

## Fort Mill Planning Department



# Development Activity Report January 2014

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

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

	January 2014	January 2013	Change (#)	Change (%)
Permits Issued	60	40	+20	+50.0%
Construction Value	\$3,517,905	\$6,216,055	-\$2,698,150	-43.4%
Permit Fees Collected	\$22,908	\$24,062	-\$1,154	-4.8%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	60	40	+20	+50.0%
Construction Value	\$3,517,905	\$6,216,055	-\$2,698,150	-43.4%
Permit Fees Collected	\$22,908	\$24,062	-\$1,154	-4.8%

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

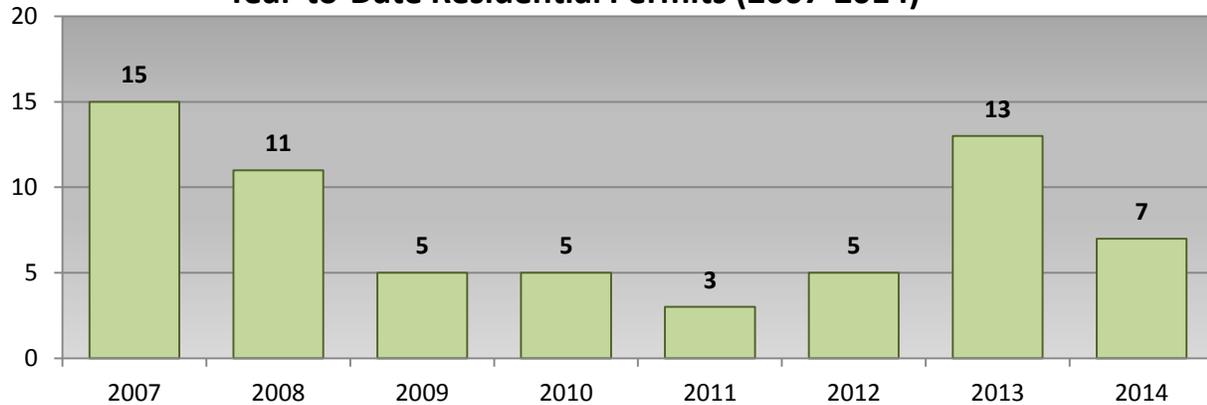
#### Monthly Permit Activity (Single-Family Residential) – January 2014 vs. January 2013

	January 2014	January 2013	Change (#)	Change (%)
Permits Issued	7	13	-6	-46.2%
Construction Value	\$3,138,254	\$5,173,139	-\$2,034,885	-39.3%
Avg. Permit Value	\$448,322	\$397,934	+\$50,388	+12.7%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	7	13	-6	-46.2%
Construction Value	\$3,138,254	\$5,173,139	-\$2,034,885	-39.3%
Avg. Permit Value	\$448,322	\$397,934	+\$50,388	+12.7%

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



A total of 7 new single-family residential permits were issued during the month of January 2014, including 1 in the Forest at Fort Mill, 1 in Kimbrell Crossing, 2 in Massey, and 3 in Springfield.

- **Forest at Fort Mill**
  - 532 Oak Forest Lane
- **Springfield**
  - 2120 Tatton Hall Road
  - 910 Wessington Manor Lane
  - 1044 Wessington Manor Lane
- **Kimbrell Crossing**
  - 805 Palmetto Bay Drive
- **Massey**
  - 608 Beck Street
  - 1008 Kings Bottom Drive

## Monthly Permit Summary (Commercial)

There were no major commercial permits issued during the month of January 2014.

## New Businesses

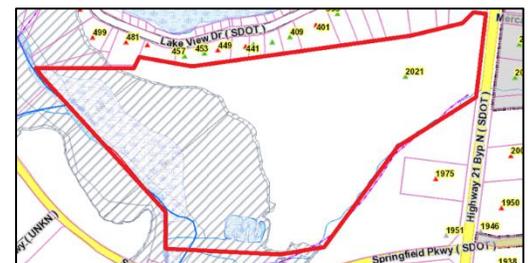
There were three new business licenses issued during the month of January 2014:

- **Super 17, LLC (Gas Station):** 1290 Tom Hall Street
- **Roberta Pittman Day Care:** 131 Webbs Mill Drive
- **Capital Incentives, LLC:** 111 Clebourne Street, Suite 116

## Annexations

There were two annexation ordinances approved by town council during the month of January 2014:

- **Ordinance No. 2014-01**  
An ordinance annexing York County Tax Map Number 717-00-00-011
  - Applicant: K&J Associates Ltd / Pulte Homes
  - Location: York County Tax Map # 717-00-00-011
  - Acreage: 45.7 Acres
  - Zoning Requested: R-5 Residential



- Disposition: Approved 2<sup>nd</sup> reading of annexation ordinance with R-5 zoning (7-0)
- Date Approved: January 13, 2014

