



**TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
June 24, 2014  
112 Confederate Street  
7:00 PM**

**REGULAR MEETING**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. Special Called Meeting: June 10, 2014 *[Pages 3–4]*

**NEW BUSINESS**

1. **Comm. Appearance Review: Multi-Tenant Comm. Building** *[Pages 5–11]*

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed multi-tenant commercial building located at 100 Fort Mill Square Suite 107

2. **Mixed Use Plan & Dev. Conditions: Pleasant/Vista Property** *[Pages 12–27]*

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project

3. **Text Amendment: Local Commercial District** *[Pages 28–33]*

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; and to amend the prohibition on outdoor speakers for restaurants located within the LC District

4. **Final Plat Approval: Massey Phase IV, Map 1** *[Pages 34–35]*

Request from IOTA Doby Bridge LLC to approve a Final Plat for Massey Phase IV, Map 1

**5. Request to Approve Road Names: Fort Mill Southern Bypass** *[Pages 36–38]*

Fort Mill Southern Bypass & New Cul-De-Sac (Old Doby's Bridge Road)

**ITEMS FOR INFORMATION / DISCUSSION**

**1. Possible Amendments to R-5 District Ordinance** *[Pages 39–43]*

**2. Monthly Development Activity Report** *[Pages 44–51]*

**ADJOURN**

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION SPECIAL CALLED MEETING  
June 10, 2014  
215 Main Street  
6:30 PM**

Present: Chairman James Traynor, Hynek Lettang, Chris Wolfe, Tom Petty, Tony White, Planning Director Joe Cronin

Absent: John Garver, Ben Hudgins

Guests: Dusty Wiederhold (Sunbelt Ventures, LLC), Kelley Glenn (Sunbelt Ventures, LLC), Rob Klemple (SGA Design Group)

Chairman Traynor called the meeting to order at 6:30 pm and welcomed everyone in attendance.

Mr. Wolfe made a motion to approve the minutes from the May 27, 2014, meeting as presented. Mr. White seconded the motion. The motion was approved by a vote of 5-0.

**NEW BUSINESS**

1. **Commercial Appearance Review: Walmart Neighborhood Market:** This item was a carryover from the May 27, 2014, meeting. Planning Director Cronin provided a brief overview of the modifications proposed by the applicant, Sunbelt Ventures, LLC. Rob Klemple of SGA Design Group provided a brief presentation on behalf of the applicant. Mr. White made a motion to approve the architectural design (including an additional 10% allowance allowed by the THCD Overlay Ordinance), with the following conditions: amend the stone color to Chardonnay, and to include a sidewalk along Doby's Bridge Road. The motion was seconded by Mr. Wolfe. The motion was approved by a vote of 5-0.
2. **Commercial Appearance Review: Multi-Tenant Commercial Building:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the architectural design for a new commercial building located at 100 Fort Mill Square (old hardware store). Dusty Weiderhold appeared on behalf of the applicant, Sunbelt Ventures, LLC, and asked for a deferral as the architect evaluates options for a tear down and rebuild of the building rather than a renovation. Mr. Wolfe made a motion to defer consideration of the request, with a second by Mr. Lettang. The motion in favor of deferral was approved by a vote of 5-0.

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Discussion of New Road Names and Name Changes:** Planning Director Cronin stated that he had been in contact with the county regarding road names and name changes related

to the Fort Mill Southern Bypass. The county addressing office had a strong preference in favor of continuing the Fort Mill Parkway name on the bypass, and town staff agreed that it would be appropriate. A road name will also be required for a new cul-de-sac near Doby's Bridge Park. Finally, Planning Director Cronin stated that the county intended to change Doby's Bridge Road into North Doby's Bridge Road and South Doby's Bridge Road, due to the road being bisected by the new bypass. A public hearing will be held at the July 22, 2014 meeting, before the Planning Commission votes on the request. The county Planning Commission will also consider the request in July.

There being no further business, the meeting was adjourned at 7:34 pm.

Respectfully submitted,

Joe Cronin  
Planning Director

**Planning Commission Meeting  
June 24, 2014  
New Business Item**

**Commercial Appearance Review: Multi-Tenant Commercial Building**

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed multi-tenant commercial building located at 100 Fort Mill Square Suite 107

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**Background / Discussion**

The Planning Commission is asked to consider a request from Sunbelt Ventures, LLC, to grant commercial development appearance review approval for a proposed multi-tenant commercial building at 100 Fort Mill Square Suite 107. The existing building, which will be demolished, formerly housed a hardware store and was most recently used as an overflow building for automotive repair and tire installation shop. The existing building is constructed with a brick façade and cinderblock on the sides and rear, all of which are painted white in color. A map is attached for reference, as are photos of the existing building.

The property is zoned Highway Commercial (HC), and is properly zoned for a variety of retail, restaurant and personal service uses. The property is also located within the Tom Hall Corridor Overlay District (THCD). The York County Tax Map number for this parcel is 020-01-01-003.

The existing building is approximately 6,000 square feet. Under the requirements of the THCD overlay, the building may be renovated, rehabilitated or rebuilt up to 15,000 square feet in size.

A set of proposed building elevations is attached for review. The applicant has requested an opportunity to provide a brief presentation of the design during the meeting as well.

A summary of proposed colors and materials is provided below:

 P1	EIFIS PAINTED TO MATCH: SW6123 BAGUETTE	 M1	PAC-CLAD: CHARCOAL
 P2	EIFIS PAINTED TO MATCH: SW7746 RUSHING RIVER	 F1	CANVAS: SUNBRELLA: CHARCOAL GRAY
 P3	EIFIS PAINTED TO MATCH: SW2848 ROYCROFT PEWTER	 B1	QUIK-BRIK: PROMENADE BLEND

**Recommendation**

The property is zoned HC and is, therefore, properly zoned for a variety of retail, restaurant and personal service uses.

The proposed building contains a mix of Quik-Brick and EIFS. While these materials are a significant improvement over the design of the existing structure, our opinion is that the significant

amount of EIFS may fall short of the enhanced architectural requirements contained within the THCD overlay district:

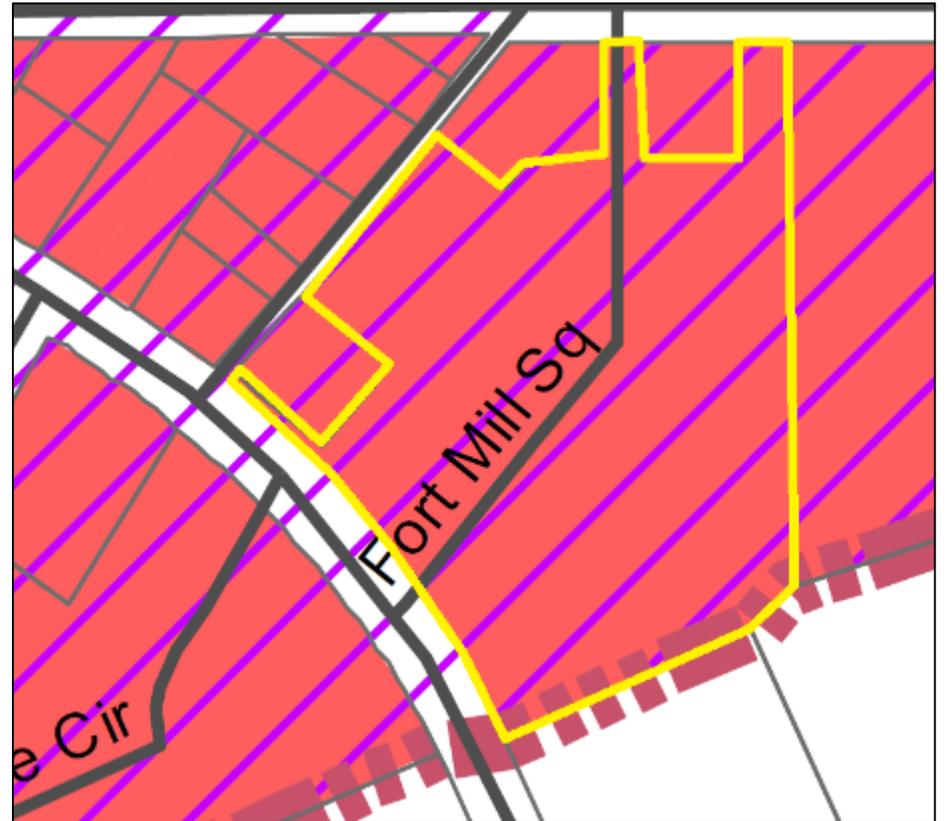
“Buildings shall be designed to use, to the greatest extent feasible, building materials such as rock, stone, brick and wood or any other material so deemed appropriate through the appearance review per article V of the zoning code so as to maintain the specialized commercial and historic character of the corridor.”

In the past, the Planning Commission has sought to limit the use of EIFS as a primary building material in the overlay district. Historically, the Planning Commission has also sought to avoid the use of corrugated metal in areas inside the THCD, as well as town wide, except in situations where the material has been allowed as an accenting feature, such as the awning at the nearby (and recently approved) Family Dollar building.

