



FORT MILL

**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
May 26, 2015
112 Confederate Street
7:00 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: April 28, 2015 *[Pages 3–8]*

OLD BUSINESS

1. **Sketch Plan: Kimbrell Property** *[Pages 9–19]*

Request from Ryland Homes to approve a sketch plan for a 28.97-acre tract at the intersection of Kimbrell Road and N Dobys Bridge Road

2. **Subdivision Plat: 202, 204 & 206 Main Street** *[Pages 20–24]*

Request from Pittman Professional Land Surveying, on behalf of Downtown Partners, to approve the subdivision of York County Tax Map Number 020-03-01-003, containing approximately 0.75 acre at the intersection of Main Street and Confederate Street, into six parcels ranging in size from 0.03 acre to 0.56 acre

3. **Rezoning Request: 1462 & 1466 N Dobys Bridge Road** *[Pages 25–33]*

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 020-11-01-110 and 020-11-01-111, containing approximately 7.6 +/- acres located at 1462 and 1466 N Dobys Bridge Road, from R-15 Residential to HC Highway Commercial

NEW BUSINESS ITEMS

1. **Rezoning Request: Fort Mill Housing Authority** *[Pages 34–38]*

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-04-35-081, containing approximately 2.03 +/- acres located at the end of Bozeman Drive, from TC Transitional Commercial to GR-A General Residential

2. **Rezoning Request: River Crossing Senior Living Project** *[Pages 39–55]*

An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for York County Tax Map Number 020-20-01-016, containing approximately 14.4 acres located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to MXU Mixed Use; adopting a conceptual plan for the River Crossing Senior Living project; and adopting development conditions for the River Crossing Senior Living Project

3. **Rezoning Request: 314 N White Street** *[Pages 56–60]*

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-04-04-004, containing approximately 0.7 +/- acre located at 314 N White Street, from R-15 Residential to GI General Industrial

4. **Subdivision Plat: Avery Plaza** *[Pages 61–63]*

Request from Pittman Professional Land Surveying, on behalf of Springland Associates LLC, to approve the subdivision of York County Tax Map Number 020-08-01-002, containing approximately 22.7 +/- acres at the intersection of SC 160 and Springfield Parkway, into five parcels ranging in size from 1.45 acres to 11.24 acres

ITEMS FOR INFORMATION / DISCUSSION

1. **Preserve at River Chase, Phase 4: Final Plat** *[Pages 64–65]*

2. **Pending Commercial Appearance Review: A Lock-It Self Storage**

3. **Impact Fee Study Update**

4. **Special Called Meeting: June 2, 2015 (6:30 PM)**

5. **UDO Advisory Committee Meeting: June 10, 2015 (6:30 PM)**

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
April 28, 2015
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Ben Hudgins, Hynek Lettang, John Garver, Tom Petty, Jay McMullen, Assistant Planner Chris Pettit

Absent: Chris Wolfe

Guests: Aaron Gross (Gross Builders), Ken Starrett (Gross Builders), Bryan Tuttle (The Tuttle Co.), Matt Levesque (ESP Associates), Al Rogat (Resident), Connie Howard (Housing Authority of Fort Mill), David Walker (The Crossing), Carl Walker (The Crossing), Randy Lee (The Crossing), Amy Massey (Kimley-Horn), Jessica Rossi (Kimley-Horn), Duane Christopher (Ryland Homes), Hamilton Stolpen (Ryland Homes), Brian Johnson (Ryland Homes), Bob Cash (Ryland Homes)

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

Mr. Hudgins stated that he had heard from Mr. Wolfe earlier in the day. Mr. Wolfe had a prior commitment and would be unable to attend the meeting.

APPROVAL OF MINUTES

Mr. Hudgins made a motion to approve the minutes from the March 24, 2015, meeting, as presented. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

OLD BUSINESS ITEMS

1. **Sketch Plan: Kimbrell Property**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a sketch plan for a 29 acre tract near the intersection of Dobys Bridge Road and Kimbrell Road. Assistant Planner Pettit noted that this was a continuation of the discussion from the March 24, 2015 Planning Commission meeting and that the applicants had made several changes to the plan according to the comments and discussion from the previous meeting, which included adding a 5' sidewalk and easement to the Kimbrell Road and N. Dobys Bridge Road frontages, removing a second access point onto Kimbrell Road, adding a right-of-way stub out to the property to the northeast, and adding landscaped cul-de-sac designs to the plan. Assistant Planner Pettit also provided a brief overview of an arborist report obtained by the Town and completed by Billy Howle with Southeastern Tree. The report contained information stating that the significant trees located adjacent to the existing residence and located at the corner of N. Dobys Bridge and Kimbrell Road are in very good health and

could, with the right care and special attention, be preserved through any demolition and/or site work.

Hamilton Stolpen, Brian Johnson, and Bob Cash of Ryland Homes presented information to the Planning Commission related to the changes made to the sketch plan since the March Planning Commission meeting and related to the proposed removal of the two significant trees adjacent to the existing residence on the Kimbrell property. The representatives of Ryland Homes noted that the geometry and location of the trees and intersection do not allow for the preservation of the trees and that the trees would be replaced with a proposed 2-1 replacement ratio of 8-inch caliper, 15-18 ft. tall live oaks.

Duane Christopher, an arborist representing Ryland Homes, provided an additional overview of the current health of the trees and provided subsequent information noting the challenges of preserving the trees. Mr. Christopher noted that the trees would be vulnerable to damage via compaction, grading and/or additional fill dirt, removal of neighboring trees, and removal of neighboring septic infrastructure and that the subsequent damage to the trees could take as long as 4-6 years to visually appear and ultimately damage up to 40% of the tree's structure.

A discussion then took place. Mr. Traynor and Mr. Hudgins noted two examples of trees that survived situations similar to that of the significant trees. Mr. Christopher provided information noting that the examples provided were under different circumstances related to tree species and soil types and thus the situations were not directly comparable. Representatives of Ryland Homes again noted that the replacement of the trees would be at a ratio of 3-1 and at a height and caliper far exceeding the minimum requirements per code.

Mr. Hudgins commended the applicants as they did address all other issues noted at the March Planning Commission meeting. Mr. Stolpen noted that Ryland Homes had tried to reconfigure the project to save the significant trees, but that the reconfiguration would require losing 10-15% of the lots. Assistant Planner Pettit noted that the Planning Commission has the authority to grant a variance from the requirements of design, which would be of assistance in recovering some of the lots lost through saving the trees. Representatives with Ryland Homes noted that the lot variance would not be of assistance as the intended product is 40 feet in width, thus already maximizing the current lot size.

Mr. Johnson with Ryland Homes questioned whether the significant trees were part of the discussion during the development agreement process. Bryan Tuttle with The Tuttle Co., who was present for a separate business item, noted that he was involved in the development agreement process prior to Ryland Homes acquiring the project. Mr. Tuttle noted that the tree along Kimbrell Road and N. Dobys Bridge Road was highlighted in the development agreement process but that the two trees adjacent to the existing residence were not. Mr. Hudgins explained that recent circumstances have initiated the discussion of the two trees adjacent to the existing residence.

Mr. Stolpen with Ryland Homes questioned whether a private citizen could have removed significant trees from their own property absent any hearings or meetings. Assistant Planner Pettit noted that there are no restrictions for private property owners to remove trees from their properties. Mr. Stolpen noted that Ryland Homes could have removed the trees prior to any discussions, but chose to do the right thing and have the discussions with the Town

Mr. Traynor stated a desire for the applicants to work with Town staff to discuss utilizing a potential variance to save at least one of the significant trees adjacent to the existing home and noted that a special called meeting could be used to bring the applicants back prior to the next regularly scheduled Planning Commission meeting. Mr. Hudgins made a motion to defer the request pending a discussion between Town staff and the applicants. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

Mr. Lettang asked if any members of the audience wished to speak regarding the request. Al Rogat noted that he had attended many Planning Commission and Town Council meetings regarding the Kimbrell Property and stated that the grand trees cannot be disregarded. Mr. Rogat additionally spoke in disagreement with landscaped planters in cul-de-sacs, noting that they tend to leak, crack the roads around them, and that they are rarely nice enough to appreciate.

NEW BUSINESS ITEMS

- 1. Subdivision Plat: 202, 204, & 206 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve the subdivision of York County Tax Map Number 020-03-01-003, located in downtown Fort Mill, into six parcels of various sizes. Assistant Planner Pettit noted that should the Planning Commission wish to approve the subdivision as presented, a motion would need to include the granting of a lot dimensional variance since one parcel would be less than the 1,500 square foot minimum lot size for Local Commercial zoned property. Members of the Planning Commission asked if the applicant was present to provide further information regarding the purpose of the subdivision. With the applicant not present, Mr. Garver made a motion to defer the application to the next regularly scheduled Planning Commission meeting. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.
- 2. Rezoning Request: Fort Mill Housing Authority:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to rezone York County Tax Map Number 020-04-35-081 from TC Transitional Commercial to RT-12 Residential. The property is located at the end of the Fort Mill Housing Authority's current property along Bozeman Drive. Staff recommended in favor of denial due to the inconsistency with the Town's Comprehensive Plan and the fact that the buffer requirements of RT-12 would make it impossible to connect to Bozeman Drive without obtaining a variance from the Board of Zoning Appeals. Connie Howard, with the Fort Mill Housing Authority, stated that she understood she was likely overshooting with the requested RT-12 designation, but noted the underlying purpose of the request was to provide affordable housing in Fort Mill. Mr. Petty commended the applicant for the underlying purpose and requested that the

applicant meet with Town staff to further discuss the potential rezoning of the property. Mr. Petty made a motion to defer the application pending a discussion between Town staff and the applicant. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

3. Rezoning Request: 1462 & 1466 N Dobys Bridge Road: Assistant Planner Pettit provided an overview of the request, the purpose of which was to rezone York County Tax Map Numbers 020-11-01-110 and 020-11-01-111, located on N Dobys Bridge Road, from R-15 Residential to HC Highway Commercial. Staff recommended in favor of denial due to inconsistency with the Town's Comprehensive Plan. Randy Lee, owner of the properties, provided information on the history/purpose of the request, stating that the purpose was to allow a potential buyer to build a multi-unit storage facility. Mr. Lee also noted that the smaller piece was originally commercial and was rezoned since 2005 without the owner's consent. Assistant Planner Pettit stated that he would look into the history of the property but noted that it is likely that the property was likely a legally non-conforming commercial property or potentially a residential property with a home occupation. Mr. Petty noted that the difference in R-15 and HC was very significant and that the Town wouldn't be following their own road map if they went with HC. Mr. Petty additionally noted that while the specific potential use may be okay in that area, any use allowed in HC would be allowed following a rezoning. Mr. McMullen noted that the area in question seems to be more residential in nature. Mr. Traynor stated that the applicant should meet with Town staff to look into other potential zoning designations for the property. Mr. Hudgins made a motion to defer the application pending a discussion between Town staff and the applicant. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.

4. Rezoning Request: River Crossing Senior Apartments: Assistant Planner Pettit provided an overview of the request, the purpose of which was to rezone York County Tax Map Number 020-20-01-016, located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to UD Urban Development to allow the development of 255 age-restricted apartments. Staff recommended in favor of denial due to inconsistency with the Town's Comprehensive Plan. Assistant Planner Pettit noted that the Staff Report was incorrect in stating that a development agreement could be utilized for the property, as a 25 acre minimum is required in order to be eligible for a development agreement per State statutes. Assistant Planner Pettit explained that since a development agreement could not be utilized, a rezoning to UD would allow up to 403 dwelling units and there would be no mechanism to require the units to be age restricted.

Bryan Tuttle of The Tuttle Co. provided a presentation on the current development plan, the intent of the request and the history of the property as vacant commercial. Mr. Tuttle noted that he was unaware that a development agreement could not be used, but he noted that Gross Builders (applicant) would do what they say they are going to do.

Ken Starrett with Gross Builders provided an overview of the history of the company, noting that they build and manage properties, with some properties being in the company's portfolio since the 1960's. Mr. Starrett stated that the company would not sell off the

property, and that Gross Builders would be the only company that the Town would deal with on this property. Mr. Starrett additionally provided details on the proposed product, noting that it would be age restricted (55+ required, however average for the company's similar product is typically 70-75+), that it would provide a benefit to the school (impact fees with no added children), that it would have significantly less traffic than a HC use, and that the economic impact to the Town would be greater than a 120,000 SF office use. Mr. Starrett noted that he met with Planning Director Cronin to discuss the potential zoning classification on the property, stating that they settled on UD Urban Development but noted that he was unsure as to how to provide assurance to the Town without a development agreement.

Matt Levesque with ESP Associates provided a PowerPoint explaining the connections between the applicant's request, the Town's Comprehensive Plan, and the proposed UD zoning classification with the COD-N (Corridor Overlay District – Node) overlay district classification, noting that there are several areas which are in compliance with the proposed request. Mr. Tuttle stated that the only inconsistency is created by the words "urban core" in the purpose statement for the UD district.

