

Fort Mill Planning Department



Development Activity Report January 2015

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

Monthly Permit Activity (All Permits) – January 2015 vs. January 2014

	January 2015	January 2014	Change (#)	Change (%)
Permits Issued	92	60	+32	+53.3%
Construction Value	\$14,247,668	\$3,517,905	+\$10,729,763	+305.0%
Permit Fees Collected*	\$90,594	\$22,908	+\$67,686	+295.5%

Year-to-Date Permit Activity (All Permits) – January 2015 vs. January 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	92	60	+32	+53.3%
Construction Value	\$14,247,668	\$3,517,905	+\$10,729,763	+305.0%
Permit Fees Collected*	\$90,594	\$22,908	+\$67,686	+295.5%

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

Monthly Permit Activity (Single-Family Residential) – January 2015 vs. January 2014

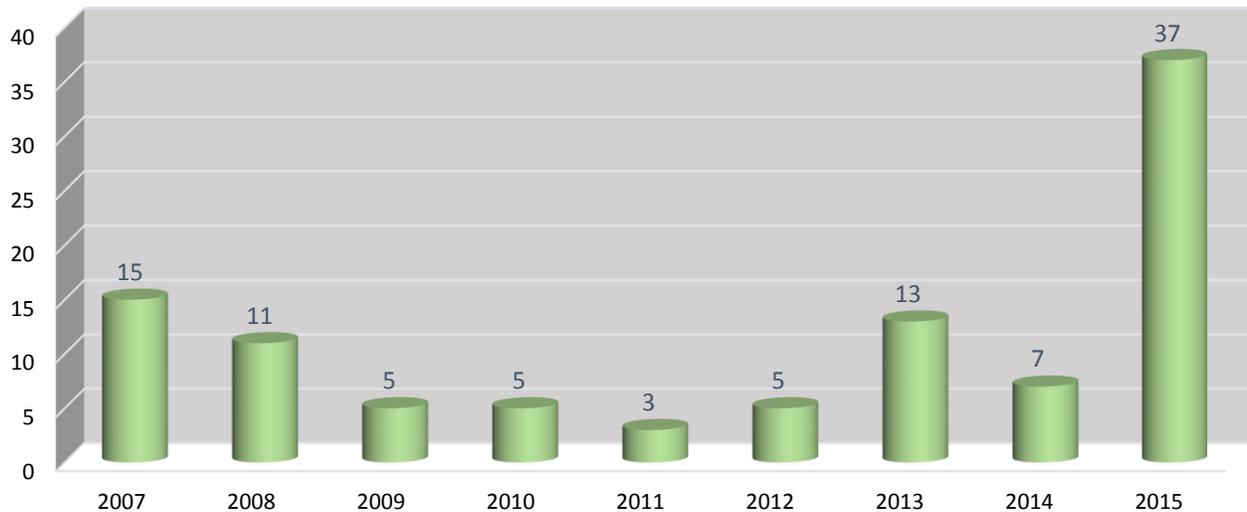
	January 2015	January 2014	Change (#)	Change (%)
Permits Issued	37	7	+30	+428.6%
Construction Value	\$13,436,060	\$3,138,254	+\$10,297,806	+328.1%
Avg. Permit Value	\$363,136.76	\$448,322	-\$85,185	-19.0%

Year-to-Date Permit Activity (Single-Family Residential) – January 2015 vs. January 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	37	7	+30	+428.6%
Construction Value	\$13,436,060	\$3,138,254	+\$10,297,806	+328.1%
Avg. Permit Value	\$363,136.76	\$448,322	-\$85,185	-19.0%

*Permit fee collections are non-audited values. Actual collections may increase or decrease following the town's annual audit.

Year-to-Date New Home Permits (Jan. 2007-2015)



A total of 37 new single-family residential permits were issued during the month of January 2015, including 1 in the Forest at Fort Mill, 3 in Massey, 4 in the Preserve at River Chase, 5 in Springfield, 3 in Springview Meadows, and 21 in Waterside at the Catawba.