The rear elevation of the building will front Sanders Street and will be visible from the right-of-way. In general, the Planning Commission has also required architectural enhancements along facades fronting a public ROW.

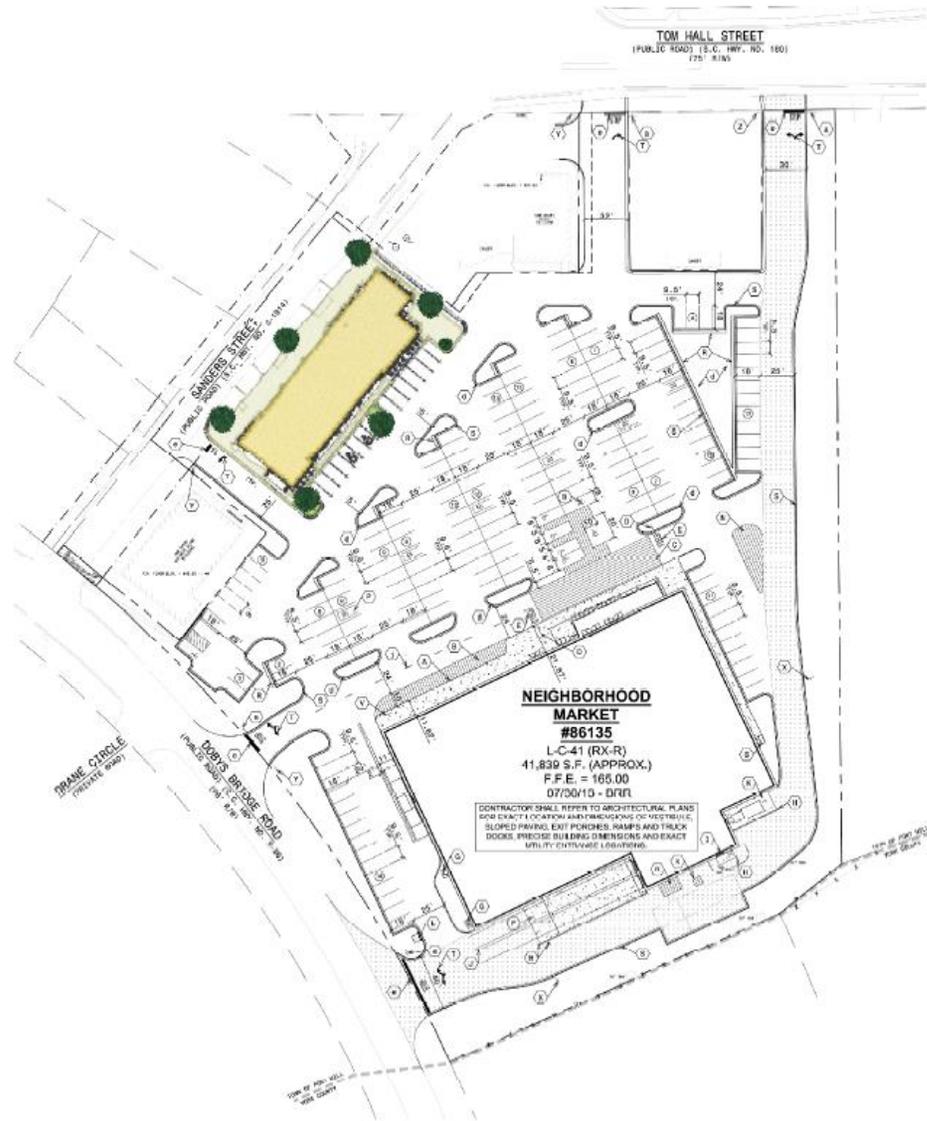
Approval of this request is at the discretion of the Planning Commission.

Joe Cronin  
Planning Director  
June 20, 2014



**EXISTING BUILDING**





SCALE: 1"=100' 

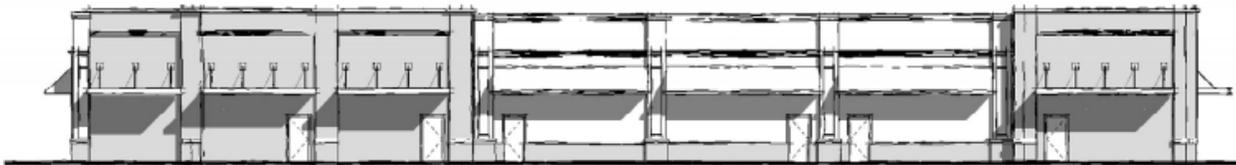




EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

**Planning Commission Meeting**  
**June 24, 2014**  
**New Business Item**

**Mixed Use Concept Plan & Development Conditions: Pleasant/Vista MXU Property**

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project

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**Background / Discussion**

The Planning Commission is asked to consider a mixed use concept plan and development conditions for the following York County Tax Map Numbers: 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036.

These parcels contain a total of 156.96 acres located at the intersection of Pleasant and Vista Roads. These parcels were previously annexed into the town limits in 2008 with a zoning designation of MXU.

As shown in the attached concept plan and proposed development conditions, the applicant is requesting approval to develop the site with up to 982 dwelling units, containing a mixture of single-family homes (54 units), townhomes (266 units) and multi-family (662 units), for a gross residential density of approximately 6.25 dwelling units per acre. The applicant is also proposing 50,000 square feet building space for commercial use.

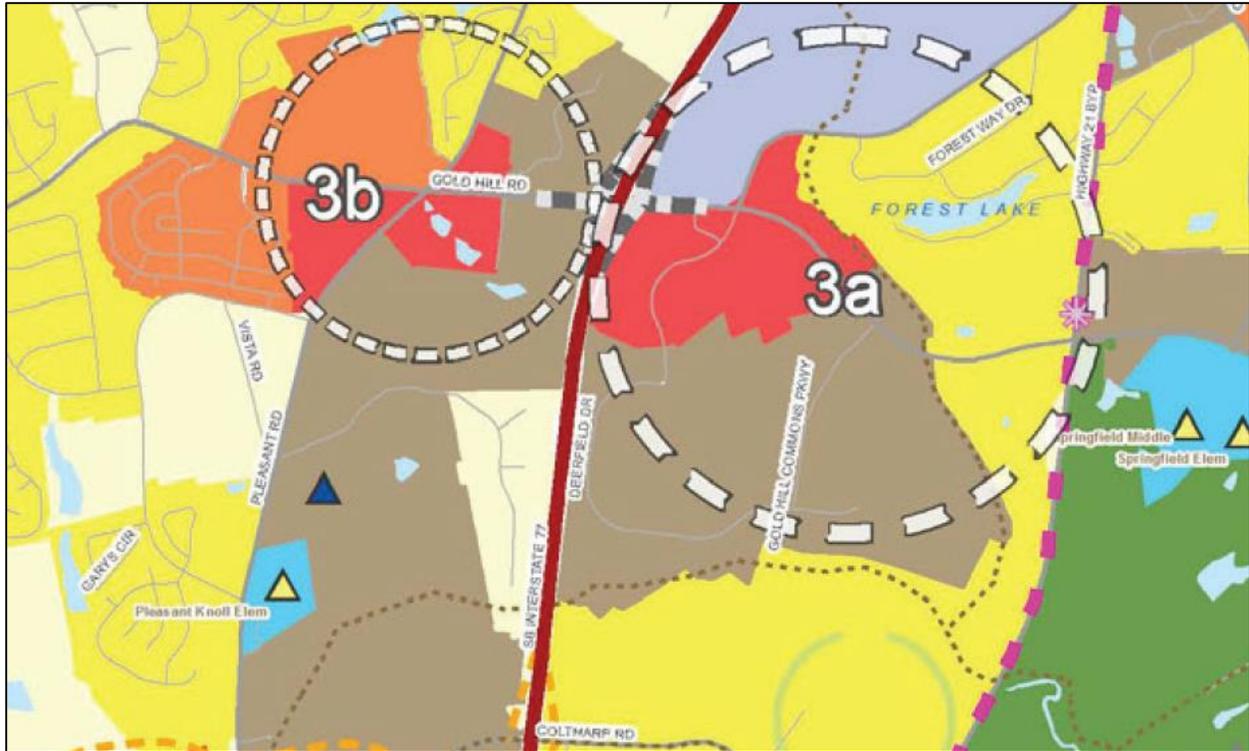
At 48.75 acres (31.0%), the proposed concept plan will exceed the 20% minimum open space requirement. A 35' perimeter buffer shall also be required. A variety of greenway trails and easements/donations are also provided. Additional development standards are shown in the proposed development conditions.

Proposed access points to and from the property will be located on Pleasant and Vista Roads. Additional internal access points may also be provided to neighboring parcels.

**Recommendation**

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 comprehensive plan defines "Mixed Use" as "a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public and recreation, in a compact urban form."

A portion of the property is also located within a development node identified as "Node 3b" on the future land use map. The 2013 comprehensive plan identifies Node 3b as a transitional area between I-77/Gold Hill Interchange and surrounding large commercial/warehouse uses to the east, and large residential developments to the west.