Mr. Tuttle, assisted by Amy Massey and Jessica Rossi with Kimley-Horn, presented a community benefit comparison, which compared the proposed project to a potential 120,000 SF office use that could potentially be built with the existing HC zoning classification. The presentation showed traffic projections to be significantly less and the economic benefit from taxes to be higher. Mr. Tuttle finished the presentation with a comparison showing the economic difference of completing the proposed project now as opposed to waiting 5 to 10 years for a potential commercial project.

Mr. McMullen inquired as to what other zoning classifications would fit the project. Assistant Planner Pettit noted that MXU Mixed Use would work for the project assuming a mixture of uses could be established on the property, for example commercial. Mr. Starrett noted that Gross Builders were not commercial builders. Mr. McMullen asked about the plans for a future bus rapid transit (BRT) system along HWY. 21 since the proposed use could potentially benefit from the transit system, to which Mr. Petty noted that there are still plans for the BRT along that corridor.

Mr. Petty and Mr. Hudgins both spoke to the benefit of the project, the need for the diversity in housing options, however Mr. Petty questioned whether the River Crossing site was the right site for the project. Mr. Traynor noted that the site was not desirable for senior housing as it has no amenities, no desirable uses in close proximity. Mr. Starrett noted that the desirable uses were in proximity due to easy access to I-77.

Mr. Starrett noted that Gross Builders was willing to restrict the use to what has been proposed but was unsure as to how to legally do so. Mr. Hudgins noted his support for the project conceptually. Mr. Petty noted that he had some reservations due to the site location, but generally support the concept if there was a mechanism to hold Gross Builders to the proposed project. Mr. Traynor stated that the developers needed to meet with Town staff to look at potential ways of using a MXU mixed use classification or other mechanism to

provide assurance as to what could be built with an approved project. Mr. McMullen made a motion to defer the application pending a discussion between the applicants and Town staff. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Impact Fee Update:** Assistant Planner Pettit stated that Town Council voted at their April 27th meeting to move forward with the impact fee for all four categories (Parks & Rec., Fire, Municipal Facilities, Transportation) and that the next step would be for the Planning Commission to make a recommendation for the final ordinance, recommended discount rates, and draft Capital Improvement Plan (CIP). Assistant Planner Pettit noted that a workshop may be scheduled prior to the next regularly scheduled Planning Commission meeting to begin working through a recommendation.
- 2. Unified Development Ordinance Update:** Assistant Planner Pettit stated that the UDO consultant had completed their technical review of the existing ordinances and that staff would be sending out that information to the UDO Advisory Committee shortly. Assistant Planner Pettit noted that the consultant had suggested a few dates for the next Advisory Committee meeting and that staff would be sending out those dates so the committee could look at their availability and lock in a date and time for the next meeting.

There being no further business, the meeting was adjourned at 9:45 pm.

Respectfully submitted,

Chris Pettit
Assistant Planner

**Planning Commission Meeting
May 26, 2015
Old Business Item**

Sketch Plan: Kimbrell Road Property

Request from Ryland Homes to approve a sketch plan for a 28.97-acre tract at the intersection of Kimbrell Road and N Dobys Bridge Road

Background / Discussion

The town has received a request for sketch plan approval from Ryland Homes for a new subdivision to be located at the intersection of Kimbrell Road and N Dobys Bridge Road. This property was annexed into the town on December 8, 2014 (Ord. No. 2014-32). The annexation ordinance, and a corresponding ordinance adopting a development agreement for the property (Ord. No. 2014-33), became effective on the date the property was transferred from the former owners to Development Solutions Group (DSG). This transaction took place on March 4, 2015. On the same date, the parcels were sold by DSG to Ryland Homes, who is the current owner and applicant. The parcels are now listed with the following York County Tax Map Numbers: 020-11-01-195, 020-11-01-196, and 020-11-01-197. Upon annexation, these parcels were assigned a zoning designation of R-5 Residential.

The attached sketch plan submitted by Ryland Homes contains a total of 100 single-family lots on a total of 28.97 acres, for a total of 3.45 DUA. (This is the maximum density allowed by the above referenced development agreement). The subdivision will contain a total of 9.12 +/- acres of dedicated open space, or approximately 31% of the total gross acreage of the development (R-5 requires a minimum of 20%, or 5.79 acres). All proposed lots will meet or exceed the minimum lot area (5,000 square feet) and lot width (50' at the building line) requirements of the R-5 district. The required setbacks for all structures will be 10' in the front, 5' on the sides, and 15' for rear yards. The project will also include a perimeter buffer of at least 35' in width along all property lines where such buffer is required. Sidewalks are included on both sides of all roads internal to the subdivision, and will also be required on Kimbrell Road and N Dobys Bridge Road.

As an update to the plans reviewed in March and April, the sketch plan has been amended to protect one of the two prominent live oaks at the front of the property. A 50' right of way has also been reserved for future internal connectivity to neighboring property.

A copy of the draft sketch plan is included. Large copies of the plan will be available for review during the meeting on May 26th.

Recommendation

The general alignment of the proposed subdivision appears to meet or exceed the minimum layout requirements of the zoning ordinance, however, we do note the following items:

- Road stub outs. The original sketch plan has been amended to include a reservation of right-of-way for future internal connectivity to the neighboring property.
- Off-site improvements. The sketch plan references two off-site improvements, which were required per Paragraph IX(D) of the development agreement. These improvements include the addition of a right-turn lane at both ends of Kimbrell Road (one at N Dobys Bridge Road, and another at Tom Hall Street). These off-site improvements will be coordinated with, and approved by, SCDOT.
- Sidewalks. 5' sidewalks are now provided within the subdivision (on both sides of the street), as well as along both the Kimbrell Road and N Dobys Bridge Road frontages. Sidewalks are to be stubbed out to neighboring property lines for future connectivity.

Development Agreement, Paragraph IX(P).

Sidewalks. Developer will construct, or cause to be constructed, sidewalks along both sides of each residential street within the Project (as required by the R-5 Residential district, and along the Project's frontage on Kimbrell Road and N Dobys Bridge Road. Sidewalks shall be stubbed out to neighboring property lines so as to facilitate future pedestrian connectivity. All sidewalks shall be a minimum of five (5) feet in width and constructed to Town of Fort Mill and South Carolina Department of Transportation (SCDOT) specifications.

- Cul-de-sacs. The revised layout now includes two traditional cul-de-sacs and one "loop" or "close." These areas are shown with a concrete apron and landscaped islands in the center. Most recently approved subdivisions, including Springfield, River Chase, Sutton Mill and Springview Meadows, have installed landscaped medians within cul-de-sacs. These landscaped medians reduce the impervious area within each cul-de-sac, and provide an added level of beautification.
- Landscaped corridor. The applicant has proposed a buffer plan, a copy of which is attached. Below is a summary of the buffer requirements, as outlined in the development agreement:

Development Agreement, Paragraph IX(Q)

Buffer Areas. Developer shall install, or cause to be installed, a buffer along the Project's frontage on Kimbrell Road and N Dobys Bridge Road, so as to shield the back yards of residential units from adjacent rights-of-way. At the Developer's option, the required buffer may be provided in the following forms:

1. A natural wooded buffer (minimum ten (10) feet in width measured perpendicular to the street right-of-way). If a natural buffer is provided, additional low-lying shrubs a minimum of two (2) feet in height shall be provided for additional screening;
2. A planted buffer (minimum ten (10) feet in width measured perpendicular to the street right-of-way), to include hardwood trees no less than six (6) feet in height planted every ten (10) linear feet, evergreens (such as Leyland

Cypress) no less than six (6) feet in height planted every eight (8) linear feet, and shrubs a minimum of two (2) feet in height;

3. An opaque brick or stone wall with a minimum height of six (6) feet; or
4. Any combination of the three options listed above.

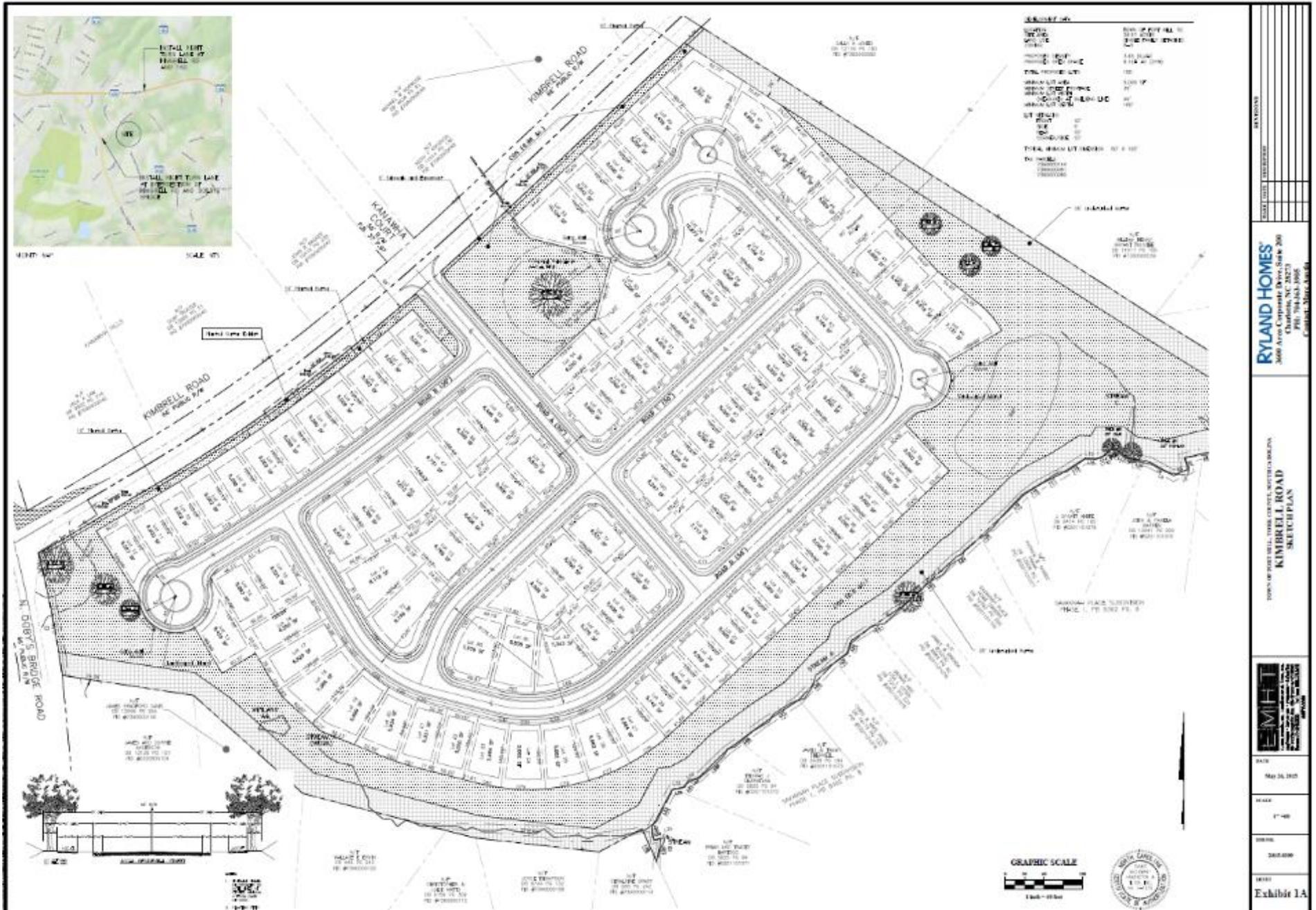
The buffer area may be located on a separately platted parcel owned and maintained by the Owners Association, or within a deed-restricted Buffer Easement on privately-owned residential lots. A buffer plan shall be submitted for review and approval by the Fort Mill Planning Commission as part of the subdivision platting process.

Note: This buffer will be set behind a 5' sidewalk easement along the Kimbrell Road and N Dobys Bridge Road rights-of-way, unless the sidewalks were permitted to be located within the ROW by SCDOT.

- Significant trees. The development agreement includes a preservation requirement for the grand tree located at the intersection of N Dobys Bridge Road and Kimbrell Road. The draft sketch plan does include a preservation area around this tree. Upon further review of the site, staff has identified at least two additional trees which would meet the “significant tree” preservation requirements of Article IV of the zoning ordinance. These two trees, both of which are very large live oaks, flank the two sides of the existing residence near the center of the property along the Kimbrell Road frontage. Based on the original layout, both trees were proposed to be removed to accommodate the new residential subdivision. At the request of the Planning Commission, the subdivision layout was amended to allow for the preservation of one of these two trees. Based on an arborist’s report, it is the applicant’s belief that the removal of the existing home and septic tank will damage the health of the second tree. While Article IV of the zoning ordinance does include provisions governing the removal of significant trees, the Planning Commission does have some authority regarding the proposed layout and location of streets. (See attached for photos.)

Joe Cronin
Planning Director
May 22, 2015

Sketch Plan (REVISED)





Significantly sized live oaks flank the old Kimbrell Home on the property.