- **Ordinance No. 2014-02**

An ordinance annexing York County Tax Map Number 657-00-00-012

- Applicant: Lucia Lindsey, Suzanne Daniels & Ray Virgil Revels / M/I Homes
- Location: York County Tax Map # 657-00-00-012
- Acreage: 33.5 Acres
- Zoning Requested: R-5 Residential
- Disposition: Approved 2<sup>nd</sup> reading of annexation ordinance with R-5 zoning (7-0)
- Date Approved: January 13, 2014



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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	2	0	+2	+100.0%
Total # Acres Annexed	79.2	0.0	+79.2	+100.0%

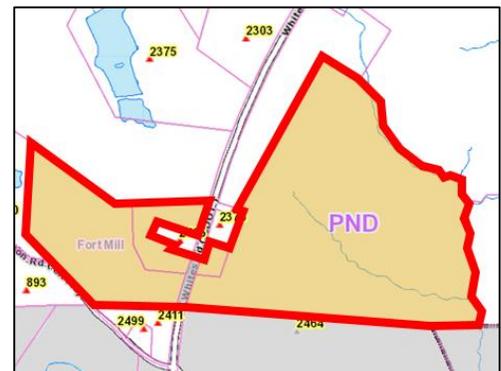
**Rezoning**

There was one new rezoning approved during the month of January 2014:

- **Ordinance No. 2014-03**

An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069, such parcels containing approximately 74.53 acres located on Whites Road, from PND (Planned Neighborhood Development) to R-5 Residential

- Applicant: Clearview Development Inc.
- Location: York County Tax Map # 020-13-01-067, 020-13-01-068 and 020-13-01-069
- Acreage: 74.53 Acres
- Request: Approve rezoning from PND to R-5 Residential
- Disposition: Approved 2<sup>nd</sup> reading of rezoning ordinance (6-0). A development agreement for this property was also approved (Ord. No. 2014-04).
- Date Approved: January 27, 2014



**Ordinances & Text Amendments**

There were no new development-related ordinances or text amendments adopted during the month of January 2014.

**New Subdivisions**

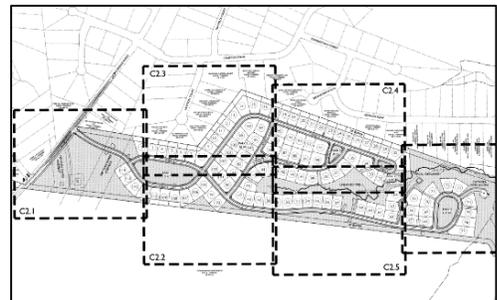
There were three new subdivision plats – two preliminary plats and one sketch plan – approved during the month of January 2014:

- **Preliminary Plat: Massey Phase III**
  - Applicant: M/I Homes
  - Location: York County Tax Map # 657-00-00-012 (New Tax Map # Pending)
  - Zoning Designation: R-5 Residential
  - Buildable Lots: 93
  - *See Planning Commission meeting summary for additional details*
- **Preliminary Plat: Springview Meadows**
  - Applicant: Pulte Homes
  - Location: York County Tax Map # 657-00-00-012 (New Tax Map # Pending)
  - Zoning Designation: R-5 Residential
  - Buildable Lots: 93
  - *See Planning Commission meeting summary for additional details*
- **Sketch Plan: Pecan Ridge**
  - Applicant: Trinity Land Group
  - Location: York County Tax Map # 020-13-01-067, 020-13-01-068 and 020-13-01-069
  - Zoning Designation: R-5 Residential
  - Buildable Lots: 199
  - *See Planning Commission meeting summary for additional details*

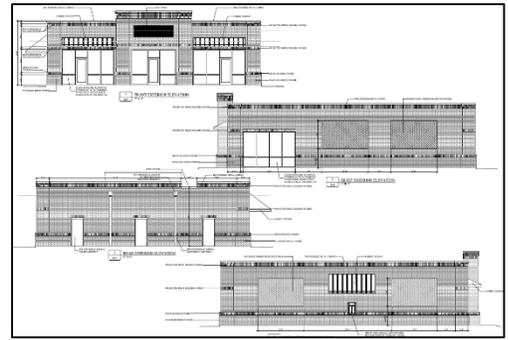
## Planning Commission Meeting Summary

The Planning Commission (PC) held a special called meeting on Tuesday, January 14, 2014, to review the following request(s):

- **Preliminary Plat Approval: Springview Meadows**
  - Applicant: Pulte Homes
  - Location: York County Tax Map # 717-00-00-011 (New Tax Map # Pending)
  - Zoning Designation: R-5 Residential
  - Buildable Lots: 87
  - Disposition: Approved preliminary plat, with contingencies (5-0)
- **Preliminary Plat Approval: Massey Phase III**
  - Applicant: ITOA Doby Bridge LLC
  - Location: York County Tax Map # 020-12-01-056
  - Zoning Designation: PND Planned Neighborhood Development
  - Buildable Lots: 114
  - Disposition: Approved preliminary plat, as revised, with a 50' buffer and a sidewalk along Doby's Bridge Road (5-0)



- **Commercial Appearance Review: The Shoppes at Clebourne**
  - Applicant: Ferrara-Buist
  - Location: 106 Clebourne Street
  - Zoning Designation: LC Local Commercial
  - Request: Approve design of proposed 3,520 square foot multi-tenant commercial building
  - Disposition: Commercial appearance reviewed and approved as submitted (5-0)



**Preliminary Plat Update: Massey Phases II and IV:** During the January 14, 2014, meeting, staff informed members of the commission that the preliminary plats for Massey Phases II and IV, which had been previously approved pending minor modifications, had been subsequently amended by the applicant and approved administratively, consistent with the motion adopted on September 24, 2013.