- **Forest at Fort Mill**
 - 148 Monteray Oaks Lane
- **Massey**
 - 1775 Felts Parkway
 - 1779 Felts Parkway
 - 1786 Felts Parkway
- **Preserve at River Chase**
 - 1151 Arges River Drive
 - 1157 Arges River Drive
 - 3036 Slaney Court
 - 860 Tyne Drive
- **Springfield**
 - 1266 Edbrooke Lane
 - 1272 Edbrooke Lane
 - 318 Newington Court
 - 343 Newington Court
 - 2209 Tatton Hall Road
- **Springview Meadows**
 - 1055 Crescent Moon Drive
 - 1075 Crescent Moon Drive
 - 1118 Crescent Moon Drive
- **Waterside at the Catawba**
 - 717 Bearcamp Way
 - 720 Bearcamp Way
 - 721 Bearcamp Way
 - 724 Bearcamp Way
 - 728 Bearcamp Way
 - 732 Bearcamp Way
 - 1205 Blackwaterside Drive
 - 1209 Blackwaterside Drive
 - 1213 Blackwaterside Drive
 - 1217 Blackwaterside Drive
 - 1206 Hideaway Gulch Drive
 - 1210 Hideaway Gulch Drive
 - 1214 Hideaway Gulch Drive
 - 1218 Hideaway Gulch Drive
 - 1222 Hideaway Gulch Drive
 - 608 Mackenzie Falls Drive
 - 612 Mackenzie Falls Drive
 - 616 Mackenzie Falls Drive
 - 628 Mackenzie Falls Drive
 - 632 Mackenzie Falls Drive
 - 636 Mackenzie Falls Drive

The following commercial permits were issued during the month of January 2015:

- **Independent Insurance:** 106 Clebourne Street Suite 102 (Wall Sign)
- **Chelsea & Savannah:** 124 Confederate Street (Sign)

New Businesses

The following new business licenses were issued during the month of January 2015:

- **Mulligan's:** 410 Highway 21 Bypass (Restaurant)
- **State Farm, Eric Sattlefield:** 200 Dobys Bridge Road, Suite 140 (Insurance Office)
- **The Rains Group:** 308 Springcrest Drive (Administrative Office)
- **Jessica Nalette:** 3893 Parkers Ferry (In-Home Day Care)
- **Pro Nails:** 200 Dobys Bridge Road, Suite 156 (Nail Salon)

Project Updates

Construction Commences on the new Lash Group Headquarters

With clearing and grading now complete, construction has begun on the new 254,000 square foot Lash Group headquarters. Lash Group is one of two major corporate relocation projects that will be located within the new Kingsley development on SC 160, near Interstate 77.



LPL Financial & Kingsley Town Center Site Work

Clearing and grading activities have begun at SC 160 & Munn Road for the future site of LPL Financial and Kingsley Town Center. At build out, the Kingsley project is expected to house over 1.5 million square feet of commercial space and more than 1,000 residential units.

New Home Construction begins at Waterside at the Catawba

The first single-family residential permits (21 in total) were issued for the new Waterside at the Catawba subdivision near the intersection of Whites Road and JW Wilson Road. At build out, Waterside will have more than 1,000 residential units, as well as a 25-acre public park.



Annexations

There were no new annexations approved by Town Council during the month January 2015.

Year-to-Date Annexation Activity – January 2015 vs. January 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	0	2	-2	-100.0%
Total # Acres Annexed	0.00	79.2	-79.2	-100.0%

Rezoning

There were no rezoning ordinances approved by council during the month of January 2015.

Ordinances & Text Amendments

There were no new development related ordinances or text amendments approved by council during the month of January 2015.

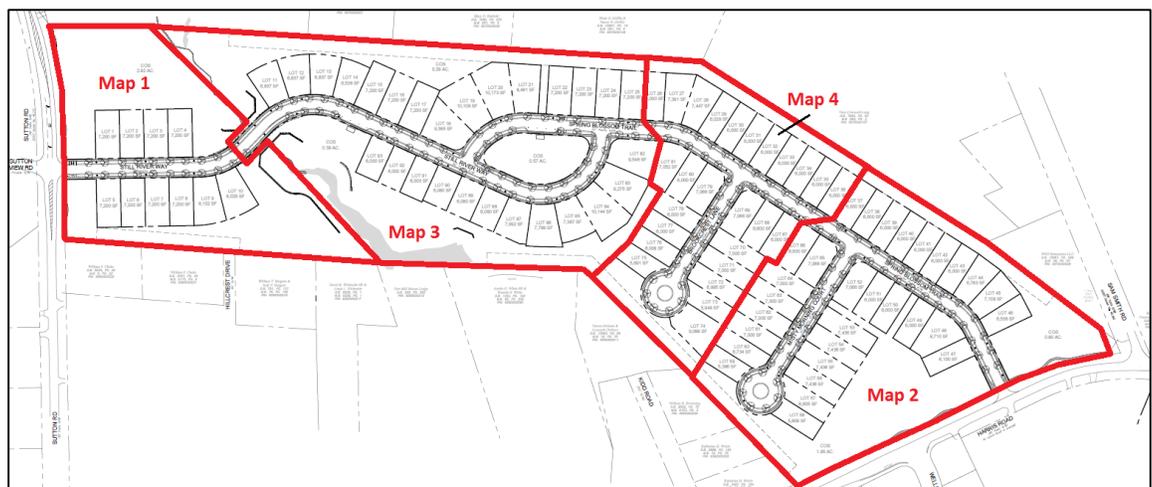
New Subdivisions

There were no new subdivision plats approved for recording during the month of January 2015. Two final plats were reviewed and approved by the Planning Commission in January; however, final approval of these plats is currently pending the receipt of additional information, such as surety bonds.