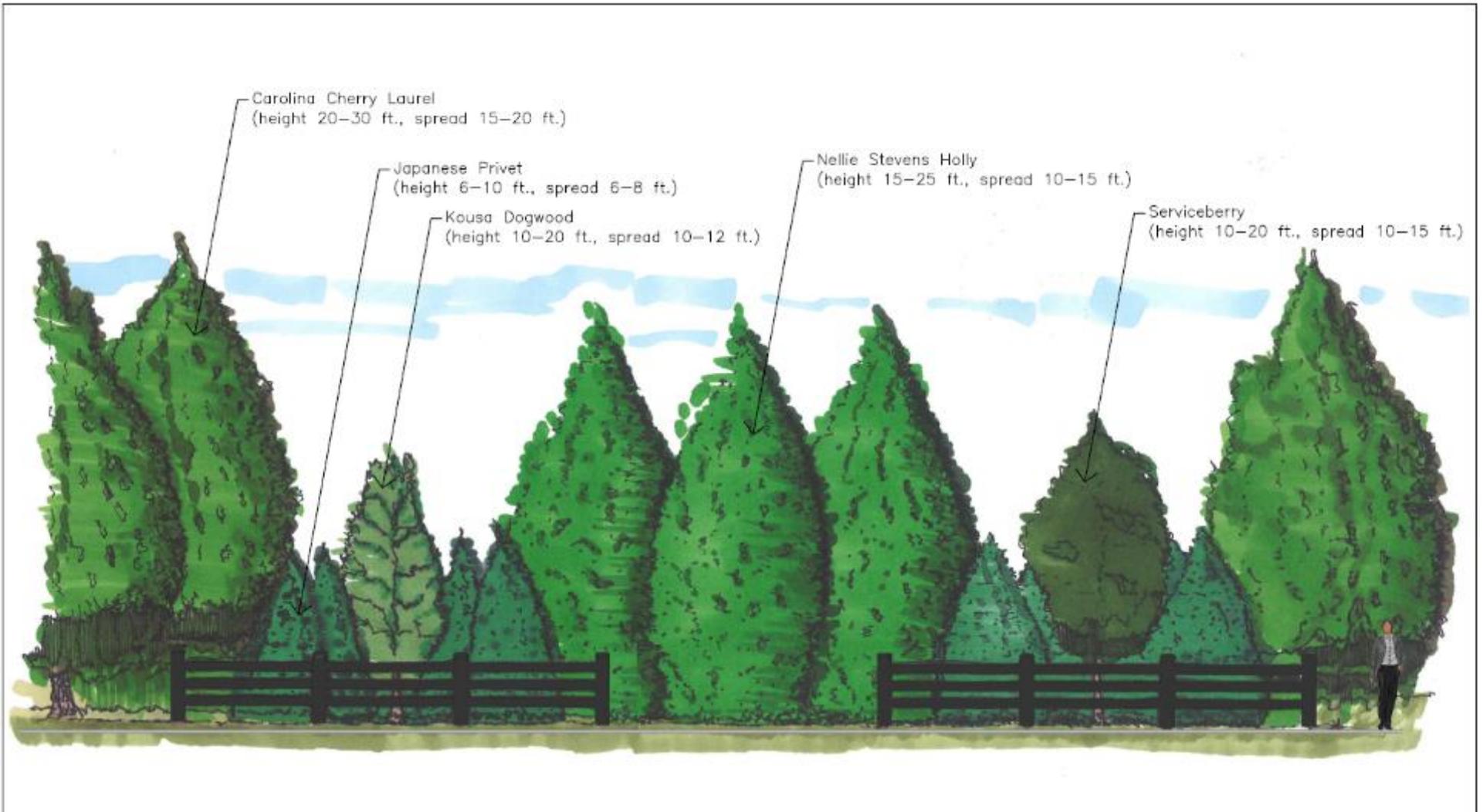
Live oak on the left side of the old home. **(TO BE PRESERVED)**



Live oak on the right side of the old home. **(TO BE REMOVED)**



Significant tree at the corner of Kimbrell Road and N Doby's Bridge Road
(To be preserved per Development Agreement)

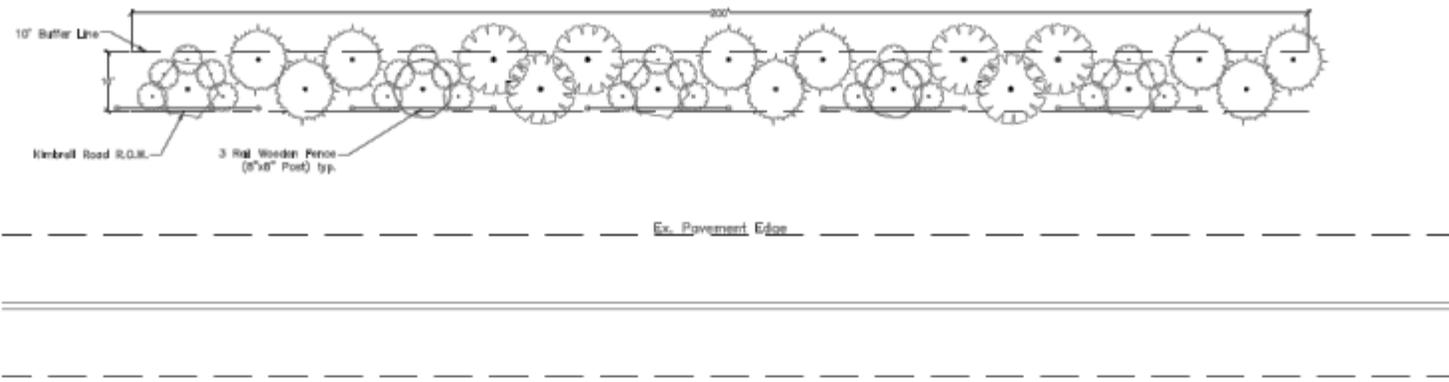


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Kimbrell Road Subdivision
 Typical 10' Frontage Buffer Elevation
 Fort Mill, South Carolina

JOB NO. 2015-0309	SHEET 3/3
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RYLAND HOMES



PLANT SCHEDULE KIMBRELL ROAD TYPICAL BUFFER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AS2	3	Amelanchier alnifolia	Serviceberry	2" Cal.
	CK	2	Cornus kousa	Kousa Dogwood	2" Cal.
	IN	9	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	2" Cal.
	PC	6	Prunus caroliniana	Carolina Laurel Cherry	2" Cal.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	LJ	25	Ligustrum japonicum	Japanese Privet	24" Ht.



Kimbrell Road Subdivision
 Typical 10' Frontage Buffer Planting
 Fort Mill, South Carolina

JOB NO. 2015-0309	SHEET 2/3
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**Planning Commission Meeting
May 26, 2015
Old Business Item**

Subdivision Plat: 202, 204 & 206 Main Street

Request from Pittman Professional Land Surveying, on behalf of Downtown Partners, to approve the subdivision of York County Tax Map Number 020-03-01-003, containing approximately 0.75 acre at the intersection of Main Street and Confederate Street, into six parcels ranging in size from 0.03 acre to 0.56 acre

Background / Discussion

The Planning Commission is asked to consider a request from Pittman Professional Land Surveying, submitted on behalf of the property owners, Downtown Partners, to approve a subdivision plat for York County Tax Map Number 020-03-01-003. The property contains a total of 0.75 acre located at the intersection of Main Street and Confederate Street. The property contains an existing parking lot, as well as structures with the following addresses: 202, 204 and 206 Main Street. The property is proposed to be subdivided as follows:

<u>Parcel</u>	<u>Square Footage</u>	<u>Acreage</u>
A	1,568.86	0.04
B	1,371.89	0.03
C	1,825.81	0.04
D	1,904.66	0.04
E	1,278.33	0.03
F	24,379.09	0.56

The subject property is currently zoned LC Local Commercial. The LC district contains the following requirements for lots:

- Minimum lot area: 1,500 square feet
- Minimum lot width (at building line): 20 feet
- Minimum front yard: None Required
- Minimum side yard: None required
- Minimum rear yard: None required

When the Planning Commission last reviewed the request in April, the plat included a small non-conforming parcel at the northwest corner of the property that was proposed to be subdivided out for parking. That parcel has been removed from the revised plat; however, the new version also includes further subdividing the existing building at 202 Main Street into two parcels, which were formerly shown as a single Parcel A. Therefore, the revised plat will still contain a total of 6 parcels.

Large copies of the subdivision plat will be available during the meeting on May 26th.

Recommendation

Based on the LC district regulations, the proposed parcels A, C, D and F will conform with the minimum requirements of the zoning ordinance. At 1,371.89 and 1,278.33 square feet respectively, Parcel B and E will be smaller than the minimum lot size requirement of 1,500 square feet. Parcel B will also have a slightly smaller lot width along Main Street (17') than the 20' minimum required by the zoning ordinance.

While the proposed subdivision would result in the creation of two non-conforming lots, it is worth pointing out that the town's subdivision ordinance does allow the following:

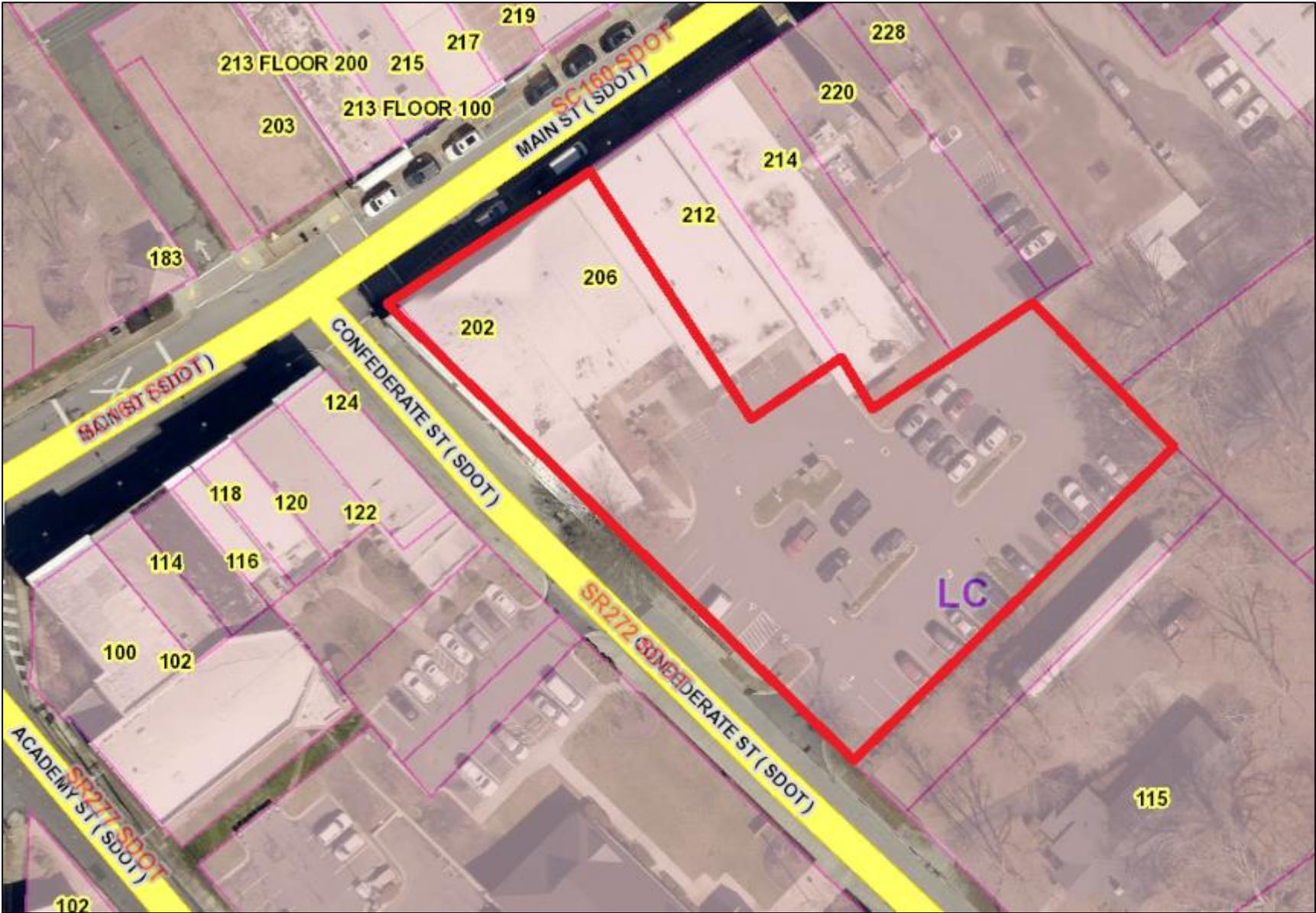
Sec. 32-11. Variance. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the chapter would result in substantial hardship or inequity, the planning commission may vary or modify, except as otherwise indicated, requirements of design, but not of procedure or improvements, so that the subdivider may develop his property in a reasonable manner, but so, at the same time, the public welfare is protected and the general intent and spirit of this chapter is preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and may be waived by an affirmative vote of two-thirds of the membership of the planning commission.