The Planning Commission (PC) met again on Tuesday, January 28, 2014, for its regularly scheduled meeting to review the following request(s):

- **Sketch Plan Approval: Pecan Ridge**
  - Applicant: Trinity Land Group
  - Location: York County Tax Map # 020-13-01-067, 020-13-01-068 and 020-13-01-069
  - Zoning Designation: R-5 Residential
  - Buildable Lots: 199
  - Disposition: Approved sketch plan (6-0)



**Sketch Plan Update: Sutton Park:** During the meeting on January 28, 2014, staff informed members of the Planning Commission that SCDOT had requested a relocation of the Harris Road entrance for the Sutton Park subdivision. As a result, the applicant was requesting to amend its previously adopted sketch plan. Staff provided members with a revised sketch plan, and the consensus of the commission was that the new sketch plan was preferable to the original version. No formal vote was taken, but the new sketch plan will be used as the project moves into the preliminary platting process.

**Text Amendment for Off-Premises Signs:** During the meeting on January 28, 2014, the Planning Commission also considered a request from council to determine whether the off-premises sign ordinance should be amended to allow "Welcome Signs" with names and logos of businesses or organizations not located on the same premises as the signs. The consensus of the Planning Commission was that the current regulations were an effective measure for limiting sign clutter, and that there were existing ways for businesses and organizations to publicize themselves, including: Adopt-A-Highway/Stream signs, On-Premises Signs, LED signs owned by the town, and other options allowed under the current code. Therefore, the Planning Commission recommended against amending the off-premises sign ordinance.

## Board of Zoning Appeals Meeting Summary

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

## Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of January 2014 due to a lack of items for consideration.

### Upcoming Meetings & Events

- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. February 10, 2014
  - 7:00 PM
- **Board of Zoning Appeals Meeting**
  - Fort Mill Town Hall
  - Mon. February 17, 2014
  - 6:00 PM
- **Planning Commission Meeting**
  - Fort Mill Town Hall
  - Tue. February 25, 2014
  - 7:00 PM
- **Town Council Quarterly Workshop**
  - The Dairy Barn at ASC Greenway
  - Sat. February 15, 2014
  - 8:30 AM
- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. February 24, 2014
  - 7:00 AM
- **RFATS Policy Committee Meeting**
  - Manchester Meadows
  - Fri. February 28, 2014
  - 12:00 PM

All meetings are open to the public. Please visit [www.fortmillsc.org](http://www.fortmillsc.org) for meeting updates and agendas.

### Did you know?

#### York County Register of Deeds Office

The York County Register of Deeds Office is responsible for recording all property transactions and records as required by state law, including the following:

- Property Deeds
- Property & Subdivision Plats
- Property Easements & Rights of Way
- Covenants and Restrictions
- Mortgages
- Property Liens (Including Tax Liens)
- Development Agreements

Copies of property records are available for public inspection at the Register of Deeds Office in York, SC.

York County also maintains a searchable online database for most documents registered in the last 30 years. To access the online database, visit [https://www.sclandrecords.com/sclr\\_sc025/](https://www.sclandrecords.com/sclr_sc025/). Under the drop-down county selection tab, select “York”

The screenshot shows the 'South Carolina Land records' website search interface. At the top, there is a navigation bar with links for Home, Select Registry, Help, Support, and Contact Us. Below this, the 'Office Type' is set to 'Recorded Land'. The main search area is titled 'Name Search' and includes several input fields: '\* Business/Last Name:', 'First Name:', and 'Name Type:' (set to 'Both'). There is also a 'Registry Types' dropdown menu with options: 'SPECIALS', 'TAX LIENS', 'MISCELLANEOUS', and 'MORTGAGES'. Below these are 'As:' (set to 'Both') and 'Recorded Date:' fields with 'From:' (07/01/1982) and 'To:' (06/11/2014) date pickers. A 'Results Per Page' dropdown is set to '25'. A 'Search Now' button is located at the bottom of the search area. At the very bottom of the page, there are three additional search options: 'Document Search', 'Book/Page Search', and 'Date Search'.

and you will be taken to the York County land records website. Records may be searched by name (individual or business), registry type, date of recording, and by book and page number. Electronic copies of most documents may be viewed and/or downloaded in PDF and TIFF format.

Large plats are typically not available in the online system and may be viewed in person at the Register of Deeds Office.

Records for all property within the Town of Fort Mill must be recorded – and may be accessed – at the York County Register of Deeds Office. The Town of Fort Mill does not record or maintain property records for individual parcels.

The York County Register of Deeds Office is located at 20 W. Liberty Street in York, SC. You may reach the Register of Deeds Office by phone at (803) 684-8510.

## 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

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