The 2013 comprehensive plan recommends the following uses and densities for Node 3b:

Node 3b should have a continuation of a mix of uses near the interchange. The form and type of development in this node could include commercial structures of one to two stories concentrated around the major intersections oriented towards the streets. Attached apartment, condominium and townhome housing products of up to eight DUA; and two to three-story mixed-use buildings where ground level retail has residential uses above it on the second and third floors. Single family lots of lower densities of 0.5 to two gross DUA will occur on the west side of Pleasant Road as one travels to the south. A mix of housing types, including single family homes, townhomes and apartments, could be accommodated on the east side of Pleasant Road, providing housing opportunities in close proximity to Pleasant Knoll Elementary and the proposed school.

As shown on the attached concept plan, the applicant proposes to locate the highest density residential development, as well as the commercial development, in areas within - and closest to - the Node 3b boundary. The overall residential density of 6.25 dwelling units per acre appears to conform with the recommendations of the comprehensive plan. The proposed commercial component is also consistent with the comp plan recommendations.

The property is anticipated to have multiple access points along Pleasant and Vista Roads. Additional traffic impacts would be anticipated at Gold Hill Road, and to a lesser extent, SC 160. Below is a summary of daily traffic volumes and capacities for adjacent roadways and nearby thoroughfares:

Roadway Name(s)	2012 AADT	Capacity
Pleasant Road	5,800	67%
Vista Road	NA (County)	NA%
Gold Hill Road	20,100	68%
SC 160	30,100	103%

Sources: SCDOT Average Daily Traffic (2012), York County GIS

As is the case with all mixed use projects, the development conditions require that the applicant complete a traffic impact study prior to the commencement of any development activities. Any improvements deemed necessary by the study, in consultation with the town and SCDOT, must be constructed at the applicant’s expense.

The draft concept plan and development conditions requested by the applicant are attached for consideration.

In reviewing the proposed development conditions, staff recommends in favor of the following amendments/corrections:

**4. Sidewalks**

- d) Sidewalks: Will be installed on at least one side of all streets. At the Developer's option, additional sidewalks may be installed. Sidewalk connectivity shall be provided from the Pleasant/Vista Mixed Use Development to all current and future schools adjacent to the Development. The Developer shall coordinate with the Fort Mill School District regarding the location of future sidewalk connections.

**5. Vehicular Access and Road Improvements**

- a) Vehicular Access: Access shall be provided to ~~US-21 Highway Bypass~~ Pleasant Road and Vista Road, in the general locations as shown on the Pleasant/Vista Concept Development 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.

**7. Open Space**

Common open space will be provided, to be platted and recorded separately from other uses. Open space will be owned and maintained by a Homeowner's Association or Property Owner's Association. At the Developer’s option, open space lands may also be dedicated to a non-profit land trust for perpetual ownership and conservation. A minimum of 20% of the total site will be maintained as preserved open space or built open space. The following may be counted towards required dedicated open space: conservation lands, natural areas, formal greens, plazas and courtyards, trails, buffers held in common ownership, and parks and recreation areas, including ball fields, golf courses (excluding vertical structures: clubhouse and maintenance facilities), tennis and basketball courts, playgrounds, and other

areas used for active or passive recreation. Water quality ponds, rain gardens, and other types of public (non-fenced) stormwater facilities may also be counted towards the open space requirements.

Large copies of the concept plan and development conditions will be available for review during the meeting.

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 traffic impact analysis (TIA), to be coordinated with the town and SCDOT, prior to the approval of a preliminary subdivision plat. Any improvements deemed necessary as a result of the TIA would be the responsibility of the owner/developer.

Joe Cronin  
Planning Director  
June 20, 2014

STATE OF SOUTH CAROLINA  
TOWN COUNCIL FOR THE TOWN OF FORT MILL  
ORDINANCE NO. 2014-\_\_

AN ORDINANCE ADOPTING A MIXED USE CONCEPT PLAN & DEVELOPMENT  
CONDITIONS FOR THE PLEASANT/VISTA MXU PROJECT

WHEREAS, the parcels currently or formerly known York County Tax Map Numbers 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036, containing approximately 156.96 acres at the intersection of Pleasant Road and Vista Road, were annexed to and made a part of the Town of Fort Mill by ordinance adopted on November 10, 2008 (Ord. 2008-33); and

WHEREAS, by ordinance of the Fort Mill Town Council, the above referenced parcel was zoned as follows: MXU Mixed Use; and

WHEREAS, Article II, Section 19(5)(D)(1)(a), of the Zoning Ordinance for the Town of Fort Mill, requires as part of the approval process that a Mixed Use Development Project shall contain a concept plan and, if applicable, development conditions; and

WHEREAS, the applicant has submitted Development Conditions as shown within the attached “Exhibit A,” and a Concept Plan as shown within the attached “Exhibit B,” both of which have been reviewed by the Fort Mill Planning Commission and the Fort Mill Town Council and found to be consistent with the Town’s Comprehensive Plan;

NOW, THEREFORE, 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. Pursuant to Article II, Section 19(5)(D)(3), of the Zoning Ordinance for the Town of Fort Mill, the Development Conditions for the Pleasant/Vista MXU 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. A copy of these development conditions shall be maintained on file in the office of the Town Clerk and the Zoning Administrator.

Section II. Pursuant to Article II, Section 19(5)(D)(4), of the Zoning Ordinance for the Town of Fort Mill, the Concept Plan for the Pleasant/Vista MXU project is hereby adopted as shown within the attached “Exhibit B.” A copy of this Concept Plan shall be maintained on file in the office of the Town Clerk and the Zoning Administrator.

Section III. The provisions of this ordinance shall apply to the parcels currently or formerly known as York County Tax Map Numbers 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036, containing approximately 156.96 acres at the intersection of Pleasant Road and Vista Road.

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 \_\_\_\_\_, 2014, having been duly adopted by the Town Council for the Town of Fort Mill on the \_\_\_\_ day of \_\_\_\_\_, 2014.

First Reading: July 14, 2014  
Public Hearing: July 28, 2014  
Second Reading: July 28, 2014

TOWN OF FORT MILL

\_\_\_\_\_  
Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

\_\_\_\_\_  
Barron B. Mack, Jr, Town Attorney

\_\_\_\_\_  
Dennis Pieper, Town Manager

**Exhibit A.**

**Development Standards & Conditions  
Pleasant/Vista MXU Project**

# **DEVELOPMENT STANDARDS & CONDITIONS**

## **Pleasant/Vista MXU Project**

### **Development Standards**

#### PLEASANT/VISTA – 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 there under 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© 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-Subdivisions, of the Town of Fort Mill Municipal Ordinance.

### **Pleasant/Vista MXU Conditional Notes**

##### **1. General Provisions**

- a. 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.
- b. The development depicted on the Concept Development Plan (RZ-1.0) 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 Development Standards Sheet during design development and construction phases. Street alignment and lot 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 lots identified within

individual parcels or phases, reallocate units from a parcel or phase to another, or reconfigure lots and street layouts, provided the density for the entire mixed use development does not exceed the permitted density set forth in these Development Standards.

- c. These standards, as established by the Pleasant/Vista Technical Data Development Standards Sheet, as set out below and as depicted on the Mixed Use Development Site Plan shall be followed in connection with development taking place on the site. Standards established by these Development Standards Sheet and Pleasant/Vista Mixed Use Development Site Plan shall supersede the Fort Mill Subdivision Ordinance and Zoning Ordinance in effect at the date of approval.

## **2. Permitted uses**

### **a. Residential:**

- i) Subject to the information listed below, a maximum of 982 dwelling units may be constructed on the site.
- ii) Residential use shall be allowed throughout all areas of the development having minimum dimensional standards as specified in section 15, along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the Mixed Use Zoning District or as part of the Pleasant/Vista Mixed Use Development.
- iii) Common Open Space: May include conservation lands, natural areas, formal greens, plazas, courtyards, and buffers.
- iv) Amenities: Amenity buildings, pool and pool facilities, athletic fields, parks, trails, playground equipment, picnic shelters and other accessory uses commonly associated with amenity facilities.

### **b. Commercial/Mixed Use:**

- i) Subject to the information listed below, a minimum of 10,000 square feet to a maximum of 50,000 square feet of building space shall be designated for commercial use.
- ii) Commercial use shall be allowed throughout all areas of the development having minimum dimensional standards as specified in section 15, along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the Mixed Use Zoning District or as part of the Pleasant/Vista Mixed Use Development.

## **3. Density**

The maximum Gross Residential Unit density will not exceed 6.25 units per acre and/or 982 total units. Individual phases may have higher or lower densities, but the overall project may not exceed 6.25 units per acre. Open space areas shall be included in the calculations for gross residential density.