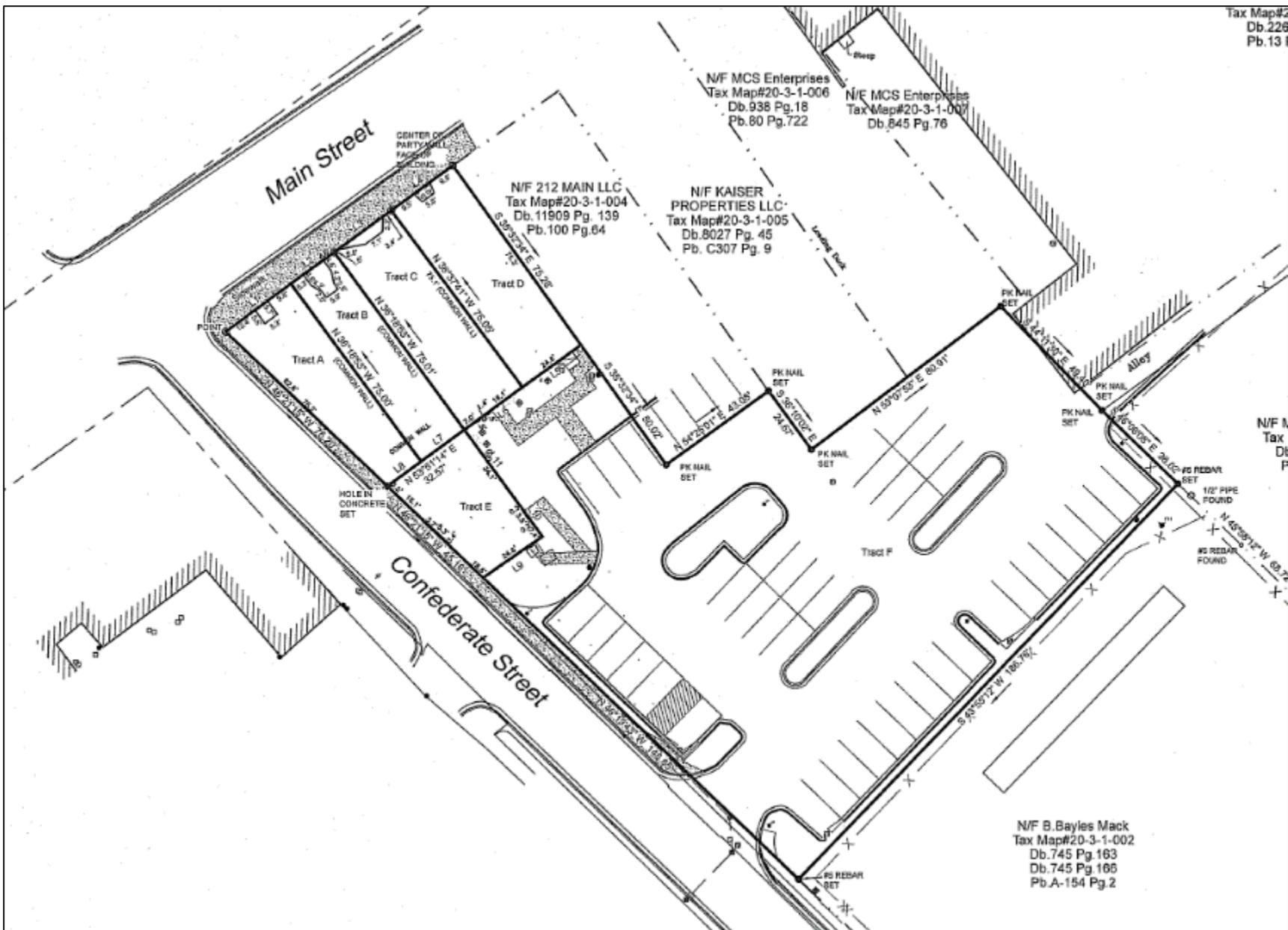
Sec. 32-12. Conditions of Modification. In granting variations and modifications, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Based on these two sections, it is the opinion of staff that the Planning Commission may, at its discretion, allow a lot variance for the subdivision of the proposed Parcels B and E, provided the commission determines that the subject property meets the minimum criteria for such a variance.

Because the proposed property lines will follow shared common walls between several historic buildings, it is staff's opinion that an unusual condition exists in this situation, and that strict application of the minimum lot area and width requirements would create a hardship for current and future property owners. For example, strict application of the minimum lot width requirement would necessitate a property line being drawn down the middle of an existing building, rather than the common wall. Staff, therefore, recommends in favor of approval.

Joe Cronin
Planning Director
May 22, 2015





**Planning Commission Meeting
May 26, 2015
Old Business Item**

Rezoning Request: 1462 & 1466 N Dobys Bridge Road

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 020-11-01-110 and 020-11-01-111, containing approximately 7.6 +/- acres located at 1462 and 1466 N Dobys Bridge Road, from R-15 Residential to HC Highway Commercial

Background / Discussion

The town has received a rezoning application from Pastor Randy Lee, on behalf of the Crossing Ministries, the owner of York County Tax Map Numbers 020-11-01-110 and 020-11-01-111. The rezoning request is for two parcels, with a combined area of 7.6 +/- acres. The parcels are located at 1462 and 1466 N Dobys Bridge Road, near the intersection with Fairway Drive.

The applicant has requested a rezoning of the properties from R-15 Residential to HC Highway Commercial. If approved, the applicant intends to sell the property for development as a multi-unit storage facility; however, any use allowed within the HC district would be permitted subsequent to the rezoning. As a commercial use, the storage facility (or any other commercial development) would be subject to the town's commercial appearance review process.

During the April meeting, there was some discussion as to whether the property was accurately listed with an R-15 zoning designation. Staff has gone back and verified that the zoning designation was indeed accurate. When the property was annexed on January 9, 2006, the property was assigned a zoning designation of R-15. In the official meeting minutes, it was mentioned that the Crossings had plans to build a church on the property in the future, and churches were not permitted within commercial zoning districts. A copy of the annexation ordinance is attached (Ordinance No. 2005-14).

The parcels subject to the rezoning request are directly adjacent to residentially zoned areas, including nearby apartments on Walnut Lane (GR-A), and single family residences on Fairway Drive (R-25) and the Friendfield subdivision (R-15). A neighboring commercial use, Fairway Fuel, is located in an unincorporated "doughnut hole" that falls under the county's zoning jurisdiction.

A draft rezoning ordinance is attached for review.

Recommendation

The subject property is located within an area designated on the town's future land use map as medium-density residential. The town's comprehensive plan, last updated in January 2013, defines medium density residential as 3-5 dwelling units per acre.



In our opinion, rezoning this property from an existing residential zoning district to a commercial district would be inconsistent with the recommendations of the town’s future land use map and comprehensive plan. Therefore, staff recommends in favor of denial.

Joe Cronin
Planning Director
May 22, 2015

STATE OF SOUTH CAROLINA)	
)	ORDINANCE OF ANNEXATION
COUNTY OF YORK)	The Crossing Ministries Inc.

WHEREAS, a Petition containing the names of one hundred (100%) percent of the freeholders within the area hereinafter particularly described and which freeholders own one hundred (100%) percent of the assessed value of the property within said area, was presented to the Town Council of the Town of Fort Mill, South Carolina, at a regular meeting thereof on the 12th day of December, 2005, requesting that the aforesaid area be annexed to and included within the corporate limits of the Town of Fort Mill, and

WHEREAS, the Town Council in said meeting assembled by a formal Resolution found and declared that one hundred (100%) percent of the freeholders in said area, which freeholders own one hundred (100%) percent in assessed value of the property within said area, sought to be annexed, had signed the letter of petition requesting such annexation, and

WHEREAS, Section 5-3-150 Code of Laws of State of South Carolina, as amended, provides that any area of property which is contiguous to a city or town may be annexed to the city or town by filing with the municipal governing body a Petition signed by one hundred (100%) percent of the assessed valuation of the property in the area requesting annexation, and

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

SECTION 1. It is hereby declared by the Town council of the Town of Fort Mill, in Council assembled, that the incorporate limits of the Town of Fort Mill are extended so as to include, annex and make a part of said Town, the described area of territory above referred to, and more specifically designated as 7.87 Acres the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill.

SECTION 2. The property shall be zoned R-15 - Residential

SECTION 3. Notice of the annexation of the above described area and the inclusion thereof within the incorporate limits of the Town of Fort Mill containing a description of the annexed area, shall forthwith be filed with the Secretary of State of South Carolina, and with the South Carolina Department of Transportation, as prescribed by law.

SECTION 4. That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

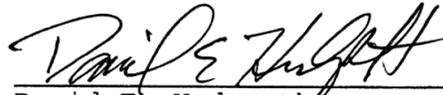
SECTION 5. The effective date of the within Ordinance shall be the date of the final reading and adoption of same.

TOWN OF FORT MILL



Charles E. Powers, Mayor

ATTEST:



David E. Hudspeth
Town Manager

Introduced: 12-12-05

Final Reading: 01-9-06

Legal Review:


B. Bayles Mack, Town Attorney

PROPERTY DESCRIPTION

All those certain piece, parcel or tract of land lying, situate in Fort Mill Township, York County, South Carolina, known and designated as containing 7.87 acres, more or less, being more particularly shown and described on Boundary and Recombination Survey for The Crossing, drawn by Pittman Land Surveying, dated July 20, 2005 and as shown on Exhibit "A" attached hereto.

Tax Map #'s - 738-50, 738-32, 738-51, 738-49, 738-90

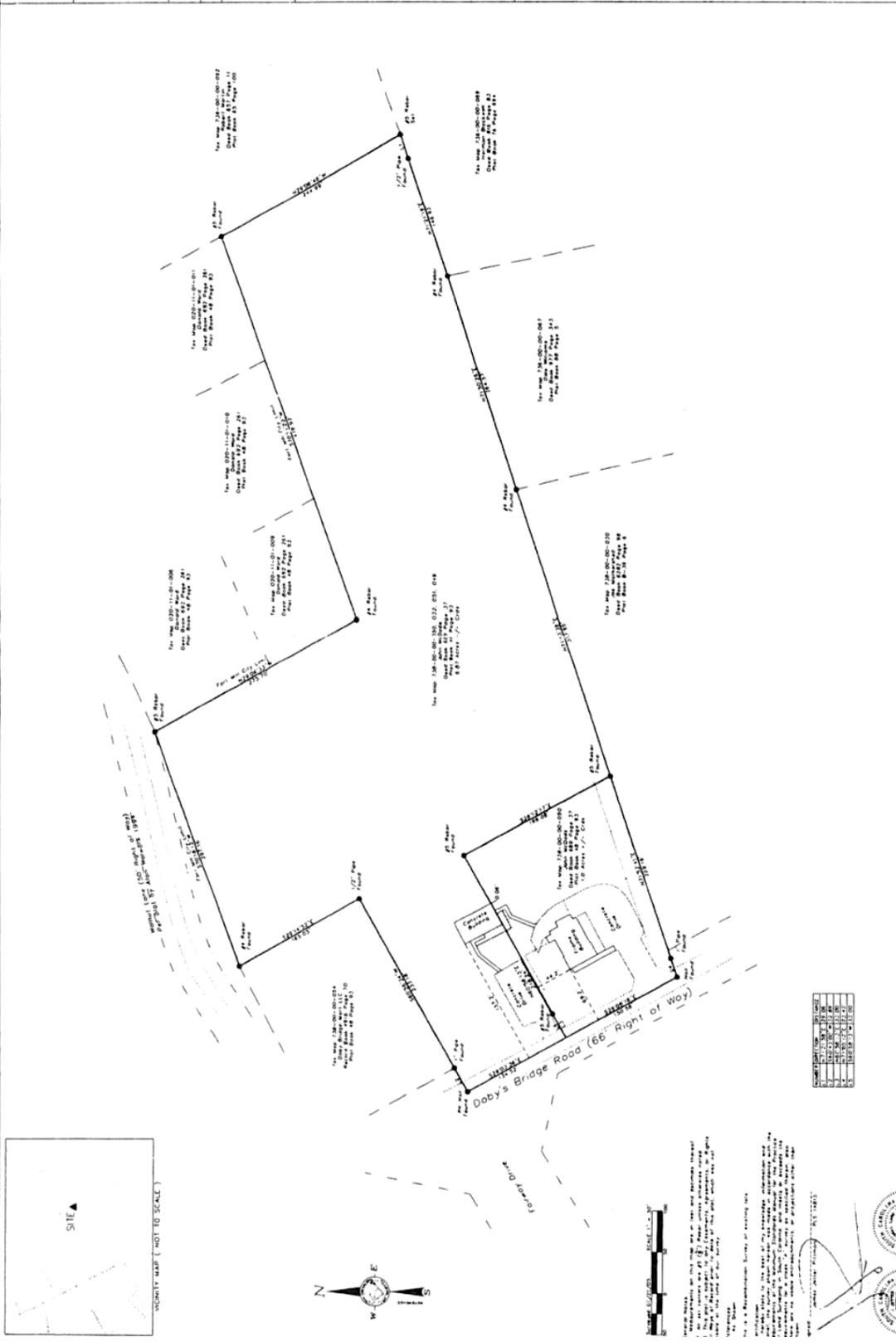
Sheet 13

Boundary and Recombination Survey For The Crossing Located Fort Mill Township York County South Carolina

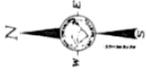
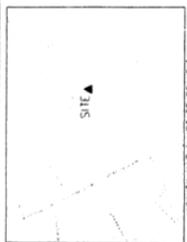


Professional Engineer
James H. ...
No. 12345
South Carolina

PROJECT NO.	1726/05
DATE	7/26/05
SCALE	AS SHOWN
DRAWN BY	J.H. ...
CHECKED BY	J.H. ...
DATE	
REVISION	
NO.	
DATE	
REVISION	



1	1726/05
2	1726/05
3	1726/05
4	1726/05
5	1726/05
6	1726/05
7	1726/05
8	1726/05
9	1726/05
10	1726/05



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1962, AS AMENDED. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION IN SOUTH CAROLINA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION IN SOUTH CAROLINA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION IN SOUTH CAROLINA.



