

Fort Mill Planning Department



Development Activity Report

January 2016



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

Monthly Permit Activity (All Permits) – January 2016 vs. January 2015

	January 2016	January 2015	Change (#)	Change (%)
Permits Issued	89	92	-3	-3.3%
Construction Value	\$23,238,047	\$14,247,668	+\$8,990,379	+63.1%
Permit Fees Collected*	\$121,204	\$90,594	+\$30,610	+33.8%

Year-to-Date Permit Activity (All Permits) – January 2016 vs. January 2015

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	89	92	-3	-3.3%
Construction Value	\$23,238,047	\$14,247,668	+\$8,990,379	+63.1%
Permit Fees Collected*	\$121,204	\$90,594	+\$30,610	+33.8%

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

Monthly Permit Activity (Single-Family Residential) – January 2016 vs. January 2015

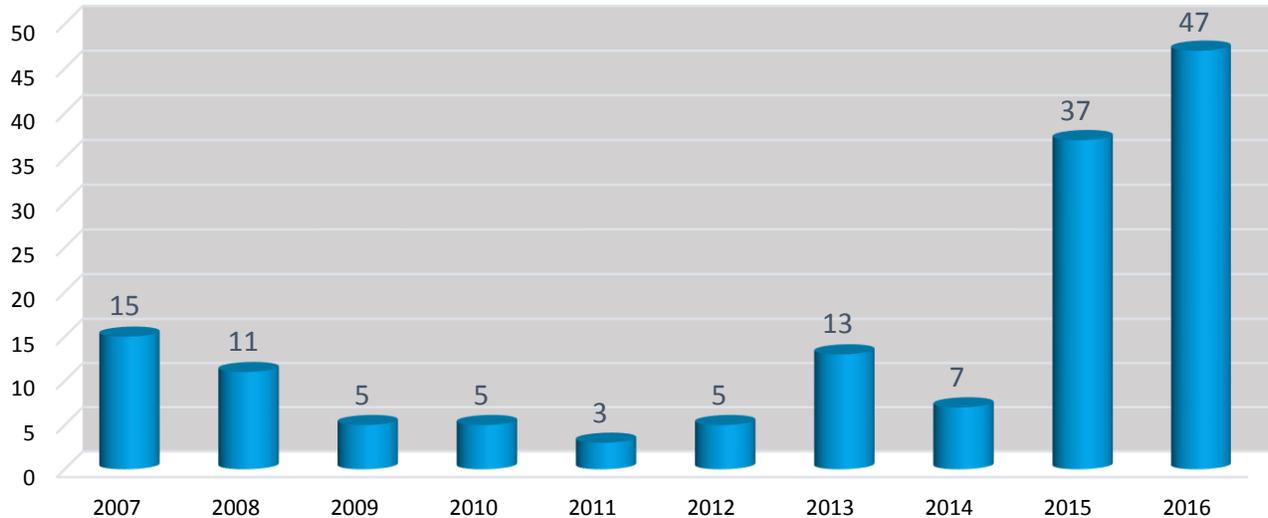
	January 2016	January 2015	Change (#)	Change (%)
Permits Issued	47	37	+10	+27.0%
Construction Value	\$19,848,872	\$13,436,060	+\$6,412,812	+47.7%
Avg. Permit Value	\$422,316	\$363,137	+\$59,180	+16.3%

Year-to-Date Permit Activity (Single-Family Residential) – January 2016 vs. January 2015

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	47	37	+10	+27.0%
Construction Value	\$19,848,872	\$13,436,060	+\$6,412,812	+47.7%
Avg. Permit Value	\$422,316	\$363,137	+\$59,180	+16.3%

*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 2007-2016)



A total of 47 new single-family residential permits were issued during the month of January 2016, including 7 in Carolina Orchards, 7 in Masons Bend, 1 in Massey, 5 in the Preserve at River Chase, 2 in Springfield, 1 in Springview Meadows, 1 in Sutton Mill, and 23 in Waterside at the Catawba.

- **Carolina Orchards**

- 406 Bloom Street
- 412 Bloom Street
- 418 Bloom Street
- 305 Harvest Valley Lane
- 309 Harvest Valley Lane
- 313 Harvest Valley Lane
- 657 Honey Dew Lane

- **Masons Bend**

- 528 Crawfish Drive
- 538 Crawfish Drive
- 230 June Bug Lane
- 1864 Masons Bend Drive
- 1870 Masons Bend Drive
- 308 Sensibility Circle
- 316 Sensibility Circle

- **Massey**

- 1332 Kings Bottom Drive

- **Preserve at River Chase**

- 1160 Arges River Drive
- 1166 Arges River Drive
- 1196 Arges River Drive
- 1219 Arges River Drive
- 4094 Thames Circle