#### **4. Streets**

Minimum dimensions and design standards for each street type shall follow a consistent standard. The standards for each street shall follow one of the following:

- a) Public Residential and Commercial Streets: In accordance with the Town standards outlined in the Fort Mill Subdivision Ordinance.
- b) All Residential Streets: Shall be designed to provide a stop condition no more than 2,000 feet apart. This will be accomplished by "T" intersections where practical. Where this is not practical due to site constraints, posted stop signs at intersection(s) within the 2,000-foot street length will be installed.
- c) Cul-de-sacs: Shall conform to standards in the Fort Mill Subdivision Ordinance, except that alternative cul-de-sacs and loop streets shall be permitted to have landscaped islands, provided that the dimensions of these islands will accommodate the turn-around of fire trucks without backing up. Subdrains will be provided behind the island curb if irrigation is installed within the cul-de-sac island. Cul-de-sac lengths may vary as shown on the Pleasant/Vista MXU Site Plan. The Pleasant/Vista Mixed Use Development will provide landscaped island where feasible. Landscaped islands are subject to approval of the Town of Fort Mill Fire department.
- d) Sidewalks: Will be installed on at least one side of all streets. At the Developer's option, additional sidewalks may be installed.
- e) Block Lengths: Block lengths shall be a maximum of 2,000 feet.

#### **5. Vehicular Access and Road Improvements**

- a) Vehicular Access: Access shall be provided to US-21 Highway Bypass, in the general location as shown on the Pleasant/Vista Concept Development 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.
- b) Improvements to Existing Roads: A traffic impact analysis (TIA) shall be completed prior to the commencement of any land clearing or construction activities. The developer shall be responsible for installing any necessary public roadway improvements identified within the TIA as required by SCDOT and the Town of Fort Mill, to the extent such improvements are found necessary to accommodate future traffic from the Pleasant/Vista Mixed Use Project.

- c) Coordination: The developer shall coordinate where feasible with neighboring property owners regarding stub road locations and future roadway connections.

## **6. 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.

## **7. Open Space**

Common open space will be provided, to be platted and recorded separately from other uses. Open space will be owned and maintained by a Homeowner's Association or Property Owner's Association. A minimum of 20% of the total site will be maintained as preserved open space or built open space. The following may be counted towards required dedicated open space: conservation lands, natural areas, formal greens, plazas and courtyards, trails, buffers held in common ownership, and parks and recreation areas, including ball fields, golf courses (excluding vertical structures: clubhouse and maintenance facilities), tennis and basketball courts, playgrounds, and other areas used for active or passive recreation. Water quality ponds, rain gardens, and other types of public (non-fenced) stormwater facilities may also be counted towards the open space requirements.

## **8. 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.

## **9. Access to Lots**

Access (curb cuts) to each platted lot must comply with standards set forth in the Fort Mill Zoning and Subdivision Ordinances.

## **10. Signage**

A proposed project signage package shall be provided for approval to 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.

## **11. Building Heights**

Proposed building heights will not exceed 55 feet. Building height shall be measured in accordance with Article II, Section 19.4(D) of the Zoning Ordinance.

## **12. Improvements**

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

### **13. 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, lots, and open space; or adjustments to interior parcel boundaries, parcel sizes, or lot sizes and 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 Mixed Use Development Site 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.

### **14. Construction Schedule and Phasing**

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

### **15. Development Standards**

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

- a) Maximum Residential Density: 6.25 dwelling units per acre
- b) Impervious Surface Ratio: 90% for residential, 100% remaining uses
- c) Residential Development - Development Standards per Article II, Section 19-4(A) of the Zoning Ordinance.
- d) Commercial/Mixed Use Development - Development Standards per Article II, Section 19-4(A) of the Zoning Ordinance.
- e) Buffer Yards: Perimeter Buffer yards between the Pleasant/Vista 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 the buffer is

not platted and made part of an individual, privately owned lot. 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 way are allowed to be located in buffer areas where needed.

## **16. Model Homes**

Model homes may be constructed within residential areas at the developer's discretion. Mobile temporary sales offices shall be allowed on site at the developer's discretion. The developer will be permitted a minimum of 4 model homes with offices or mobile temporary sales offices and mobile temporary construction offices.

## **17. Lot Transfer and Recording**

Lots may be transferred or recorded by means of posting appropriate surety bonds as referenced in Sec. 32.104.

## **18. Water and Sewer**

The Developer understands that water and sewer will be provided by York County for all lots within the Mixed Use Development. The Developer shall construct or cause to be constructed at Developer's cost all necessary water and sewer service infrastructure to, from, and within the Property. The developer will comply with all DHEC and York County water and sewer specifications. The Property shall be subject to all current and future water connection/capacity fees imposed by the County. A water and sewer "willingness and capability letter" must be received from the County prior to obtaining a grading permit for any portion of the development utilizing the York County water and sewer. Should the Town of Fort Mill and York County elect to enter into a service agreement whereby the Town provides retail service to the Mixed Use Development, then the developer shall comply with the specifications, fees, and permitting requirements of the Town of Fort Mill.

## **19. 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 Pleasant/Vista Concept Development Plan and Development Standards, as approved by the Town of Fort Mill.

## **20. 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.

## **21. Binding Effect of the Rezoning Documents**

If this Rezoning Petition is approved, all conditions applicable to development of the site imposed under the Rezoning Site Plan and Development Standards 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 Rezoning Site Plan and Development Standards Sheet by the Town of Fort Mill the Petitioner agrees to record above listed documents at the York County register of deeds office within 120 days.

## **22. Restrictive Covenants**

Restrictive Covenants will be created and recorded with the office of the county clerk of court prior to the approval of a plat or issuance of a building permit for a vertical building on the property. Covenants shall be in accordance with Article II, Section 19.3(D) of the Fort Mill Zoning Ordinance.

## **23. Provisions Related to Floodplain Areas**

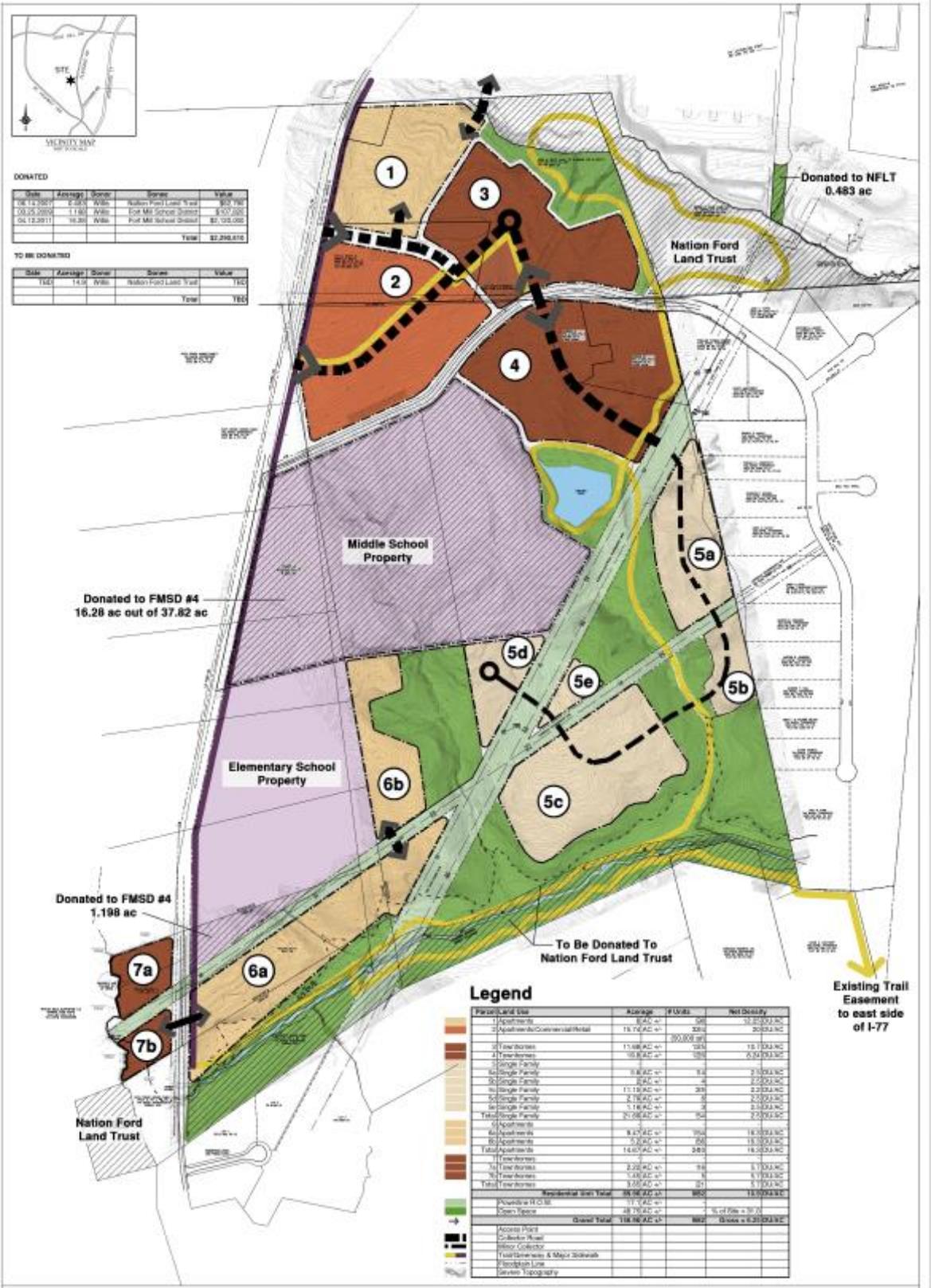
Portions of the Property are currently designated as floodplain areas. Should the applicant seek to develop any property within a floodplain area, a Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) shall be required from FEMA before any development activities may commence.