TOWN OF FORT MILL
APPLICATION FOR ZONING MAP AMENDMENT

APPLICANT(S):

NAME	ADDRESS	PHONE NUMBER
RANDY LEE	105 DUCK POND CT. FORT MILL	704.507.5769
CARL WALKER	2020 GOLDHILL RD. FORT MILL	803.547.2244

Area of Subject Property: 1.89 acres and/or _____ square feet

What is the CURRENT zoning for the parcel(s)? RES

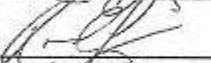
What is the proposed zoning for the parcel(s)? COMMERCIAL

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

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

WANT TO REZONE FROM RESIDENTIAL TO COMMERCIAL TO ACCOMMODATE
MULTI STORAGE FACILITY (NO ELECTRICITY/WATER REQUIRED FOR UNITS)

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

TAX MAP NUMBER	PROPERTY ADDRESS	OWNER	OWNER'S SIGNATURE
0201101111	1466 DOBY'S BRIDGE RD	THE CROSSING MINISTRIES	
0201101110	1462 DOBY'S BRIDGE RD	THE CROSSING MINISTRIES	

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

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2015-__

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 020-11-01-110 AND 020-11-01-111, CONTAINING APPROXIMATELY 7.6 +/- ACRES LOCATED AT 1462 AND 1466 N DOBYS BRIDGE ROAD, FROM R-15 RESIDENTIAL TO HC HIGHWAY COMMERCIAL

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

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Numbers 020-11-01-110 and 020-11-01-111, containing approximately 7.6 acres located at 1462 and 1466 N Dobys Bridge Road, from R-15 Residential to HC Highway Commercial. A property map of the parcels subject to this rezoning ordinance is hereby attached as Exhibit A.

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

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2015, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2015.

First Reading: June 8, 2015
Public Hearing: July 13, 2015
Second Reading: July 13, 2015

TOWN OF FORT MILL

Danny P. Funderburk, Mayor

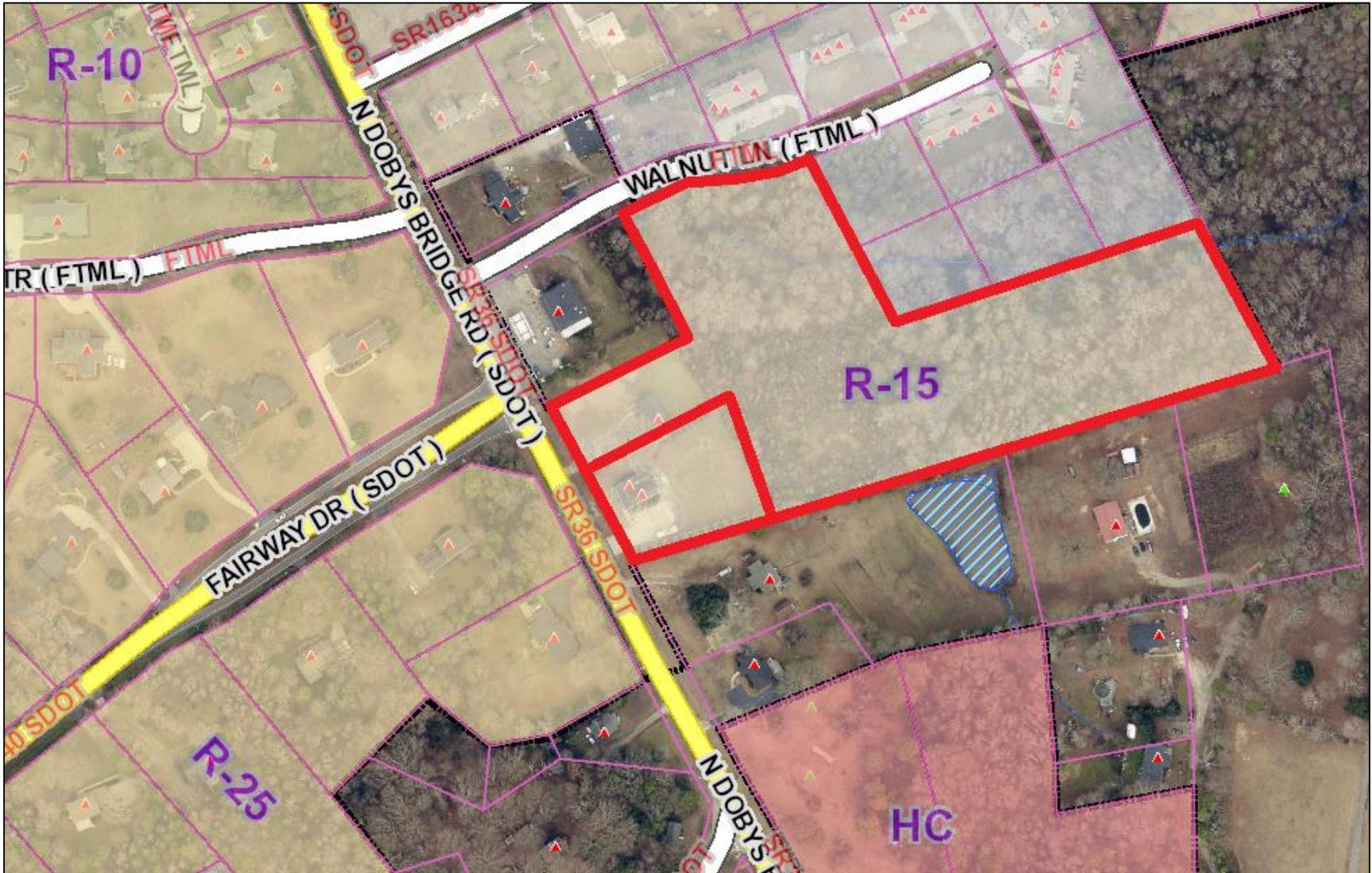
LEGAL REVIEW

Barron B. Mack, Jr, Town Attorney

ATTEST

Dana Powell, Town Clerk

Exhibit A
Property Map



**Planning Commission Meeting
May 26, 2015
New Business Item**

Rezoning Request: Fort Mill Housing Authority

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-04-35-081, containing approximately 2.03 +/- acres located at the end of Bozeman Drive, from TC Transitional Commercial to GR-A General Residential

Background / Discussion

The Fort Mill Housing Authority, the owner of York County Tax Map Number 020-04-35-081, has submitted a rezoning request for a 2.03 +/- acre parcel located at the end of Bozeman Drive, between an existing multi-family residential development owned by the Authority, and the Anne Springs Close Greenway.

The applicant has requested a rezoning of the property from TC Transitional Commercial to GR-A General Residential. *(An earlier request to rezone this property to RT-12 Residential has been withdrawn.)* The subject parcel is currently vacant. If approved, the Housing Authority intends to construct affordable housing units as an extension of its existing development along Bozeman Drive (currently zoned GR-A Residential).

According to the zoning ordinance, the intent of the TC zoning district is to be developed and reserved primarily for areas which will provide for transitional zones between residential and commercial areas. They will often be placed along major traffic arteries which are in transition from residential to commercial uses. The district will accommodate single-family residential uses, light commercial uses, and office and professional uses. The TC district allows a variety of localized commercial uses, as well as single-family and group dwellings, with a minimum lot area of 10,000 square feet per dwelling unit.

The GR-A district allows a variety of residential dwelling units, including single family, duplex, and multi-family dwellings. For multi-family units, the maximum allowable density is 8 dwelling units per acre. The minimum setback and dimensional requirement for GR-A are the same as the R-10 district: minimum lot area of 10,000 square feet, minimum lot width of 75', and minimum setbacks of 35' in the front and rear, and 10' on the sides.

A draft rezoning ordinance is attached for review.

Recommendation

While the parcel is located on the outer edge of Node 6 on the town's future land use map, the subject property is located within an area designated as medium-density residential. The town's comprehensive plan, last updated in January 2013, defines medium density residential as 3-5 dwelling units per acre.



When reviewing the original request to rezone the property from TC to RT-12, staff expressed concerns about allowing up to 12 dwelling units per acre – or 24 units in all – in an area designated by the comprehensive plan as “medium density.”

While the current rezoning request to GR-A would still permit up to 8 units per acre – or 16 units in all – staff supports the rezoning request for the following reasons:

1. The requested zoning of GR-A is an extension of the existing zoning designation for the remainder of Bozeman Drive, which is also owned and developed by the Housing Authority.
2. If the subject parcel was only 0.04 acre smaller, GR-A would essentially be the only allowable zoning designation based on the minimum lot size requirements for new zoning districts.
3. When factoring in topography and other site constraints, it is possible that the final density may be less than 8 dwelling units per acre.
4. Given the small size of the property, the net change in the maximum allowable density between the comprehensive plan’s recommendation (10 units) and the zoning district requested (16 units), is fairly negligible.
5. The comprehensive plan recommends pursuing options to increase the availability of affordable housing in Fort Mill. The Housing Authority intends to develop the property as up to 16 additional affordable housing units, in an area that is adjacent to and consistent with existing affordable housing units.

Therefore, staff recommends in favor of approval of the rezoning request.

Joe Cronin
Planning Director
May 22, 2015

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2015-__

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF FORT MILL SO AS TO CHANGE THE ZONING DESIGNATION FOR YORK COUNTY TAX MAP NUMBER 020-04-35-081, CONTAINING APPROXIMATELY 2.03 +/- ACRES LOCATED AT THE END OF BOZEMAN DRIVE, FROM TC TRANSITIONAL COMMERCIAL TO GR-A GENERAL RESIDENTIAL

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

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Number 020-04-35-081, containing approximately 2.03 acres located at the end of Bozeman Drive, from TC Transitional Commercial to GR-A General Residential. A property map of the parcel subject to this rezoning ordinance is hereby attached as Exhibit A.

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

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2015, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2015.

First Reading: June 8, 2015
Public Hearing: July 13, 2015
Second Reading: July 13, 2015

TOWN OF FORT MILL

Danny P. Funderburk, Mayor

LEGAL REVIEW

Barron B. Mack, Jr, Town Attorney

ATTEST

Dana Powell, Town Clerk

Exhibit A
Property Map



**Planning Commission Meeting
May 26, 2015
New Business Item**

Rezoning Request: River Crossing Senior Apartments

An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for York County Tax Map Number 020-20-01-016, containing approximately 14.4 acres located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to MXU Mixed Use; adopting a conceptual plan for the River Crossing Senior Living project; and adopting development conditions for the River Crossing Senior Living Project

Background / Discussion

The town has received a rezoning application from Ken Chapman, Manager of TCP Southeast #45 Inc (Owner of York County Tax Map Number 020-20-01-016), and Ken Starrett, President of Gross Builders (Applicant). The rezoning request is for a 14.4 +/- acre parcel located at the intersection of River Crossing Drive and Sutton Road.

The applicants have requested a rezoning of the properties from HC Highway Commercial to MXU Mixed Use. *(An earlier request to rezone this property to UD Urban Development has been withdrawn.)* If approved, the current owner intends to sell the property to Ohio-based Gross Builders for development as a senior apartment community. Based on the proposed concept plan and development conditions, the project will contain up to 255 age-restricted apartment units, and up to 10,000 square feet of commercial (office) use.

The parcel subject to the rezoning request is surrounded on three sides by HC zoned parcels, which include several medical and office uses within the River Crossing office park. The remaining parcels located to the south of the subject property are located outside the town limits. These parcels, which fall under York County's zoning jurisdiction, contain single-family residential uses.

A traffic study for the proposed project has been completed and has been forwarded to members of the Planning Commission separately via email.

A draft rezoning ordinance, concept plan and development conditions are attached for review.

Recommendation

The subject property is located within an area designated on the town's future land use map as mixed use. The property is also located within a development node specified as Node 7b. The town's comprehensive plan, last updated in January 2013, outlines the following recommendations for 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.”