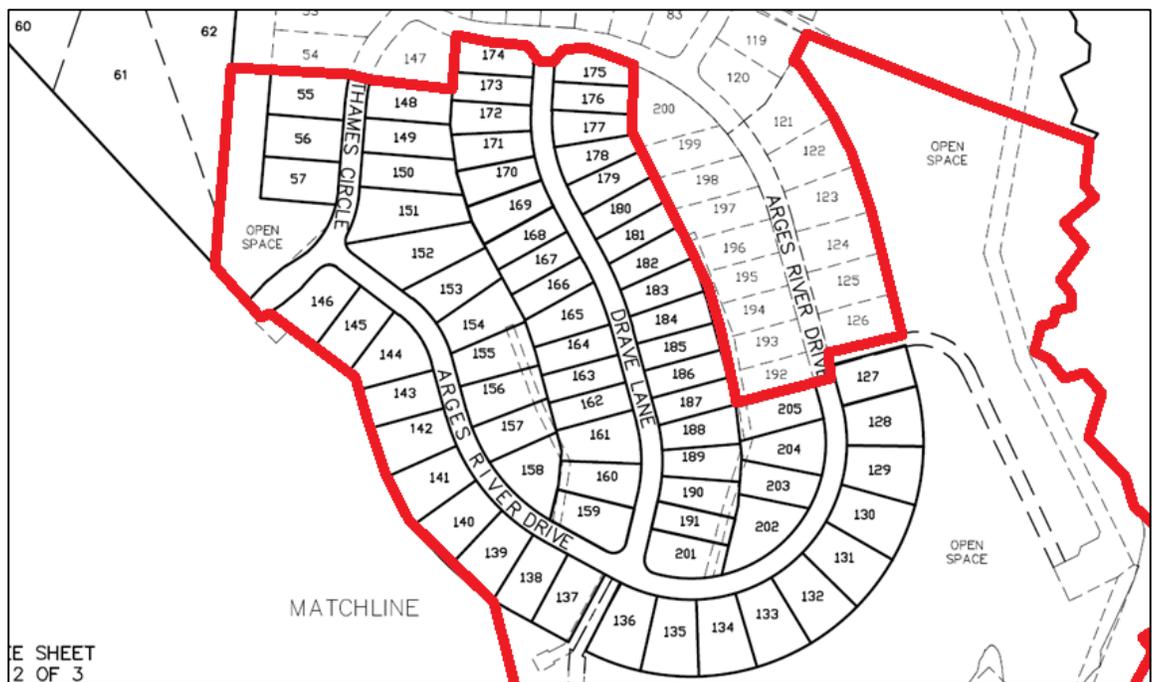
Planning Commission Meeting Summary

The Planning Commission (PC) held its regular meeting on Tuesday, January 28, 2015, to review the following request(s):

- **Final Plat: Sutton Mill, Maps 1-4**
 - Applicant: M/I Homes of Charlotte LLC
 - Location: York County Tax Map Number 020-25-01-029
 - Acreage: Map 1 (6.40 +/- Acres), Map 2 (9.81 +/- Acres), Map 3 (11.52 +/- Acres) and Map 4 (5.86 +/- Acres). Total Acres All Phases: 33.59 +/- Acres.
 - Zoning Designation: R-5 Residential
 - Request: Applicant requested approval of the final plats for the Sutton Mill subdivision, Map 1 (10 lots), Map 2 (29 lots), Map 3 (27 lots) and Map 4 (25 lots). Total Lots All Phases: 91. (Note: Two additional lots – # 45 & 46 – were not included in the final plat for Map 2. These lots may be recorded at a later date, at the developer's option.
 - Disposition: PC voted to approve the final plats for Maps 1-4, contingent upon the receipt of the required surety bond. The Planning Commission also approved the following road names: Still River Way, Spring Blossom Trail, Brookcrest Lane and Misty Morning Court. (6-0)