## **24. 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.

**Exhibit B.**

**Concept Plan  
Pleasant/Vista MXU Project**



**DONATED**

Date	Acres	Owner	Source	Value
08/14/2007	2.483	Wills	Nation Ford Land Trust	\$07,780
03/05/2008	11.882	Wills	Fort Mill School District	\$107,000
04/12/2011	16.28	Wills	Fort Mill School District	\$1,035,000
			<b>Total</b>	<b>\$1,149,780</b>

**TO BE DONATED**

Date	Acres	Owner	Source	Value
1/6/14	14.9	Wills	Nation Ford Land Trust	160
			<b>Total</b>	<b>160</b>

Donated to FMSD #4  
16.28 ac out of 37.82 ac

Donated to FMSD #4  
1.198 ac

Donated to NFLT  
0.483 ac

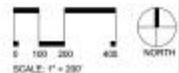
**Legend**

Parcel/Land Use	Acres	# Units	Net Density
11 Apartments	0.00 ac	56	15,200 AC
21 Apartments/Condominiums	18.75 ac	324	20,800 AC
		<b>380 Units</b>	
21 Townhomes	11.68 ac	124	10,700 AC
4 Townhomes	16.85 ac	124	7,300 AC
1 Single Family	0.85 ac	1	2,500 AC
30 Single Family	8.84 ac	4	2,500 AC
30 Single Family	11.15 ac	30	2,500 AC
30 Single Family	2.18 ac	8	2,500 AC
30 Single Family	1.88 ac	8	2,500 AC
10 Single Family	21.08 ac	30	2,500 AC
10 Apartments	8.27 ac	10	18,000 AC
80 Apartments	5.00 ac	80	15,000 AC
		<b>240</b>	<b>18,000 AC</b>
11 Townhomes	2.22 ac	11	3,700 AC
16 Townhomes	1.88 ac	8	1,700 AC
		<b>21</b>	<b>5,400 AC</b>
<b>Total Residential Units</b>	<b>18.58 ac</b>	<b>860</b>	<b>13,900 AC</b>
100' Buffer	11.74 ac		
Open Space	18.76 ac		1% of 186 = 30.7
		<b>860</b>	<b>Units = 6,300 AC</b>
Access Point			
On-Street Buffer			
Minor Collector			
Trunk/Arterial & Major Roadway			
Proposed Lane			
Service Topography			

JUNE 10, 2014  
**PLEASANT / VISTA**  
CONCEPT PLAN  
FORT MILL, SOUTH CAROLINA

PREPARED FOR:  
ATLANTIC BEACH, INC.

PREPARED BY:  
**STEWART**  
ARCHITECTS



**Planning Commission Meeting**  
**June 24, 2014**  
**New Business Item**

**Text Amendment: HC District (Building Height)**

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; and to amend the prohibition on outdoor speakers for restaurants located within the LC District

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**Background / Discussion**

The Planning Commission is asked to consider a text amendment to Article II, Section 8, of the Zoning Ordinance for the Town of Fort Mill. If adopted, the attached text amendment would allow the following changes within the LC Local Commercial zoning district:

- Add day care centers to the list of permitted uses within LC
- Remove newspaper publishing plants from the list of permitted uses within LC
- Amend the prohibition on outdoor speakers for restaurants to read as follows:

~~No outside speaker system shall be utilized;~~ Outdoor speaker systems and sound amplifying devices shall be directed away from any adjoining residential uses and/or districts; provided, however, no outdoor speaker system or sound amplifying devices shall be permitted within 50 feet of an adjoining residence.

**Recommendation**

Staff recommends in favor of the proposed text amendment.

Joe Cronin  
Planning Director  
June 20, 2014

STATE OF SOUTH CAROLINA  
TOWN COUNCIL FOR THE TOWN OF FORT MILL  
ORDINANCE NO. 2014-\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 8, LC LOCAL COMMERCIAL DISTRICT; SO AS TO ADD DAY CARE CENTERS TO THE LIST OF PERMITTED USES WITHIN THE LC DISTRICT; TO REMOVE NEWSPAPER PUBLISHING PLANTS FROM THE LIST OF PERMITTED USES WITHIN THE LC DISTRICT; AND TO AMEND THE PROHIBITION ON OUTDOOR SPEAKERS FOR RESTAURANTS LOCATED WITHIN THE LC 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. Amending the Local Commercial District. The Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by Districts; Section 8, LC Local Commercial District; is hereby amended to read as follows:

Sec. 8. LC Local commercial district.

1. *Purpose of district:* It is the intent of this section that the LC zoning district be developed and reserved for local or "main street" oriented business purposes. The regulations which apply within this district are designed to:
  - (a) Encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping service facilities,
  - (b) Reduce traffic and parking congestion,
  - (c) Avoid the development of "strip" business districts, and
  - (d) Discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.
2. *Permitted uses:* The following uses shall be permitted in any LC zoning district:
  - A) Retail business involving the sale of merchandise on the premises, specifically including:
    - 1) Antique store,
    - 2) Appliance, radio, television store,
    - 3) Art supply store,
    - 4) Book, magazine, newspaper shop,

- 5) Candy store,
  - 6) Clothing store,
  - 7) Drug store or pharmacy,
  - 8) Florist shop,
  - 9) Fruit, nut and/or vegetable store,
  - 10) Gift or curio shop,
  - 11) Grocery store,
  - 12) Hardware store,
  - 13) Hobby and/or toy shop,
  - 14) Household furnishing store,
  - 15) Millinery or hat store,
  - 16) Music store and/or record shop,
  - 17) Notion, 5-and-10-cent, general or variety store,
  - 18) Office supply and equipment store,
  - 19) Package liquor store,
  - 20) Paint store,
  - 21) Photographic and camera supply and service store and studio,
  - 22) Printing shop,
  - 23) Shoe store,
  - 24) Sporting goods store,
  - 25) Video store.
- B) Business involving the rendering of a personal service or the repair and servicing of small equipment, specifically including:
- 1) Appliance, radio, television repair shop,
  - 2) Banks, savings and loan association, specifically excluding check cashing establishments, title loan lenders, deferred presentment lenders, pawnshops, loan brokers, and small loan companies,
  - 3) Barber shop, beauty shop or combination thereof,
  - 4) Bicycle repair and sales shops
  - 5) Dressmaker, seamstress, tailor,
  - 6) Dry cleaning, self-service and/or laundry self-service facility,
  - 7) Furniture repair, upholstering,
  - 8) Insurance agency,
  - 9) Jewelry and watch repair shop,
  - 10) Locksmith or gunsmith,
  - 11) Medical, dental, or chiropractic office, clinic, and/or laboratory,
  - 12) Office for governmental, business, professional, or general purposes,
  - 13) Photographic studio,
  - 14) Public utility business office,
  - 15) Real estate agency,
  - 16) School offering instruction in art, music, dancing, drama, or similar cultural activity,
  - 17) Secretarial and/or telephone answering service,
  - 18) Shoe repair shop,

- 19) Telegraph office,
  - 20) Telephone exchange,
  - 21) Veterinary clinic.
- C) Radio and/or television station.
  - D) Private or semiprivate club, lodge, union hall or social center.
  - E) Church.
  - F) Residential uses permitted in any GR residential district,
  - G) Off-street commercial parking lot,
  - H) Publicly owned and operated building, facility or land,
  - I) Day care center.
  - J) Accessory use in compliance with the provisions of article I, section 7, subsection G.
3. *Conditional uses:* The following uses shall be permitted in any LC zoning district on a conditional basis:
- A) Auto accessory store; provided, that there shall be no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises;
  - B) Bakery; provided, that goods baked on the premises shall be sold only at retail on the premises;
  - C) Contractor's office; provided, there shall be no storage of vehicles, equipment or materials on the premises;
  - D) Delicatessen, restaurant, soda fountain, or other eating and/or drinking establishments (other than drive-in establishments) provided, that
    - 1) ~~No outside speaker system shall be utilized;~~ Outdoor speaker systems and/or sound amplifying devices shall be directed away from any adjoining residential uses and/or districts; provided, however, no outdoor speaker system and/or sound amplifying devices shall be permitted within 50 feet of an adjoining residence.
    - 2) All lights or lighting arrangements used for purposes of advertising or night operations shall be directed away from adjoining or nearby residential properties, and
    - 3) Parking and/or service areas shall be separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six feet in height above finish grade.

