virginia C. Burgess, Town Clerk

Barron B. Mack, Jr, Town Attorney

Planning Commission Meeting
March 15, 2016
New Business Item

Rezoning Ordinance: Pecan Ridge Subdivision

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (A/K/A the future Pecan Ridge subdivision), such parcels containing approximately 74.53 +/- acres located on Whites Road, from R-5 Residential to R-7 Residential

Background / Discussion

This draft rezoning ordinance corresponds to council's request to eliminate the R-5 Residential zoning district, and replace it with an R-7 zoning district.

The Pecan Ridge subdivision, located on Whites Road, is currently zoned R-5. The property was rezoned from PND to R-5 in January 2014. A development agreement, also approved in January 2014, limits the total number of single-family homes to 200 (2.68 dwelling units per acre).

A preliminary plat has been approved for the Pecan Ridge project, which contains 192 residential lots (2.58 dwelling units per acre). By virtue of having a development agreement and an approved plat, the project is vested to develop under the requirements of the R-5 district for a period of five years, regardless of any changes to the town's zoning ordinance.

Recommendation

Should council elect to eliminate the R-5 Residential district, then the Pecan Ridge subdivision will need to be rezoned to R-7, or some other zoning district.

If council chooses to rezone the property, the 192 planned residential lots may still be developed under the requirements of the R-5 district; however, all future residences will become non-conforming with the new R-7 zoning designation.

This request is a policy decision of town council.

Joe Cronin
Planning Director
March 9, 2016

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 NUMBERS 020-13-01-067, 020-13-01-068 AND 020-13-01-069 (A/K/A THE FUTURE PECAN RIDGE SUBDIVISION), SUCH PARCELS CONTAINING APPROXIMATELY 74.53 +/- ACRES LOCATED ON WHITES ROAD, FROM R-5 RESIDENTIAL TO R-7 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 designation for York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (also known as the future “Pecan Ridge” subdivision), such parcels containing a total of 74.53 +/- acres located on Whites Road, from R-5 Residential to R-7 Residential. A property map of the parcels subject to this rezoning Ordinance is included in the attached Exhibit A.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. 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: March 14, 2016
Public Hearing: April 11, 2016
Second Reading: April 11, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

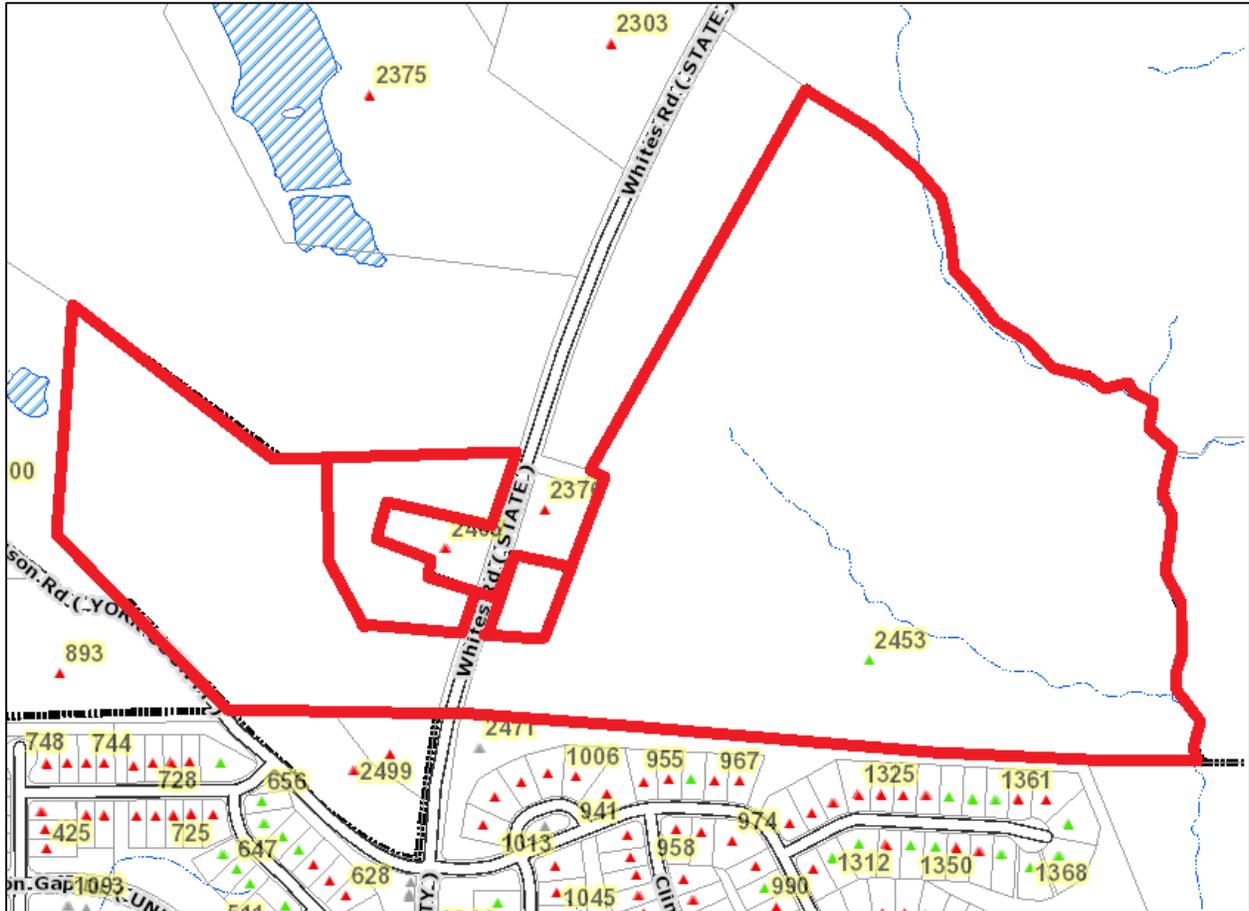
ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia C. Burgess, Town Clerk