On its face, this rezoning request appears to check many of the boxes that are important to the town, including the following:

- **Taxes & Fee Revenues:** Like commercial development, rental housing units are assessed for property tax purposes using the 6% assessment ratio. Unlike owner-occupied residential development, the property will also be subject to school operating taxes. Each residential unit will be subject to the school district's \$2,500 impact fee, which will generate more than \$600,000 for the school district. Additionally, any vehicles registered at this property in the future will generate revenue for all taxing entities. The apartment community will also be classified as a business, and will be subject to the licensing and fee requirements of the town's business license ordinance.
- **School Impact:** Age-restricted apartments are expected to have no impact on enrollment at the Fort Mill School District, despite generating significant one-time and recurring revenues for the district.
- **Traffic Impact:** A traffic analysis completed by Kimley-Horn found that an age-restricted apartment community at this location will generate 77% less AM peak-hour traffic, 71% less PM peak-hour traffic, and 48% less daily traffic than a typical office use.
- **Diversification of Housing Options:** The town's comprehensive plan addresses the need for greater diversification of housing options, including those targeted to senior citizens. The Housing element of the town's comprehensive plan includes the following goals and recommendations:

Housing Goals, Recommendations & Strategies

- **Goal #1:** Create greater diversity in housing options.
 - **Recommendation #1:** Provide for high-density, attached housing where infrastructure is adequate (areas served by water/sewer, along major highways, within mixed-use nodes, near major employment).
 - **Recommendation #5:** Prepare to meet the housing needs of older adults.

Despite these benefits, there are also several drawbacks and concerns regarding the proposed rezoning, including as the following:

- **Loss of a Commercial Site Near I-77:** The town’s comprehensive plan stresses the importance of preserving commercial sites near the I-77 corridor for future employment uses. Specifically, the Economic Development element of the town’s comprehensive plan includes the following goals and recommendations:

Economic Development Goals, Recommendations & Strategies

- **Goal #2:** Create a sustainable economy with less reliance on surrounding communities for employment and shopping opportunities.
 - **Recommendation #1:** Create a more balanced tax base by designating areas near I-77 for future employment.

While the revised MXU proposal includes a small amount of commercial space (up to 10,000 square feet) and limits the total number of apartments to 255, the primary use of the property will still be residential in nature. While 10,000 square feet of office space is better than none, we still believe that this is not the highest and best use for the I-77 corridor.

In addition, the presence of more residential units along this corridor will generate new considerations which must be taken into account as future commercial or industrial projects seek to develop along the Sutton Road corridor near I-77.

- **Conformity with the Recommendations of Node 7b:** While Node 7b is designated as a mixed use node in the town’s future land use map, we believe that the comprehensive plan is clear that land near I-77 and Sutton Road should be reserved for future commercial and office development:

“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.*” (Emphasis Added)

- **Consistency of Uses:** From a planning standpoint, it is generally preferable to locate higher-density residential development within close proximity to neighborhood-style commercial uses, such as grocery stores and general retail, as well as public gathering

places, such as parks and community facilities. This promotes greater interaction between the uses, and encourages pedestrian or other forms of non-vehicular connectivity. In reviewing the proposed rezoning, we question the appropriateness of locating a high-density residential development within an existing office park, especially one with limited pedestrian connectivity or community amenities. However, we do acknowledge that certain neighboring medical uses may be attractive to the project's age-targeted audience.

In this instance, it appears that the pending rezoning request will require a policy decision between two competing goals of the town's comprehensive plan: promoting a greater diversity of housing options, and preserving land for future economic development and employment-related projects.

While there are many locations throughout the town that would be better suited for an age-restricted multi-family project, there is only one I-77, and we believe that this corridor should be protected for future commercial uses.

In our opinion, rezoning this property from an existing commercial zoning district to a mixed use district featuring high-density residential (17 units per acre) and a minimal amount of commercial square footage would be inconsistent with the recommendations of the town's future land use map and comprehensive plan.

While we agree that there is a need for this type of project in the Fort Mill area, we do not believe that the proposed location would be appropriate based on the reasons outlined above. Therefore, staff recommends in favor of denial.

Should the Planning Commission choose to recommend in favor of the rezoning, staff would recommend in favor of the following amendments to the Development Conditions.

Paragraph 2a

For commercial square footage, replace the "up to" with "a minimum of."

Paragraph 4

Add a requirement to install sidewalks throughout the project.

Add a requirement for off-site improvements, as recommended in the TIA.

Paragraph 6

Open space areas should be defined and adequately protected.

Paragraph 13b

Maximum impervious area for the whole project should be 80%, since a minimum open space requirement of 20% shall apply.

Paragraph 9

Maximum height is 60'.

A minimum height shall also apply per the COD-N.

New Paragraph – Corridor Overlay District

New development shall be subject to the COD-N overlay district. In the event the requirements of the COD-N are more strict than those in the underlying zoning district or the development conditions, then those provisions shall apply.

New Paragraph – Development Impact Fees

The Property shall be subject to all current and future development impact fees imposed by the Town, provided such fees are applied consistently and in the same manner to all similarly situated property within the Town limits. For the purpose of this Agreement, the term “development impact fees” shall include, but not be limited to, the meaning ascribed to such term in the South Carolina Development Impact Fee Act, Sections 6-1-910, et seq, of the SC Code of Laws.

Joe Cronin
Planning Director
May 22, 2015

TOWN OF FORT MILL
APPLICATION FOR ZONING MAP AMENDMENT

APPLICANT(S):

NAME	ADDRESS	PHONE NUMBER
Gross Builders Attn: Mr. Ken Starett	14300 Ridge Road, Suite 100 North Royalton, OH 44133	(440) 237-1681

Area of Subject Property: 14.386 acres and/or 626,654.16 square feet

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

What is the proposed zoning for the parcel(s)? Mixed Use Development District (MXU)

Does the applicant own all of the property within the zoning proposal? No - See Attached Joinder Agreement

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

The proposed change is to allow for development as permitted in the MXU zoning district.

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

TAX MAP NUMBER	PROPERTY ADDRESS	OWNER	OWNER'S SIGNATURE
020-20-01-016	River Crossing Drive	TCP Southeast #45 INC & FCD-1997 GP INC	See attached Joinder Agreement Form

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

Town of Fort Mill Rezoning (MXU)

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located on River Crossing Drive in the Town of Fort Mill (York County, South Carolina) that is designated as Parcel Identification Number 020-20-01-016 on the York County Tax Map and which is the subject of the attached Rezoning Application, hereby join and give permission to Gross Builders to request and file this Rezoning Application with the Town of Fort Mill to the MXU zoning district for the Parcel.

This 11 day of May 2015

By: 

Owner: TCP Southeast #45 INC & FCD- 1997 GP INC

Property Map



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2015-__

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF FORT MILL, SO AS TO CHANGE THE ZONING DESIGNATION FOR YORK COUNTY TAX MAP NUMBER 020-20-01-016, CONTAINING APPROXIMATELY 14.4 ACRES LOCATED AT THE INTERSECTION OF RIVER CROSSING DRIVE AND SUTTON ROAD, FROM HC HIGHWAY COMMERCIAL TO MXU MIXED USE; ADOPTING A CONCEPTUAL PLAN FOR THE RIVER CROSSING SENIOR LIVING PROJECT; AND ADOPTING DEVELOPMENT CONDITIONS FOR THE RIVER CROSSING SENIOR LIVING PROJECT

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 ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Number 020-20-01-016, containing approximately 14.4 acres located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to MXU Mixed Use.

Section II. Pursuant to Article II, Section 19(5)(D)(3), of the Zoning Ordinance for the Town of Fort Mill, the development conditions for the River Crossing Senior Living Project project are hereby adopted as shown within the attached "Exhibit A." Where any conflicts exist between the development conditions and the Subdivision Ordinance or Zoning Ordinance for the Town of Fort Mill, the provisions specified within the development conditions shall apply.

Section III. Pursuant to Article II, Section 19(5)(D)(4), of the Zoning Ordinance for the Town of Fort Mill, the conceptual plan for the River Crossing Senior Living Project is hereby adopted as shown within the attached "Exhibit B."

Section IV. 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 V. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2015, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2015.

First Reading: June 8, 2015

TOWN OF FORT MILL

Public Hearing: July 13, 2015
Second Reading: July 13, 2015

Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Dana Powell, Town Clerk

Exhibit A.
Development Conditions

Development Standards

River Crossing Senior Living MXU -Project Conditions

1. Purpose of district

The purpose of the mixed-use development (MXU) district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of infrastructure, and to preserve the natural and scenic features of open areas. This district is intended for the appropriate integration of a wide range of residential and non-residential uses. The district is intended for use in connection with developments where the town has determined that the quality of a proposed new development will be enhanced by flexibility in the planning process.

2. Platting Requirements

Platting requirements will be in accordance with Article II-PLAT REQUIREMENTS, of Chapter 32-SUBDIVISIONS, of the Town of Fort Mill Municipal Ordinance. Where possible, plats will comply with Article II, Section 19.3(C) of the Zoning Ordinance.

3. Bonding Requirements

Bonding requirements will be in accordance with Section 32.104-SURETY BOND, Article IV-REQUIRED IMPROVEMENTS, of Chapter 32, of the Town of Fort Mill Municipal Ordinance.

River Crossing MXU Conditional Notes

1. General Provisions

Each proposal for the development under MXU district is anticipated to be unique. Except as provided by this section, an MXU district shall be subject to all of the applicable standards, procedures and regulations in other sections of the zoning ordinance.

The development depicted on the River Crossing Senior Living Mixed Use Development Concept Plan is intended to reflect the arrangement of proposed uses on the site, but the final configuration, placement and the size of individual site elements may be altered or modified within the limits of the Ordinance and the standards established on the Technical Data Sheet during design development and construction phases. Street alignment and layout width and depth dimensions may be modified to accommodate final building layout and lot locations. The Petitioner reserves the right to modify the total number of units identified within individual parcels or phases, reallocate units from a location or phase to another, or reconfigure layout, provided the total number of units for the entire development does not exceed the maximum total number permitted.

These standards, as established by the Technical Sheet, as set out below and as depicted on the River Crossing Senior Living Mixed Use Development Concept Plan shall be followed in connection with development taking place on the site. Standards established by the River Crossing Senior Living Development Standards Sheet and River Crossing Senior Living Mixed Use Development Concept Plan shall supersede the Fort Mill Subdivision Ordinance and Zoning Ordinance in effect at the date of approval.

2. Permitted Uses

- a) Subject to the requirements set out below, a maximum of 255 senior apartments with associated parking and up to 10,000 square feet of general office with associated parking may be constructed on the site.
- b) Common Open Space: May include landscaping, active and passive Recreation, pedestrian and bicycle paths.
- c) Amenities: Amenity buildings, pool and pool facilities, athletic fields, trails, playground equipment, picnic shelters and other accessory uses commonly associated with amenity facilities.

3. Density

The maximum Gross Residential Unit density will not exceed 18 dwelling unit per acre. Individual phases may have higher or lower densities, but the overall project may not exceed 18 units per acre. Open space areas shall be included in the calculations for gross residential density.

4. Vehicular Access and Road Improvements

- a) Vehicular access: Access shall be provided to River Crossing Drive in the general location as shown on the River Crossing Senior Living Mixed Use Development Concept Plan. Minor adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards, or as a result of further site investigation and coordinate with final subdivision and site plan design.

5. Landscaping

Landscaping will be provided in accordance with Article II, Section 19.4(J) of the Zoning Ordinance. Existing vegetation will be retained and maintained to the extent feasible.

6. Open Space

Open space will be owned and maintained by the Property Owner & Property Management. A minimum of 20% of the total development area shall be open space.

7. Parking and Loading

Parking, loading, and other requirements for each permitted use and platted lot will be in accordance with the requirements of Article I, Section 7, Subsection I for the Fort Mill Zoning Ordinance subject to the petitioner's ability to include parking spaces located within units with garages as eligible spaces meeting said requirements.

8. Signage

A proposed project signage package shall be provided for approval by the town. All signs shall meet the requirements of Article II, Section 19.4(1), Subsections 1, and 2 of the Zoning Ordinance. Approval to not be unreasonably withheld. Singage to be generally located as shown on the River Crossing Senior Living Site Preliminary Concept Plan.

9. Building Heights

Proposed building heights will not exceed 60 feet as permitted in the MXU Section of the Town of Fort Mill Zoning Ordinance. Building height shall be measured in accordance with Article II, Section 19.4(D) of the Zoning Ordinance.

10. Improvements

The developer will be responsible for installation of required streets, utilities, common areas, amenity improvements, open space, and buffer yards, which pertain specifically to the project.

11. Changes

- a) Petitioner/Developer understands that upon approval of the Mixed Use Development by the Town Council, any changes that are proposed which are considered to be of a minor nature such as adjustments or relocation of streets, parking, buildings, and open space; or adjustments to interior parcel boundaries, parcel sizes, or unit quantities, may be approved by the Fort Mill staff through an administrative review process. Other minor changes may be made to the list of permitted uses, unit mixture, reallocation of unit types, relocation of uses, buffer yards, landscaping and open space standards throughout the project, shall be subject to review and approval through an administrative process by the Fort Mill staff.
- b) Significant changes to the River Crossing Senior Living Mixed Use Development Concept Plan which include changes increasing overall project dwelling unit count, land use summary, location of primary access points to the property and adding acreage are all considered to be major site plan changes and are subject to approval by the Town Council in accordance with Chapter 32 of the Fort Mill Municipal Ordinance.

12. Construction Schedule and Phasing

This development may be constructed in phases, Proposed phasing will be determined and approved during the Preliminary Plat process.