- E) Dry cleaning or laundry pick-up agency; provided, that:
  - 1) Any laundering, cleaning or pressing done on the premises shall involve only articles delivered to the premises by individual customers; and
  - 2) No applicable fire zone regulation shall be violated.
- F) Pet shop; provided, that all animals shall be housed within the principal building so that no sound is perceptible beyond the premises.
- G) Public utility substation or subinstallation including water towers, provided, that:
  - 1) Such use shall be enclosed by a painted or chain-link fence or wall at least six feet in height above finish grade,
  - 2) There shall be no storage of vehicles or equipment on the premises, and
  - 3) A landscaped strip not less than five feet in width shall be planted and suitably maintained.
- H) Commercial recreation facility, specifically including: Theaters, but not including drive-in type of facility.
- ~~I) Newspaper publishing plant; provided, that the requirements for parking, loading, and unloading shall conform to the provisions of this ordinance.~~

4. *Other requirements:* Unless otherwise specified elsewhere in this ordinance, uses permitted in LC local commercial zoning districts shall be required to conform to the following standards:

- A) Minimum lot area—1500 square feet,
- B) Minimum lot width, measured at the building line—20 feet,
- C) Minimum side yard—No side yard required,
- D) Minimum rear yard—No rear yard required,
- E) Additional requirements: Uses permitted in LC zoning districts shall meet all standards set forth in article I, section 7, subsection I., pertaining to off-street parking, loading, and other requirements. Public alleys and/or parking lots may be used to satisfy this requirement.
- F) Signs: Signs permitted in LC zoning districts, including the conditions under which they must be located, are set forth in article III.

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

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

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2014, having been duly adopted by the Town Council for the Town of Fort Mill on the \_\_\_\_ day of \_\_\_\_\_, 2014.

First Reading: July 14, 2014  
Public Hearing: July 14, 2014  
Second Reading: July 28, 2014

TOWN OF FORT MILL

\_\_\_\_\_  
Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

\_\_\_\_\_  
Barron B. Mack, Town Attorney

\_\_\_\_\_  
Dennis Pieper, Town Manager

**Planning Commission Meeting**  
**June 24, 2013**  
**New Business Item**

**Final Plat Approval: Massey Phase IV, Map 1**

Request from IOTA Doby Bridge LLC to approve a Final Plat for Massey Phase IV, Map 1

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**Background / Discussion**

IOTA Doby Bridge LLC has submitted a final plat for Phase 4, Map 1, of the Massey subdivision located on Doby's Bridge Road.

A preliminary plat containing 305 single-family residential lots was approved for Massey Phase IV on January 8, 2013. At that time, the preliminary plat was found to be consistent with the requirements of the Massey PND, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill.

Over the last 18 months, the developer and School District have worked cooperatively to construct the two main access roads to service the new Doby's Bridge Elementary School in the Massey subdivision.

With the school scheduled to open in August 2014, the developer of Massey and the School District are prepared to open to two new roads that will provide access to the new school. The plat for Massey Phase IV, Map 1, includes two new roads only; no new lots are scheduled to be recorded at this time.

The proposed names for these new roads are Dudley Drive and Neff Court. At the town's request, the developer has agreed to name the roads in honor of Staff Sgt. Thomas J. Dudley and Staff Sgt. Paul M. Neff II. Both men were graduates of the Fort Mill School system. Staff Sgt. Dudley was killed in July 2011 while conducting combat operations in Afghanistan. Staff Sgt. Neff was killed in November 2003 when his Black Hawk helicopter was shot down in Iraq. Both road names have been approved for use by the York County Addressing Office.

**Recommendation**

The final plat is consistent with the preliminary plat approved by the planning commission on January 8, 2014. Staff recommends in favor of approval of the final plat. It is also recommended that the Planning Commission approve and authorize the following road names within Massey Phase IV, Map 1: Dudley Drive and Neff Court.

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

Joe Cronin  
Planning Director  
June 20, 2014



**Planning Commission Meeting  
June 24, 2014  
New Business Item**

**Request to Approve Road Names: Fort Mill Southern Bypass**

Fort Mill Southern Bypass & New Cul-De-Sac (Old Doby's Bridge Road)

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**Background / Discussion**

The Planning Commission is asked to consider a request to approve road names for the following new roads:

- Fort Mill Southern Bypass
- New Cul-de-Sac (Old Doby's Bridge Road)

Both roads are nearing completion, and are expected to be opened to traffic in July 2014.

Staff has been in contact with the York County E-911/Addressing Office. From our conversations with the county's GIS addressing specialist, Jeanne Moore, it has been determined that Fort Mill Parkway is the best option for the Fort Mill Southern Bypass. This name would be a continuation of the existing Fort Mill Parkway, which begins at the intersection of Spratt Street and extends eastward toward U.S. Foods. Using the Fort Mill Parkway name will also have the smallest impact from the standpoint of addressing needs.

The new cul-de-sac was constructed to ensure access to several parcels near Doby's Bridge Park that were formerly accessed from Doby's Bridge Road. As part of the bypass construction project, a portion of Doby's Bridge Road was realigned, resulting in the need for a new roadway. Because this cul-de-sac is entirely within the town limits, the county has requested that the town provide a road name recommendation. At this time, we are still attempting to make contact with the Hinson family, who owns property surrounding the new cul-de-sac. It is our hope to present a name recommendation at the meeting on June 24<sup>th</sup>.

**Recommendation**

Staff recommends in favor of Fort Mill Parkway as the preferred name for the Fort Mill Southern Bypass. This will ensure that the new bypass will have the same name along its entire length, including portions within the town and county.

A name recommendation for the new cul-de-sac will be provided during the meeting on June 24<sup>th</sup>.

Joe Cronin  
Planning Director  
June 20, 2014

**SECTION 6-29-1200. Approval of street names required; violation is a misdemeanor; changing street name.**

(A) A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.

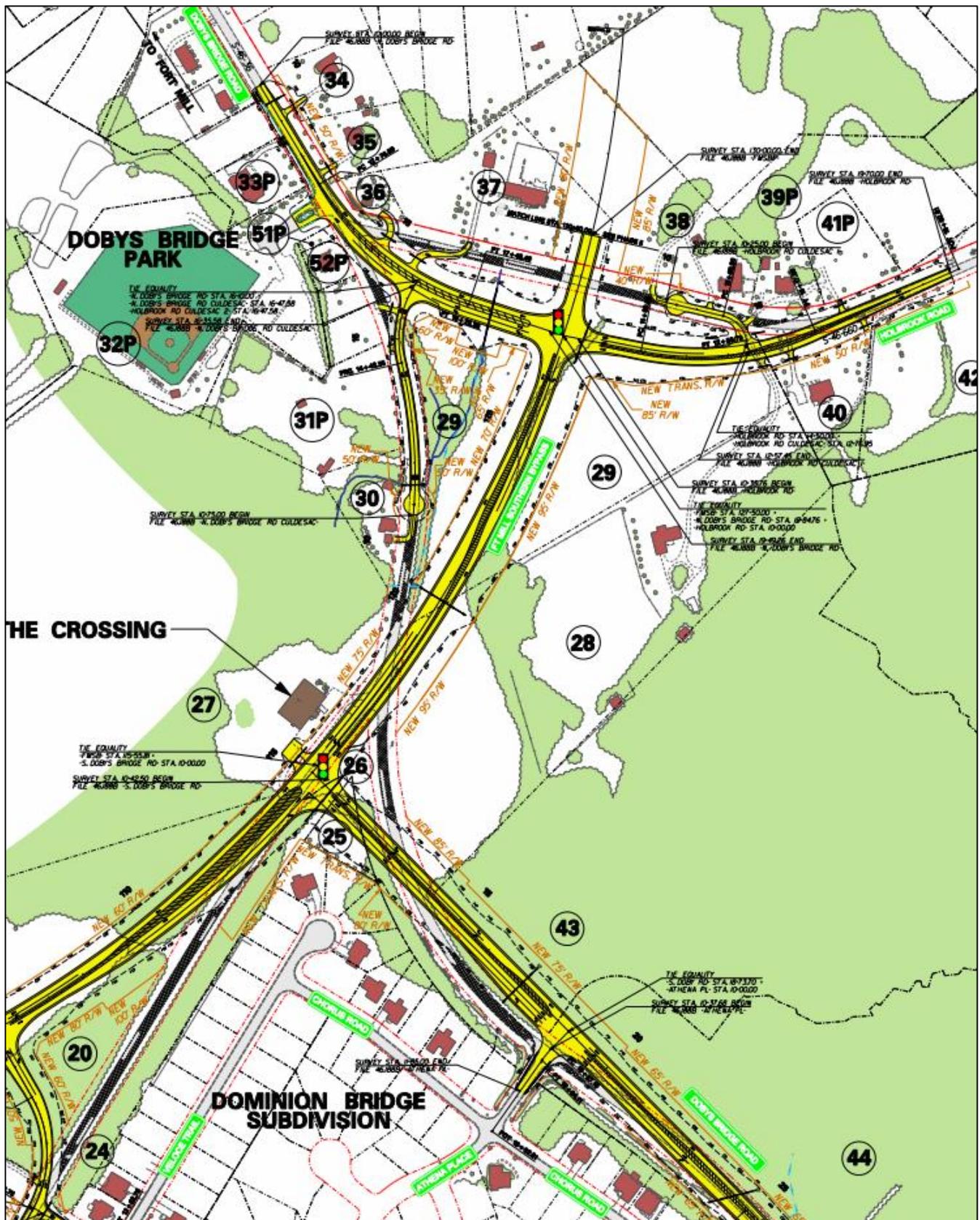
(B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:

(1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

(2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or

(3) upon any other good and just reason that may appear to the commission.