Exhibit A

York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069
Property Map



Planning Commission Meeting
March 15, 2016
New Business Item

Rezoning Ordinance: Springview Meadows Subdivision

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Springview Meadows subdivision, containing 97 parcels on approximately 46.0 +/- acres located on Angel Oak Drive, Crescent Moon Drive and Palm Drive, from R-5 Residential to R-7 Residential

Background / Discussion

This draft rezoning ordinance corresponds to council's request to eliminate the R-5 Residential zoning district, and replace it with an R-7 zoning district.

The Springview Meadows subdivision, located off US Hwy 21 Bypass north of Springfield Parkway, is currently zoned R-5. The property was annexed in January 2014 with a zoning designation of R-5.

A preliminary plat has been approved for the Springview Meadows project, which contains 87 residential lots (1.89 dwelling units per acre). All 87 lots have been recorded to date, and nearly half of which have been built out. By virtue of having an approved development plan, the project is vested to develop under the requirements of the R-5 district, regardless of any changes to the town's zoning ordinance.

Recommendation

Should council elect to eliminate the R-5 Residential district, then the Springview Meadows subdivision will need to be rezoned to R-7, or some other zoning district.

If council chooses to rezone the property, the remaining residential lots may still be developed under the requirements of the R-5 district; however, all future residences (87 in total) will become non-conforming with the new R-7 zoning designation.

This request is a policy decision of town council.

Joe Cronin
Planning Director
March 9, 2016

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 THE SPRINGVIEW MEADOWS SUBDIVISION, CONTAINING 97 PARCELS ON APPROXIMATELY 46.0 +/- ACRES LOCATED ON ANGEL OAK DRIVE, CRESCENT MOON DRIVE AND PALM DRIVE, FROM R-5 RESIDENTIAL TO R-7 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 designation for all those parcels referenced in the attached Exhibit A, such parcels containing a total of 46.0 +/- acres located on Angel Oak Drive, Crescent Moon Drive and Palm Drive, from R-5 Residential to R-7 Residential. A property map of the parcels subject to this rezoning Ordinance is included in the attached Exhibit B.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. 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: March 14, 2016
Public Hearing: April 11, 2016
Second Reading: April 11, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Virginia C. Burgess, Town Clerk