- **Final Plat: Preserve at River Chase, Phase 3 (Approval of Road Name Only)**
 - Applicant: Meritage Homes
 - Location: York County Tax Map Number 020-12-01-211
 - Acreage: 45.48 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Request: Applicant requested that the Planning Commission approve and authorize the following road name within Riverchase Phase 3: Drive Lane. Because this is a Mixed Use (MXU) project, staff has the authority to review and approve the plat administratively, pending the receipt of the required surety bond. However, pursuant to state law, all road names must be approved by the Planning Commission prior to recording. Additional road names within this phase (Arges River Dr. and Thames Cir.) are extensions of previously approved road names.
 - Disposition: PC voted to approve the name Drive Lane for use within the Preserve at River Chase, Phase 3. (6-0)



During the first PC meeting of the new year, James Traynor was re-elected as Chair for 2015, and Ben Hudgins was elected as Vice-Chair.

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, January 26, 2015, to review the following request:

- **Variance Request: 400 Unity Street (Re-Hearing)**
 - Applicant: Patricia Brohm
 - Location: 400 Unity Street, York County Tax Map Number 020-04-26-001
 - Zoning Designation: R-10 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a 6' wooden privacy fence to extend beyond the principal structure into a front yard. The Board previously approved the variance in October 20, 2014, with a condition that if Duke maintains a power line easement along the front of the property, the fence may not extend into the easement.

It has since been determined that although Duke does maintain a 30' easement in this location, Duke does not object to the location of a fence within the easement.

- Disposition: BOZA approved an amended variance to allow a 6' privacy fence to be located in front of the principal structure; provided, however, the easement holder still retains the right to access their easement at the owner's expense. (5-1)

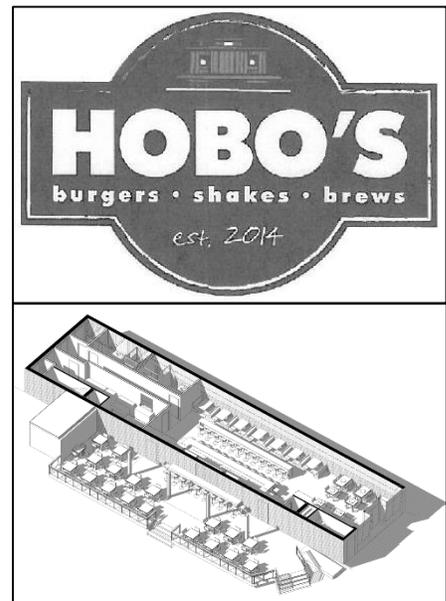
During the first BOZA meeting of the new year, Jim Thomas was re-elected as Chair for 2015, and James McMullen was re-elected as Vice-Chair.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, January 13, 2015, to review the following requests:

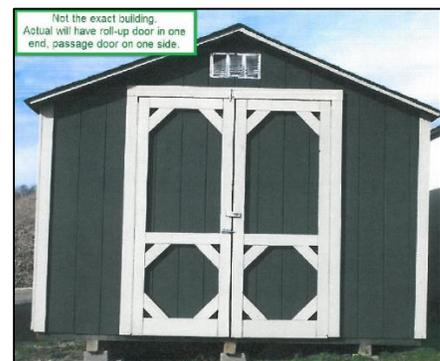
- **Certificate of Appropriateness: 203 & 213 Main Street**

- Applicant: JM & JC, LLC
- Location: 203 & 213 Main Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval for exterior modifications to the vacant lot at 203 Main Street and the existing building at 213 Main Street related to a proposed restaurant with indoor and outdoor dining. Consideration of these items was deferred at the HRB's December meeting.
- Disposition: The HRB approved the request for a certificate of appropriateness for the following items: Installation of 4' fence and four (4) brick columns surrounding the perimeter of the project area; Installation of deck railings, 1.5" x 1.5" wood pickets painted black; Installation of landscaping per the provided landscape plan, including shrubs (Otto Luyken Laurel) surrounding the deck, vine (Star Jasmine) on lattice surrounding perimeter of exterior cooler, and a tree (Pin Oak or Willow Oak) along the north west edge of the project area; Installation of lighting, per the provided lighting plan, including outdoor wall lights, canopy lights, string lights, and signage lighting; Installation of project signage, per the provided sign drawings; and, Renovation to the exterior wall to include filling in of beam pockets with brick and painting the existing red painted brick to match the building front (gray). (7-0)



- **Certificate of Appropriateness: 301 Tom Hall Street**

- Applicant: Unity Presbyterian Church
- Location: 301 Tom Hall Street
- Zoning Designation: HC / THCD / Historic Overlay
- Request: Applicant requested approval to install a 24' x 12' temporary storage building behind the Unity Presbyterian Church sanctuary. The building will be painted to match the color of the existing sanctuary.
- Disposition: HRB approved the application for certificate of appropriateness, as submitted (7-0)



During the first HRB meeting of the new year, Louis Roman was re-elected as Chair for 2015, and Dan Dodd was elected as Vice-Chair.

Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. February 9, 2015
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. February 16, 2015
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. February 24, 2015
 - 7:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tues. February 10, 2015
 - 4:30 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. February 23, 2015
 - 7:00 AM
- **RFATS Policy Committee Meeting**
 - Rock Hill Operations Center
 - Friday. February 27, 2015
 - 12:00 PM

All meetings are open to the public. Please visit www.fortmillsc.gov for meeting updates and agendas.

Did you know?

Training Requirements for Local Planning & Zoning Officials

In administering the planning, zoning and development-related functions of the town, town council and the town manager are assisted by three appointed boards – the Planning Commission, Board of Zoning Appeals and Historic Review Board – as well as a professional planning staff made up of the Planning Director and Assistant Planner/Zoning Administrator.

Section 6-29-1340 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires that each appointed official and professional staff member shall complete a six-hour orientation course during his or her first year following appointment, followed by three hours of continuing education each subsequent year, unless exempt by certain educational or professional qualifications.

The subjects for the state mandated education may include, but are not limited to, the following:

- Land use planning
- Zoning
- Floodplains
- Transportation
- Community facilities
- Ethics
- Public utilities
- Wireless telecommunications facilities
- Parliamentary & public hearing procedures
- Administrative law
- Economic development
- Housing
- Public buildings
- Building construction
- Land subdivision
- Powers and duties of the planning commission, board of zoning appeals, or board of architectural review

State law also requires that all training programs must be reviewed and approved by the South Carolina Planning Education Advisory Committee (SCPEAC) in order to be eligible for certification.

In early 2015, planning staff from the Town of Fort Mill and City of Tega Cay partnered to begin offering joint training sessions for members from both jurisdictions. The first session took place on January 22, 2015, at the Spratt Building in Fort Mill, and focused on the topic of stormwater and low impact design. Additional courses will be scheduled for the spring, summer and fall, with sessions alternating between Fort Mill and Tega Cay.



For more information about training requirements for planning and zoning officials, please contact the Fort Mill Planning Department at (803) 547-2116, or email jcronin@fortmillsc.gov.

Announcements

Town Now Accepting Applications for Appointment to BOZA, HRB & PC

The Town of Fort Mill is currently accepting applications from individuals who are interested in serving on the following boards and commissions:

Board	# Vacancies	Meeting Date	Residency Required
Board of Zoning Appeals	3	3 rd Monday, 6:00 PM	Yes
Historic Review Board	2	2 nd Tuesday, 4:30 PM	No
Planning Commission	2	4 th Tuesday, 7:00 PM	Yes

All appointments shall be for a period of three years, with the exception of one vacancy on the Board of Zoning Appeals, which shall be for the remaining two years of an unexpired term.

Applications will be accepted until Friday, March 20, 2015. The town council’s Ad Hoc Appointments Committee will interview candidates between March 30th and April 8th, with appointments scheduled to be made by the full council on April 13, 2015. To download an application form, please [click here](#).

For more information, please call (803) 547-2116, or email jcronin@fortmillsc.gov.



Town Council Now Accepting Redevelopment Proposals for the Hinson Family Property

The Town of Fort Mill is currently soliciting proposals from qualified development firms for the lease and redevelopment of the Hinson Property, approximately 2.36 acres located in the heart of historic downtown Fort Mill, South Carolina. The site offers walkable access to and from neighboring residences, offices, retail shops and eateries, with regional access provided via major U.S. Interstates and Highways a short drive away.



The Town is seeking to redevelop the property as a mixed-use development that is high-quality in nature and fully complementary to the existing downtown area, as well as Fort Mill Veterans Park, which is located at the southern edge of the property. The resulting development should include inviting ground-level commercial or retail uses with subsequent floors providing room for additional commercial, office, or residential uses.

Interested firms are invited to submit a proposal for consideration. Proposals must be submitted electronically by the deadline of 12:00 PM on March 31, 2015.

A copy of the RFP and associated appendices may be found [here](#). For more information, please contact Joe Cronin, Planning Director, by phone at (803) 547-2116 or by email at jcronin@fortmillsc.gov.

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

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Town of Fort Mill

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