(C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.



## **Sec. 23. – R-5 Residential district.**

1. *Purpose of district:* It is the intent of this section that the R-5 residential zoning district be developed and reserved for medium-to-high density single-family attached and detached 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 zoning district:
  - a. Single-family attached residential dwellings
  - b. Single-family detached residential dwellings
  - c. Publicly owned building, facility, or land;
  - d. 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
  - e. Accessory use in compliance with the provisions of article I, section 7, subsection G.;
  - f. Customary home occupations established under the regulations in article I, section 7, subsection F.;
  - g. Religious institutions.
3. *Conditional uses:* The following uses shall be permitted in any R-5 zoning district on a conditional basis:
  - a. Public utility substation or subinstallation, including water towers; provided that:
    1. Such use is enclosed by a painted or chain-link fence or wall at least six feet in height above finish grade,

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 use 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 districts shall be required to conform to the following standards:
- a. Minimum lot area:
    1. For single-family attached residential dwellings, the minimum lot area shall be 1,500 square feet.
    2. For all other permitted uses within the R-5 district, the minimum lot area shall be 5,000 square feet.
  - b. Minimum land area per dwelling unit:
    1. For single-family attached residential dwellings, the minimum lot area shall be 1,500 square feet per dwelling unit.
    2. For single-family detached residential dwellings, the minimum lot area shall be 5,000 square feet per dwelling unit.
  - c. Minimum lot width, measured at the building line:
    1. For single-family attached residential dwellings, the minimum lot width shall be 20 feet.
    2. For all other permitted uses within the R-5 district, the minimum lot width shall be 50 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 attached residential dwellings, no front yard shall be required. Where a front yard is provided, the minimum setback shall be 5 feet.
  - 2. For all other permitted uses within the R-5 district, the minimum front yard setback shall be 10 feet.
  - 3. For exceptions to this requirement, See article I, section 7, subsection E.
  - 4. 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 attached residential dwellings, no side yard shall be required. Where a side yard is provided, the minimum setback shall be 5 feet.
  - 2. For all other permitted uses within the R-5 district, the minimum side yard setback shall be 5 feet.
  - 3. For side yard requirements pertaining to corner lots, see article I, section 7, subsection C.
  - 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 zoning district shall be 5 feet.
  
- f. Minimum rear yard:
  - 1. For single-family attached residential dwellings, no rear yard shall be required. Where a rear yard is provided, the minimum setback shall be 5 feet.
  - 2. For all other permitted uses within the R-5 district, the minimum rear yard setback shall be 15 feet.
  - 3. For rear yard requirements pertaining to dual frontage lots, see article I, section 7, subsection D.

4. The minimum rear yard setback for all accessory uses within the R-5 zoning district shall be 5 feet.
- g. Maximum building height:
1. The maximum building height for all structures within the R-5 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 district, a minimum of 20 percent of the gross land area of the project shall be set aside as dedicated 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 to 10 percent of the gross land area of the project.
  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 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 50 percent, 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 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 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 zoning district, including the conditions under which they may be located, are set forth in article III.

## Fort Mill Planning Department



# Development Activity Report May 2014

### Monthly & Year-to-Date Permit Summary (All Permits)

#### Monthly Permit Activity (All Permits) – May 2014 vs. May 2013

	May 2014	May 2013	Change (#)	Change (%)
Permits Issued	107	68	+39	+57.4%
Construction Value	\$19,567,432	\$8,637,929	+\$10,929,503	+126.5%
Permit Fees Collected	\$121,178	\$57,273	+\$63,905	+111.6%

#### Year-to-Date Permit Activity (All Permits) – January-May 2014 vs. January-May 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	347	295	+52	+17.6%
Construction Value	\$72,043,874	\$44,905,106	+\$27,138,768	+60.4%
Permit Fees Collected	\$405,581	\$273,462	+\$132,119	+48.3%

### Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

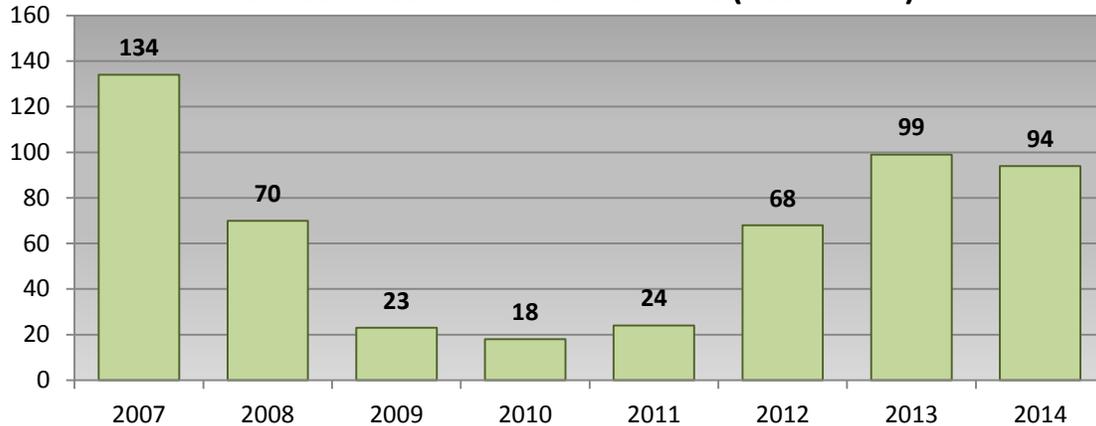
#### Monthly Permit Activity (Single-Family Residential) – May 2014 vs. May 2013

	May 2014	May 2013	Change (#)	Change (%)
Permits Issued	39	15	+24	+160.0%
Construction Value	\$15,666,662	\$6,601,409	+\$9,065,253	+137.3%
Avg. Permit Value	\$401,709	\$440,094	-\$38,385	-8.7%

#### Year-to-Date Permit Activity (Single-Family Residential) – January-May 2014 vs. January-May 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	94	99	-5	-5.1%
Construction Value	\$40,032,443	\$40,057,947	-\$25,504	-0.1%
Avg. Permit Value	\$425,877	\$404,626	+\$21,251	+5.3%

## Year-to-Date Residential Permits (2007-2014)



A total of 39 new single-family residential permits were issued during the month of May 2014, including 1 in the Forest at Fort Mill, 2 in Kimbrell Crossing, 7 in Massey, 11 in the Preserve at River Chase, and 18 in Springfield.

- **Forest at Fort Mill**
  - 749 Pela Vista Court
- **Massey**
  - 4008 Farben Way
  - 1754 Felts Parkway
  - 1255 Kings Bottom Drive
  - 1258 Kings Bottom Drive
  - 5047 St. Clair Street
  - 5058 St. Clair Street
  - 5059 St. Clair Street
- **Preserve at River Chase**
  - 1007 Arges River Drive
  - 724 Lagan Court
  - 728 Lagan Court
  - 736 Lagan Court
  - 739 Lagan Court
  - 743 Lagan Court
  - 783 Lagan Court
  - 786 Lagan Court
  - 787 Lagan Court
  - 810 Tyne Drive
  - 831 Tyne Drive
- **Kimbrell Crossing**
  - 432 Kimbrell Crossing Drive
  - 451 Kimbrell Crossing Drive
- **Springfield**
  - 412 Belo Court
  - 1597 Kilburn Lane
  - 1598 Kilburn Lane
  - 1605 Kilburn Lane
  - 1606 Kilburn Lane
  - 1613 Kilburn Lane
  - 1614 Kilburn Lane
  - 1622 Kilburn Lane
  - 1629 Kilburn Lane
  - 1638 Kilburn Lane
  - 1654 Kilburn Lane
  - 1662 Kilburn Lane
  - 1678 Kilburn Lane
  - 1694 Kilburn Lane
  - 1701 Kilburn Lane
  - 324 Newington Court
  - 337 Newington Court
  - 1908 Shadow Lawn Court

## Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of May 2014:

- **Carolina Upholstery:** 201 Spratt Street (Addition)
- **Springfield Town Center Building J:** 506 Mercantile Place (New Construction)
- **Springfield Town Center Building L:** 516 Mercantile Place (New Construction)
- **Springfield Town Center Building M:** 526 Mercantile Place (New Construction)
- **The Shoppes at Clebourne:** 106 Clebourne Street (New Construction)
- **UC Synergetic:** 123 N. White Street (Retrofit)

## New Businesses

There were three new business licenses issued during the month of May 2014:

- **Crossings on Main:** 102 Academy Street (Reopening)
- **Get Fit with Troy:** 418 Tom Hall Street
- **Asian Express:** 200 Doby's Bridge Road Suite 124

## Project Updates

### The Greens at Fort Mill

Construction is nearing completion at The Greens at Fort Mill. Located at 114 E Elliott Street in Downtown Fort Mill, the four-story, 64-unit luxury apartment building is scheduled to open in June 2014. For leasing information, visit [thegreensatfortmill.com](http://thegreensatfortmill.com).