13. Development Standards

Design Standards-Storm drainage and utilities (including sanitary sewer, gas, electric, telephone and cable television) may occur within landscape corridors.

- a) Maximum permitted Density: Up to 18 dwelling units per acre
- b) Maximum permitted Office Area: up to 10,000 S.F.
- b) Maximum Impervious Area: 100%
- c) Setbacks
 - i. Minimum front building setbacks (from street r/w): 0/5 feet
 - ii. Minimum side yard: 0/5 feet
 - iii. Minimum rear yard: 10 feet
 - iv. Minimum street frontage: 20 feet
 - v. Minimum lot area: 0
 - vi. Maximum Building Height: 60 feet

e) **Buffer Yards:** Perimeter Buffer yards between the River Crossing Mixed Use Development and adjacent properties will be in accordance with Article II, Section 19.4(K) of the Zoning Ordinance. The buffer shall be a natural, undisturbed wooded area where possible, and shall count towards the provision of open space for the development. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required in conformance with the buffer standards of Article II, Section 19.4(K) of the Zoning Ordinance

f). Petitioner reserves the right to construct a minimum 6-foot high opaque fence, wall, berm, or combination thereof in order to satisfy buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall, or berm, they may reduce buffer area dimensions by 25%. Buffer Yards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian connectivity. Utilities and right of ways are allowed to be located in perimeter buffer areas where needed.

14. Water and Sewer

The Developer understands that water and sewer will be provided by the Town of Fort Mill for the River Crossing Senior Living Mixed Use Development. It is the developer's responsibility to install infrastructure improvements for water and sewer within the project. The developer will comply with all DHEC and the Town of Fort Mill water and sewer specifications and fees. A water and sewer "willingness and capability letter" must be received from the Town of Fort Mill Engineering Department prior to obtaining a grading permit for any portion of the development utilizing the Town of Fort Mill water and sewer.

15. Applicable Ordinances

This development will be subject to the standards and requirements for the Fort Mill Subdivision Ordinance and Zoning Ordinance in effect at the date of approval by the Town of Fort Mill or as superseded by the provisions of the River Crossing Senior Living Mixed Use Development Concept Plan and Technical Data Sheet, as approved by the Town of Fort Mill.

16. Ten Year Vested Right

Due to the size of the proposed development and the level of Petitioner's investment, the Petitioner requests a ten (10) year vested right for construction of this project.

17. Binding Effect of the Rezoning Documents

If this Rezoning Petition is approved, all conditions applicable to development of the site imposed under the River Crossing Senior Living Senior Living Mixed Use Concept Plan and Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the site and their respective successors in interest and assigns. Upon approval of the River Crossing Senior Living Senior Living Mixed Use Concept Plan and Technical Data Sheet by the Town of Fort Mill the Petitioner agrees to record above listed documents at the York County register of deeds office within 210 days.

**Exhibit B.
Conceptual Plan**

**Planning Commission Meeting
May 26, 2015
New Business Item**

Rezoning Request: 314 N White Street

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-04-04-004, containing approximately 0.7 +/- acre located at 314 N White Street, from R-15 Residential to GI General Industrial

Background / Discussion

Wallace Coleman, the owner of York County Tax Map Number 020-04-04-004, has submitted a rezoning request for a 0.7 +/- acre parcel located at 314 N. White Street, the current location of Coleman's Garage.

The applicant has requested a rezoning of the property from R-15 Residential to GI General Industrial. The subject parcel is currently used as an auto-repair facility, which operates as an existing non-conforming (grandfathered) use in the R-15 district.

The applicant is seeking to rezone the property into a new zoning designation where auto repair garages are allowed as a permitted use. Repair garages are currently permitted within the following districts: GI General Industrial (requested), LI Limited Industrial, and HC Highway Commercial.

Because the property is less than two acres in size, the zoning ordinance would not permit a "spot zoning" to LI or HC. Therefore, the property must be zoned consistent with one or more of the surrounding parcels. The neighboring properties are currently zoned as follows: GI (currently used as Walter Y. Elisha Park, but formerly the site of Springs Mills), LC (Springs Insurance, which was rezoned from R-15 to LC earlier this year) and R-15 (Residential). Since neither the LC nor R-15 districts permit repair garages, the applicant has requested the GI zoning designation.

In addition to repair garages, the GI district allows a variety of industrial, manufacturing, processing and storage uses, as well as new and used car sales lots, wrecker services, retail and wholesale businesses, and gas stations. The minimum setback and dimensional requirements for GI are as follows: minimum lot area of 10,000 square feet, minimum lot width of 75', and minimum setbacks of 35' in the front and rear, and 10' on the sides. Should the facility ever expand in the future, then all new development would be subject to the requirements of the zoning ordinance, including landscaping and screening requirements between the new construction and neighboring residential lots.

The property is also located within the town's historic preservation overlay district.

A draft rezoning ordinance is attached for review.

Recommendation

The subject parcel is located within an area designated as “Node 5” on the Town of Fort Mill’s future land use map. The town’s comprehensive plan, last updated in January 2013, recommends a variety of higher density residential and commercial uses within the downtown area, though the future land use map identifies the area containing the subject parcel as “medium density residential.” The comprehensive plan defines medium density residential as 3-5 dwelling units per acre.



It is clear that portions of N White Street are historically commercial in nature. In fact, the property is eligible for GI zoning based solely upon the legacy zoning designation which continues to apply to the old Springs Mills site, despite the fact that the mills have been gone for decades.

The comprehensive plan’s vision for the downtown area is to transition this node over time to a vibrant, mixed use node containing higher density residential and a variety of neighborhood commercial uses, such as shops, restaurants and professional offices.

If the pending request was to rezone the property from R-15 to LC, we would certainly recommended in favor of approval, as we did for the Springs Insurance Building and the Founders House earlier this year. However, auto repair garages are not permitted in the LC district. In our opinion, applying the industrial zoning designation in the downtown area would not be appropriate in this circumstance, and would be inconsistent with the long term goals and mixture of uses envisioned for the downtown area by the comprehensive plan.

Therefore, staff recommends in favor of denying the rezoning request.

Joe Cronin
Planning Director
May 22, 2015

TOWN OF FORT MILL
APPLICATION FOR ZONING MAP AMENDMENT

MAY 05 2015
RECEIVED

APPLICANT(S):

NAME	ADDRESS	PHONE NUMBER
Wallace Clinton Coleman	314 White Street Fort Mill, SC 29715	803-547-2332

Area of Subject Property: .70 acres and/or 30285 square feet

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

What is the proposed zoning for the parcel(s)? GI

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

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

Property has historically been used as commercial gas station, car repair, and wrecker service. Owner wishes to sell to a buyer that may desire to enlarge, improve and beautify the property.

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

TAX MAP NUMBER	PROPERTY ADDRESS	OWNER	OWNER'S SIGNATURE
0200404004	314 White Street Fort Mill, SC 29715	Wallace Clinton Coleman	<i>Wallace C. Coleman</i>

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

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2015-__

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF FORT MILL SO AS TO CHANGE THE ZONING DESIGNATION FOR YORK COUNTY TAX MAP NUMBER 020-04-04-004, CONTAINING APPROXIMATELY 0.7 +/- ACRE LOCATED AT 314 N WHITE STREET, FROM R-15 RESIDENTIAL TO GI GENERAL INDUSTRIAL

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

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Number 020-04-04-004, containing approximately 0.7 acre located at 314 N White Street, from R-15 Residential to GI General Industrial. A property map of the parcel subject to this rezoning ordinance is hereby attached as Exhibit A.

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

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2015, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2015.

First Reading: June 8, 2015
Public Hearing: July 13, 2015
Second Reading: July 13, 2015

TOWN OF FORT MILL

Danny P. Funderburk, Mayor

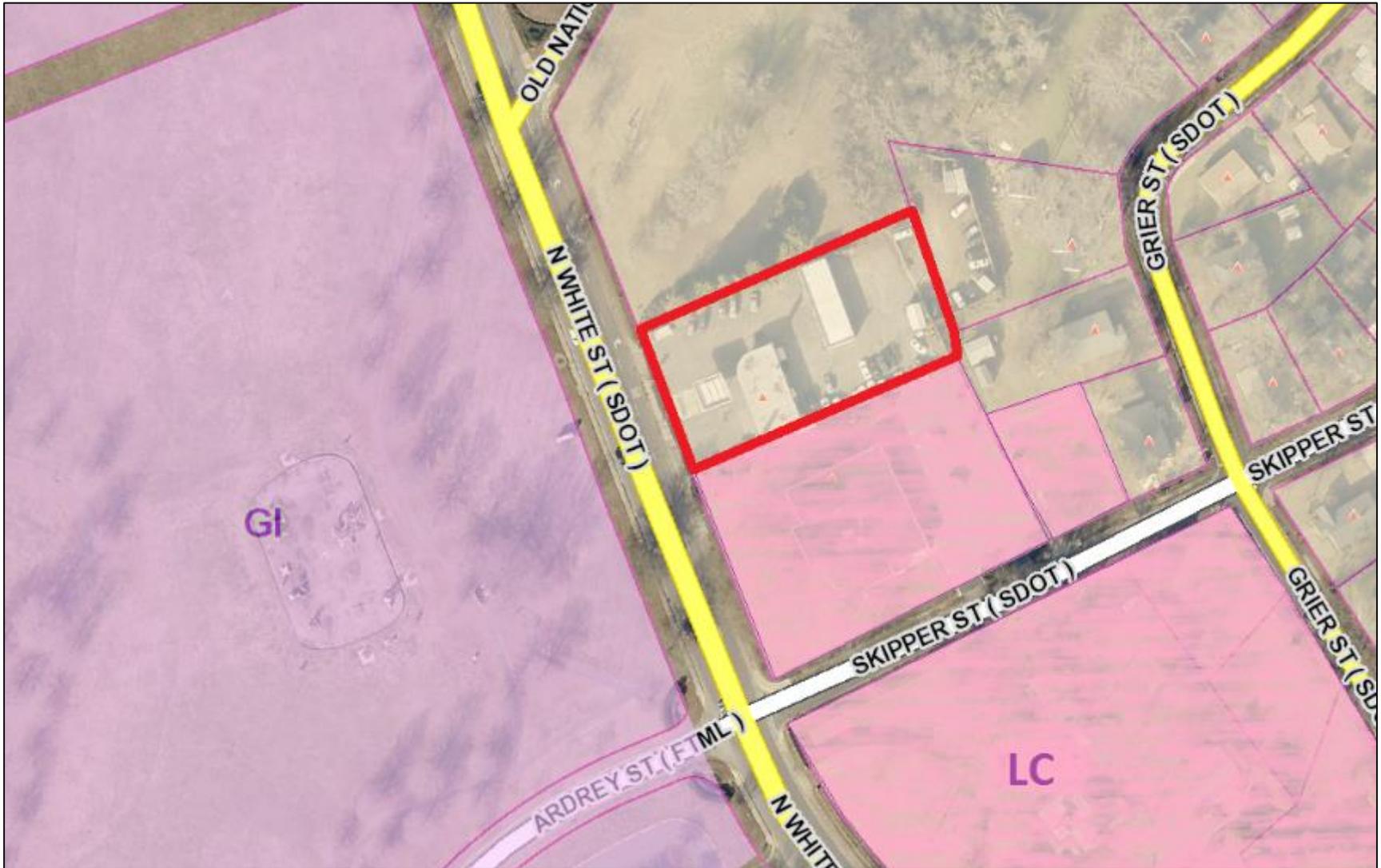
LEGAL REVIEW

Barron B. Mack, Jr, Town Attorney

ATTEST

Dana Powell, Town Clerk

Exhibit A
Property Map



**Planning Commission Meeting
May 26, 2015
New Business Item**

Subdivision Request: Avery Plaza

Request from Pittman Professional Land Surveying, on behalf of Springland Associates LLC, to approve the subdivision of York County Tax Map Number 020-08-01-002, containing approximately 22.7 +/- acres at the intersection of SC 160 and Springfield Parkway, into five parcels ranging in size from 1.45 acres to 11.24 acres

Background / Discussion

The Planning Commission is asked to consider a request from Pittman Professional Land Surveying, submitted on behalf of the property owners, Springfield Associates LLC, to approve a subdivision plat for York County Tax Map Number 020-08-01-002. The property contains a total of 22.7 +/- acres located at the intersection of SC 160 and Springfield Parkway. The property contains the existing Avery Plaza (anchored by the Food Lion grocery store), as well as several other commercial uses. The property is proposed to be subdivided as follows:

<u>Parcel</u>	<u>Acreage</u>
Lot 1	11.24
Lot 2	3.55
Lot 3	1.53
Lot 4	1.45
Lot 5	4.93

The subject property is currently zoned HC Highway Commercial. The HC district contains the following requirements for lots:

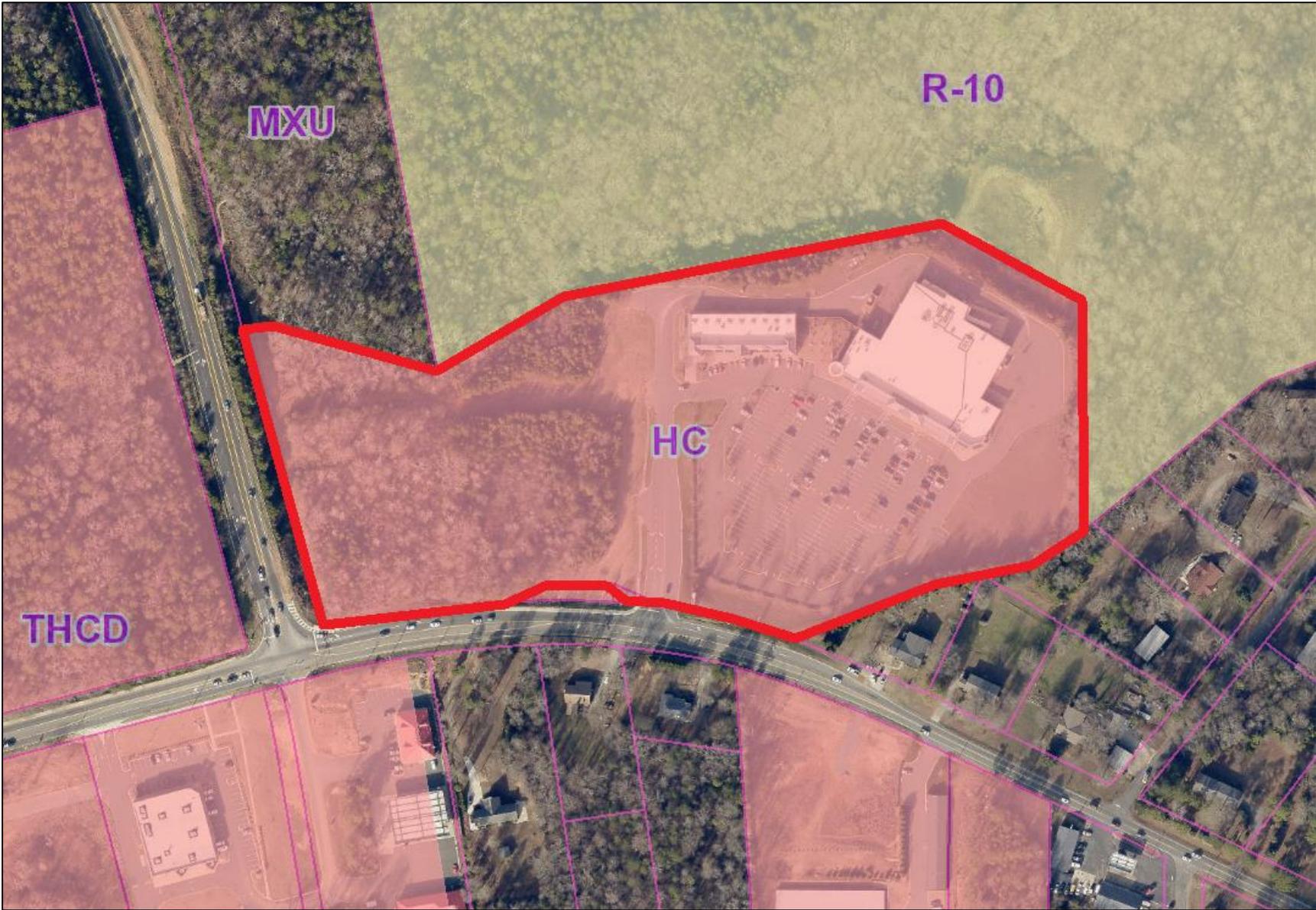
- Minimum lot area: 10,000 square feet
- Minimum lot width (at building line): 75 feet
- Minimum front yard: 35'
- Minimum side yard: 10'
- Minimum rear yard: 35'

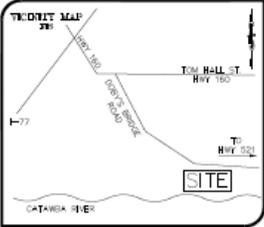
Large copies of the subdivision plat will be available during the meeting on May 26th.

Recommendation

Based on the HC district regulations, the proposed parcels will conform with the minimum requirements of the zoning ordinance. Therefore, staff recommends in favor of approval.

Joe Cronin
Planning Director
May 22, 2015





OVERALL VIEW
FOR ILLUSTRATIVE PURPOSES ONLY
SEE SHEETS 2-4 FOR DETAILS

SITE DATA

TOTAL NUMBER OF LOTS	31
AREA OF LOTS	310,226 SQ. FT. / 7.171 ACRES
AREA BEING REDEVICATED TO R/W	84,769 SQ. FT. / 1.95 ACRES
AREA IN OPEN SPACE	1,883,740 SQ. FT. / 42.79 ACRES
AREA OF PHASE 4	2,458,735 SQ. FT. / 56.45 ACRES
AREA OF PHASE 3	2,079,367 SQ. FT. / 46.58 ACRES
AREA OF PHASE 2	881,993 SQ. FT. / 20.25 ACRES
AREA OF PHASE 1	2,588,458 SQ. FT. / 59.26 ACRES
TOTAL AREA	7,559,553 SQ. FT. / 173.54 ACRES

GENERAL NOTES

- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND THAT IS A SUBDIVISION, REDEVICATED, AND EXISTING REDEVELOPMENT PLAT.
- 2.) BEARINGS FOR THIS SURVEY ARE BASED ON SO SC (NAD 83) AS TAKEN FROM PLAT BOOK E233, PAGE 4.
- 3.) CURRENT ZONING: M20 (MIXED USE) APPROVED 3-11-2013.
-INTERNAL BUILDING SET BACKS: FRONT: 20', SIDE: 5', REAR: 10' (INCLUDING CORNER LOTS); SEE GRAPHIC DETAIL ON DETAIL ON EACH SHEET.
-SETBACK DETAIL: 10' ALONG EXTERNAL LINES AND 75' NATURAL SLOPE ALONG SEVENHAY SUBDIVISION.
-BUILDING HEIGHT: 40'
- 4.) FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY HUD FIRM MAP NO. 4000103334E (COMMUNITY NO. 400195, PANEL 0334E) DATED SEPTEMBER 29, 2008. FLOODPLAIN AND FLOODWAY SHOWN HEREON ARE SCALED GRAPHICALLY FROM S40 PLAN.
- 5.) REFER TO: DEED BOOK 13863, PAGE 189; PLAT BOOK E233, PAGE 4 & E277, PAGE 1 OF THE YORK COUNTY CLERK OF COURT FILE: 201202021.
- 6.) RECORDS SHOWN HEREON ARE BASED ON A SURVEY ENTITLED: "THE PRESERVE AT RIVER CHASE - WETLAND DELINEATION MAP", PREPARED BY THE JOHN R. MCADAMS COMPANY, INC., DATED 5-10-2013.

LEGEND:

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- 50 FT SQUARE FOOT
- SD STORM DRAINAGE
- SS SANITARY SEWER
- TL = LINEAR DISTANCE
- TL L AND LENGTH
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- SURVEYED LINE
- LINE NOT SURVEYED
- SHEET MAT LINE

NOTICE OF ADDRESS BILLING:

THE SUBDIVISION MAP SHOWS HEREON HAS BEEN FOUND TO CONFORM WITH THE PLAN OF PLOT AND SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA.

NOTICE OF CONVEYANCE AND RELATION:

I HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION, REDEVELOPMENT PLAT OF THE TOWN OF FORT MILL AND NOT SUBJECT TO THE PLAN OF PLOT AND SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA. I HAVE BEEN ADVISED BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT SUBJECT TO THE PLAN OF PLOT AND SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA. I HAVE BEEN ADVISED BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT SUBJECT TO THE PLAN OF PLOT AND SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA.

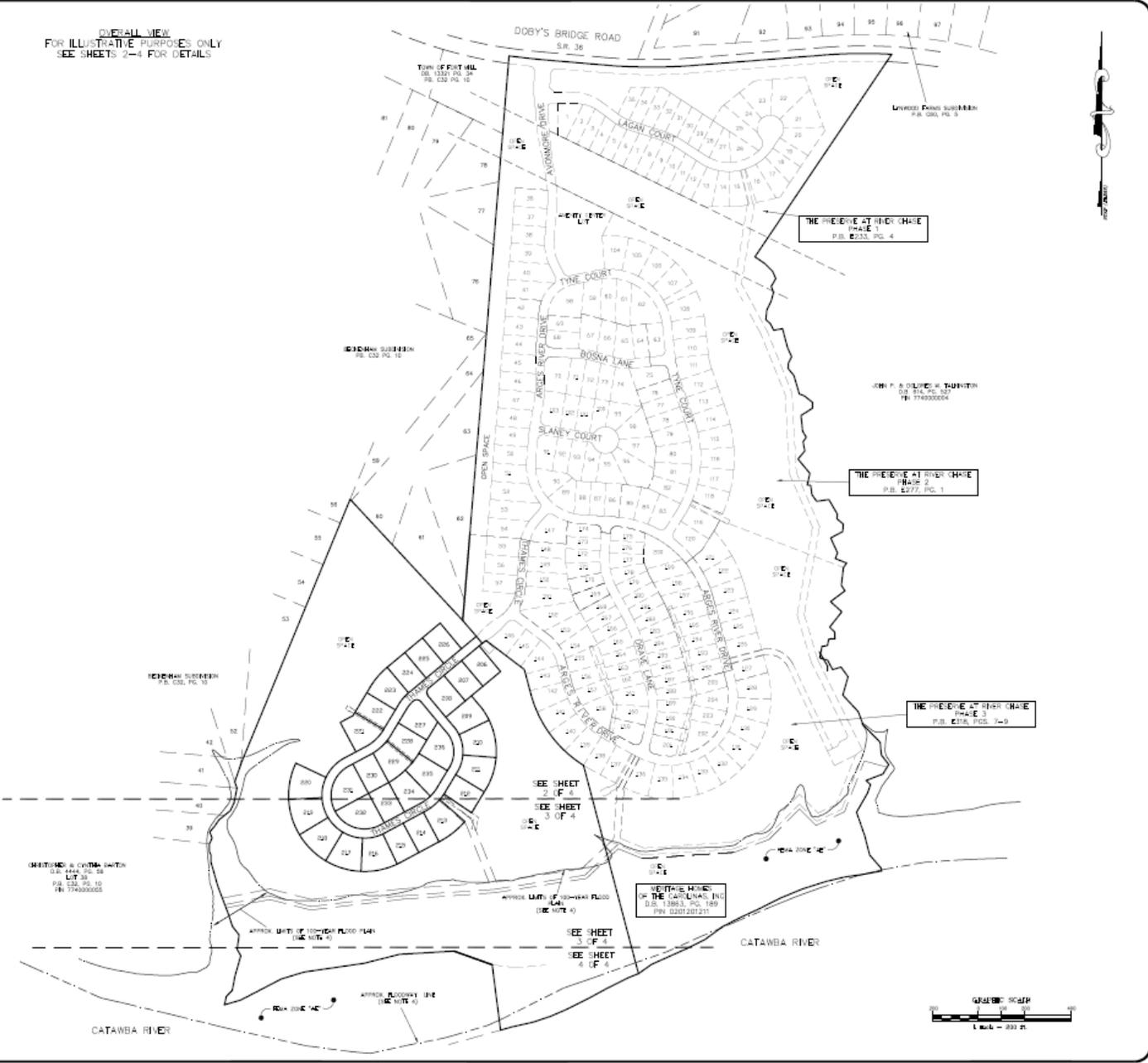
OWNER / SUBDIVISOR:

DATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY, RECORDS SHOWN HEREON HAS BEEN APPROVED WITH THE REQUIREMENTS OF THE RECORDS REGULATIONS AND THAT THE PROPERTY OF LAND SHOWN HEREON HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA. I HAVE BEEN ADVISED BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT SUBJECT TO THE PLAN OF PLOT AND SUBDIVISION REGULATIONS AND HAS BEEN APPROVED FOR RECORDING BY THE CLERK OF THE CLERK OF YORK COUNTY SOUTH CAROLINA.

DATE & SIGNATURE: _____

PRELIMINARY - NOT FOR RECORDATION



THE JOHN R. MCADAMS COMPANY, INC.
11841 Chatham Road
Suite 111
Charlotte, NC 28226
Phone: 704.545.5555
Fax: 704.545.5555
www.mcadams.com

MCADAMS

THE PRESERVE AT RIVER CHASE
PHASE 4
FORT MILL, YORK COUNTY, SOUTH CAROLINA
SUBDIVISION PLAT

OWNER	HERITAGE HOMES OF THE CAROLINAS, INC. THE CAROLINAS, INC. THE PRESERVE AT RIVER CHASE 11841 CHATHAM ROAD, SUITE 111 CHARLOTTE, NORTH CAROLINA 28226
DESIGNER	THE JOHN R. MCADAMS COMPANY, INC.

DATE: 08/14/2014	BOOK: 13863	PAGE: 189
PLAT: 201302021	BOOK: E233	PAGE: 4
SCALE: 1"=200'	DATE: 7/15/2014	
1-4		

MCADAMS