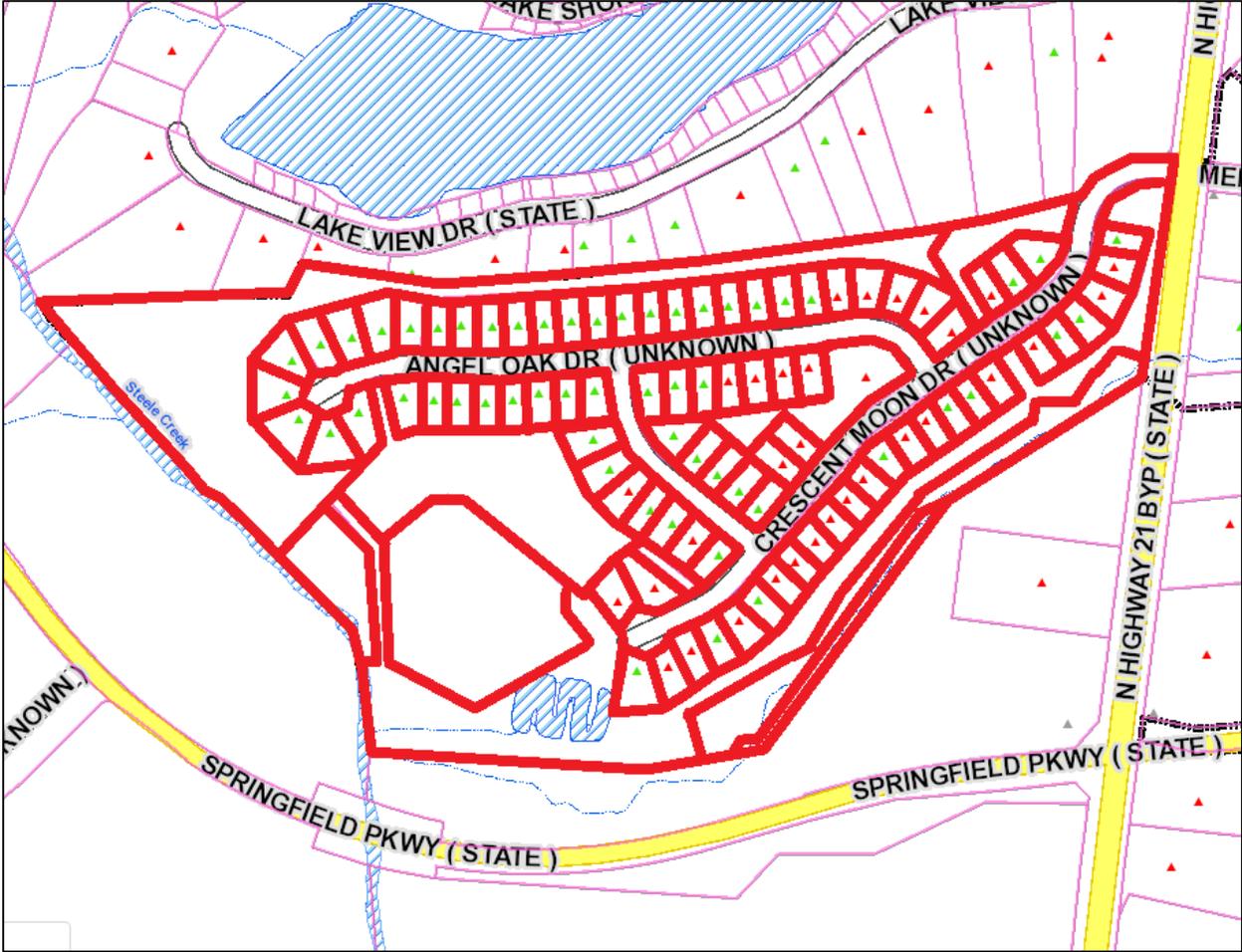
Barron B. Mack, Jr, Town Attorney

EXHIBIT A

Springview Meadows Subdivision
York County Tax Map Numbers:

020-29-01-001, 020-29-01-002, 020-29-01-003, 020-29-01-004, 020-29-01-005, 020-29-01-006,
020-29-01-007, 020-29-01-008, 020-29-01-009, 020-29-01-010, 020-29-01-011, 020-29-01-012,
020-29-01-013, 020-29-01-014, 020-29-01-015, 020-29-01-016, 020-29-01-017, 020-29-01-018,
020-29-01-019, 020-29-01-020, 020-29-01-021, 020-29-01-022, 020-29-01-023, 020-29-01-024,
020-29-01-025, 020-29-01-026, 020-29-01-027, 020-29-01-028, 020-29-01-029, 020-29-01-030,
020-29-01-031, 020-29-01-032, 020-29-01-033, 020-29-01-034, 020-29-01-035, 020-29-01-036,
020-29-01-037, 020-29-01-038, 020-29-01-039, 020-29-01-040, 020-29-01-041, 020-29-01-042,
020-29-01-043, 020-29-01-044, 020-29-01-045, 020-29-01-046, 020-29-01-047, 020-29-01-048,
020-29-01-049, 020-29-01-050, 020-29-01-051, 020-29-01-052, 020-29-01-053, 020-29-01-054,
020-29-01-055, 020-29-01-056, 020-29-01-057, 020-29-01-058, 020-29-01-059, 020-29-01-060,
020-29-01-061, 020-29-01-062, 020-29-01-063, 020-29-01-064, 020-29-01-065, 020-29-01-066,
020-29-01-067, 020-29-01-068, 020-29-01-069, 020-29-01-070, 020-29-01-071, 020-29-01-072,
020-29-01-073, 020-29-01-074, 020-29-01-075, 020-29-01-076, 020-29-01-077, 020-29-01-078,
020-29-01-079, 020-29-01-080, 020-29-01-081, 020-29-01-082, 020-29-01-083, 020-29-01-084,
020-29-01-085, 020-29-01-086, 020-29-01-087, 020-29-01-088, 020-29-01-089, 020-29-01-090,
020-29-01-091, 020-29-01-092, 020-29-01-093, 020-29-01-094, 020-29-01-095, 020-29-01-096,
& 020-29-01-097

Exhibit B
Springview Meadows Subdivision
Property Map



Planning Commission Meeting
March 15, 2016
New Business Item

Rezoning Ordinance: Sutton Mill Subdivision

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Sutton Mill subdivision, containing 97 parcels on approximately 33.5 +/- acres located on Brookcrest Lane, Misty Morning Court, Spring Blossom Trail and Still River Way, from R-5 Residential to R-7 Residential

Background / Discussion

This draft rezoning ordinance corresponds to council's request to eliminate the R-5 Residential zoning district, and replace it with an R-7 zoning district.