### Kingsley #6 Office Building

Construction continues at the Kingsley #6 Office Building site, located at 234 Kingsley Park Drive. Clearing and grading of the site were completed in the early spring, and vertical construction has commenced on the three-story, 60,000 square foot office building.

### Old Fort Mill High School Demolition

Demolition of the old Fort Mill High School, located at 119 Banks Street, was completed in the Spring of 2014. After having served the community for more than 60 years, the school district is now accepting offers for possible redevelopment of the old school site.



## Annexations

There were no new annexations approved by town council during the month of May 2014:

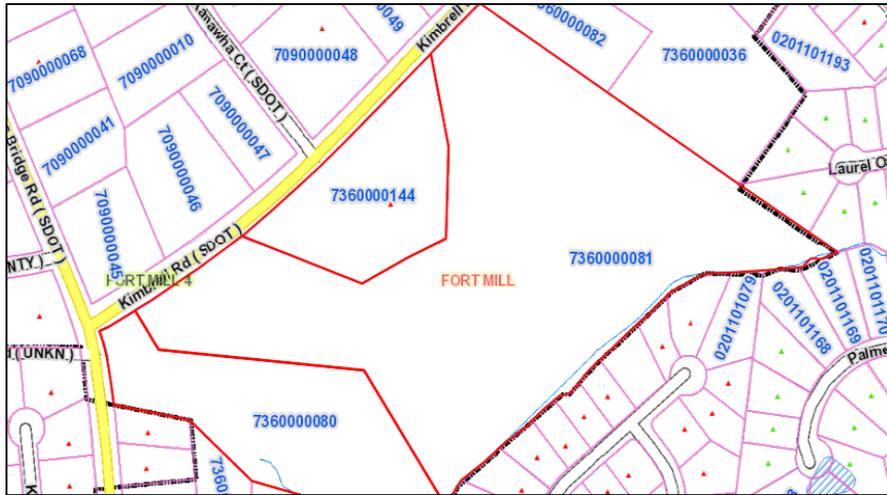
### *Year-to-Date Annexation Activity – January-May 2014 vs. January-May 2013*

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	4	1	+3	+300.0%
Total # Acres Annexed	361.2	53.6	+361.2	+573.9%



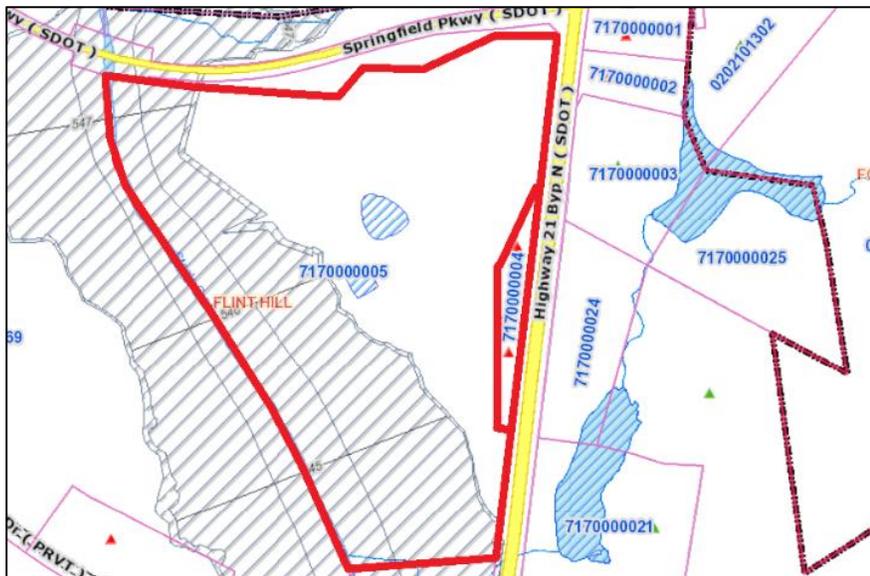
- **Annexation Request: Kimbrell Property**

- Applicant: Del Bradshaw (Trustee) & Woodward Associates LLC
- Location: York County Tax Map Numbers 736-00-00-080, 736-00-00-081 & 736-00-00-082
- Acreage: 28.6 Acres
- Zoning Requested: R-5 Residential
- Disposition: Recommended approval of annexation ordinance with R-5 zoning, contingent upon approval of a development agreement between the town and the applicant limiting the total number of residential units to no more than 100 (4-3)



- **Preliminary Plat Approval: Rutledge Property**

- Applicant: Rutledge Realty Company
- Location: York County Tax Map Numbers 717-00-00-004 & 717-00-00-005
- Acreage: 47.0 Acres
- Zoning Requested: MXU Mixed Use
- Disposition: Recommended approval of annexation ordinance with MXU zoning (7-0), as well as an accompanying concept plan and development conditions (7-0)



## Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of May 2014 due to a lack of items for consideration.

## Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, May 13, 2014, to review the following request(s):

- **Certificate of Appropriateness: John Lovsin Agency (Nationwide Insurance)**
  - Applicant: John Lovsin
  - Location: 114 Main Street
  - Zoning Designation: LC Local Commercial w/ Historic Overlay
  - Purpose: Installation of iron railing along front steps
  - Disposition: Approved, with the condition that the railing shall not extend past the front façade of the building (6-0)

**Committee Appointments:** The HRB welcomed one new board members during its March meeting:

- Scott Couchenour, owner of SCS Flooring and RC's Sandbar in Fort Mill. Mr. Couchenour also owns a building in the historic district located at 217 Main Street.

**Election of Chair and Vice-Chair:** With its recent reorganization now complete, the HRB elected a new chair and vice-chair for the remainder of 2014. Louis Roman will serve as chair, and Chip Heemsoth will serve as vice-chair.

## Upcoming Meetings & Events

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• <b>Town Council Meeting</b><ul style="list-style-type: none"><li>○ Fort Mill Town Hall</li><li>○ Mon. June 9, 2014</li><li>○ 7:00 PM</li></ul></li><li>• <b>Planning Commission Special Meeting</b><ul style="list-style-type: none"><li>○ The Spratt Building</li><li>○ Tue. June 10, 2014</li><li>○ 6:30 PM</li></ul></li><li>• <b>Town Council Meeting</b><ul style="list-style-type: none"><li>○ Fort Mill Town Hall</li><li>○ Mon. June 23, 2014</li><li>○ 7:00 AM</li></ul></li><li>• <b>Town Council Quarterly Workshop</b><ul style="list-style-type: none"><li>○ The Spratt Building</li><li>○ Wed. June 25, 2014</li><li>○ 4:00 PM</li></ul></li></ul> | <ul style="list-style-type: none"><li>• <b>Historic Review Board Meeting</b><ul style="list-style-type: none"><li>○ The Spratt Building</li><li>○ Tue. June 10, 2014</li><li>○ 4:30 PM</li></ul></li><li>• <b>Board of Zoning Appeals Meeting</b><ul style="list-style-type: none"><li>○ Fort Mill Town Hall</li><li>○ Mon. June 16, 2014</li><li>○ 6:00 PM</li></ul></li><li>• <b>Planning Commission Meeting</b><ul style="list-style-type: none"><li>○ Fort Mill Town Hall</li><li>○ Tue. June 24, 2014</li><li>○ 7:00 PM</li></ul></li><li>• <b>RFATS Policy Committee Meeting</b><ul style="list-style-type: none"><li>○ Manchester Meadows</li><li>○ Fri. June 27, 2014</li><li>○ 12:00 PM</li></ul></li></ul> |
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All meetings are open to the public. Please visit [www.fortmillsc.org](http://www.fortmillsc.org) for meeting updates and agendas.

## Did you know?

### Road Maintenance Requests

Most secondary roads within the town limits are owned and maintained by the South Carolina Department of Transportation (SCDOT). Below is a list of several of the most frequently traveled SCDOT roadways in Fort Mill:



- SC Highway 160
- U.S. 21 Bypass
- Banks Street
- Clebourne Street
- Doby's Bridge Road
- Gold Hill Road
- Harris Street
- Hensley Road
- Holbrook Road
- Kimbrell Road
- Munn Road
- N. White Street
- Old Nation Road
- Pleasant Road
- Spratt Street
- Springfield Parkway
- Sutton Road
- Tom Hall Street
- Whites Road
- Williams Road



From time to time, potholes, litter, standing water and other maintenance issues may cause problems and/or safety concerns on public roadways. SCDOT has made it easy for residents and business owners to report a maintenance issue on a state-owned road. To submit a work request, simply visit the SCDOT's online maintenance request website at <http://dbw.scdot.org/workrequest/>. You'll be asked to provide information about the nature and location of the maintenance issue, as well as contact information. Maintenance requests will be processed and routed to local SCDOT maintenance crews for resolution and follow up.

Most town-owned and maintained roads are located within residential subdivisions. To report a maintenance issue on a town road, please contact the Fort Mill Public Works Department at (803) 547-7158.

## Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.

- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

*Joe Cronin*

Planning Director

Town of Fort Mill

Phone: (803) 547-2116

Fax: (803) 547-2126

Email: [jcronin@fortmillsc.gov](mailto:jcronin@fortmillsc.gov)

[Click here to visit the Planning Department Website](#)