The Sutton Mill subdivision, located between Sutton Road and Harris Road, is currently zoned R-5. The property was annexed in January 2014 with a zoning designation of R-5.

A preliminary plat has been approved for the Sutton Mill project, which contains 93 residential lots (2.78 dwelling units per acre). A total of 91 lots have been recorded to date, and nearly half of which have been built out. By virtue of having an approved development plan, the project is vested to develop under the requirements of the R-5 district, regardless of any changes to the town's zoning ordinance.

Recommendation

Should council elect to eliminate the R-5 Residential district, then the Sutton Mill subdivision will need to be rezoned to R-7, or some other zoning district.

If council chooses to rezone the property, the remaining residential lots may still be developed under the requirements of the R-5 district; however, all future residences (93 in total) will become non-conforming with the new R-7 zoning designation.

This request is a policy decision of town council.

Joe Cronin
Planning Director
March 9, 2016

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 THE SUTTON MILL SUBDIVISION, CONTAINING 97 PARCELS ON APPROXIMATELY 33.5 +/- ACRES LOCATED ON BROOKCREST LANE, MISTY MORNING COURT, SPRING BLOSSOM TRAIL AND STILL RIVER WAY, FROM R-5 RESIDENTIAL TO R-7 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 designation for all those parcels referenced in the attached Exhibit A, such parcels containing a total of 33.5 +/- acres located on Brookcrest Lane, Misty Morning Court, Spring Blossom Trail and Still River Way, from R-5 Residential to R-7 Residential. A property map of the parcels subject to this rezoning Ordinance is included in the attached Exhibit B.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. 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: March 14, 2016
Public Hearing: April 11, 2016
Second Reading: April 11, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia C. Burgess, Town Clerk

EXHIBIT A

Sutton Mill Subdivision
York County Tax Map Numbers:

020-25-01-029, 020-25-01-030, 020-25-01-031, 020-25-01-032, 020-25-01-033, 020-25-01-034,
020-25-01-035, 020-25-01-036, 020-25-01-037, 020-25-01-038, 020-25-01-039, 020-25-01-040,
020-25-01-041, 020-25-01-042, 020-25-01-043, 020-25-01-044, 020-25-01-045, 020-25-01-046,
020-25-01-047, 020-25-01-048, 020-25-01-049, 020-25-01-050, 020-25-01-051, 020-25-01-052,
020-25-01-053, 020-25-01-054, 020-25-01-055, 020-25-01-056, 020-25-01-057, 020-25-01-058,
020-25-01-059, 020-25-01-060, 020-25-01-061, 020-25-01-062, 020-25-01-063, 020-25-01-064,
020-25-01-065, 020-25-01-066, 020-25-01-067, 020-25-01-068, 020-25-01-069, 020-25-01-070,
020-25-01-071, 020-25-01-072, 020-25-01-073, 020-25-01-074, 020-25-01-075, 020-25-01-076,
020-25-01-077, 020-25-01-078, 020-25-01-079, 020-25-01-080, 020-25-01-081, 020-25-01-082,
020-25-01-083, 020-25-01-084, 020-25-01-085, 020-25-01-086, 020-25-01-087, 020-25-01-088,
020-25-01-089, 020-25-01-090, 020-25-01-091, 020-25-01-092, 020-25-01-093, 020-25-01-094,
020-25-01-095, 020-25-01-096, 020-25-01-097, 020-25-01-098, 020-25-01-099, 020-25-01-100,
020-25-01-101, 020-25-01-102, 020-25-01-103, 020-25-01-104, 020-25-01-105, 020-25-01-106,
020-25-01-107, 020-25-01-108, 020-25-01-109, 020-25-01-110, 020-25-01-111, 020-25-01-112,
020-25-01-113, 020-25-01-114, 020-25-01-115, 020-25-01-116, 020-25-01-117, 020-25-01-118,
020-25-01-119, 020-25-01-120, 020-25-01-121, 020-25-01-122, 020-25-01-123, 020-25-01-124,
& 020-25-01-125

Exhibit B
Sutton Mill Subdivision
Property Map