- **Sutton Mill**

- 1214 Brookcrest Lane

- **Waterside at the Catawba**

- 479 Brier Knob Court
- 491 Brier Knob Court
- 223 Copper Hawk Court
- 229 Copper Hawk Court
- 1324 Corey Cabin Court
- 1344 Corey Cabin Court
- 1368 Corey Cabin Court
- 2235 Elmview Lane
- 2239 Elmview Lane
- 2243 Elmview Lane
- 2247 Elmview Lane
- 2251 Elmview Lane
- 1811 Kody Hollow Court
- 2014 Lily Lake Lake
- 2022 Lily Lake Lane
- 1107 Shiloh Bend Trail
- 1180 Shiloh Bend Trail
- 2372 Talon Point Circle
- 1422 Tomkins Knob Drive
- 1540 Whistlers Chase Court
- 1544 Whistlers Chase Court
- 2167 Winhall Road
- 2171 Winhall Road

- **Springfield**
 - 2077 Tatton Hall Road
 - 2265 Tatton Hall Road
- **Springview Meadows**
 - 2049 Angel Oak Drive

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of January 2016:

- **Kingsley #5 Shell Building:** 1342 Broadcloth Street (Restaurant & Retail)
- **Kingsley Smoke Stack:** 1362 Broadcloth Street (Decorative Smoke Stack Feature)
- **Food Lion:** 1360 Highway 160 E (Interior & Exterior Renovation)
- **Masons Bend Sales Center:** 1856 Masons Bend Drive (Sales Center & Design Studio)

New Businesses

There were no new business licenses issued during the month of January 2016.

Impact Fee Collections

Impact Fee Collections – January 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$7,141	\$9,123	\$16,234
Municipal Facilities & Equipment	\$18,339	\$5,465	\$23,804
Parks & Recreation	\$60,172	\$0	\$60,172
Transportation	\$0	\$0	\$0
Total Fee Collections	\$85,652	\$14,587	\$100,240
Monthly Summary			
Total Number of Construction Permits	47	1	48
Total Construction Value	\$19,848,872	\$1,954,266	\$21,803,138
Fee Collections as % of Construction Value	0.43%	0.75%	0.46%
% From Residential vs. % From Commercial	85.4%	14.6%	100.0%

Impact Fee Collections – Year-to-Date 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$7,141	\$9,123	\$16,234
Municipal Facilities & Equipment	\$18,339	\$5,465	\$23,804
Parks & Recreation	\$60,172	\$0	\$60,172
Transportation	\$0	\$0	\$0
Total Fee Collections	\$85,652	\$14,587	\$100,240
Monthly Summary			
Total Number of Construction Permits	47	1	48
Total Construction Value	\$19,848,872	\$1,954,266	\$21,803,138
Fee Collections as % of Construction Value	0.43%	0.75%	0.46%
% From Residential vs. % From Commercial	85.4%	14.6%	100.0%

News & Project Updates

Contract Awarded for Historic District Design Guidelines Project

On January 11, 2016, Town Council awarded a professional services contract to Winter & Co. of Boulder, Colorado. Winter & Co. will assist the town with development of architectural design guidelines for all new projects and rehabilitation work which takes place in the town's Historic District. The project is funded in part by a Federal Historic Preservation Grant, received in June of 2015.



Fort Mill Southern Bypass Phase 2

Work continues on Phase 2 of the Fort Mill Southern Bypass, which will connect Holbrook Road to SC Highway 160 (across from Springfield Parkway). Due to weather delays, the estimated completion date was pushed back by York County from December 2015 to the Spring of 2016. Phase 1 of the bypass, which connects Spratt Street to Holbrook Road, opened to traffic in July 2014.

New Home Construction Begins at Masons Bend

In January 2016, the first seven building permits were issued for new homes in the Masons Bend subdivision. A total of 658 homes are planned for the project, which is being developed by Crescent Communities. Builders will include the Cunnane Group, Saussy Burbank, and a third builder to be announced in early 2016.



Annexations

There were no new annexations approved by Town Council during the month January 2016.

Year-to-Date Annexation Activity – January 2016 vs. January 2015

	YTD 2016	YTD 2015	Change (#)	Change (%)
Total # Annexations	0	0	0	0.0%
Total # Acres Annexed	0.00	0.00	0	0.0%

Rezoning

There were no rezonings approved by Town Council during the month January 2016.

Ordinances & Text Amendments

There were no development related ordinances or text amendments approved by Town Council during the month of January 2016.

New Subdivisions

There was one subdivision plat approved during the month of January 2016:

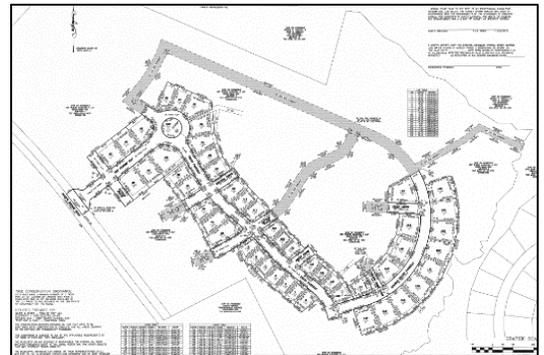
- **Final Plat: Massey Phase 2, Map 1**
 - Applicant: Jen Worth Carolina 6 LLC
 - Location: York County Tax Map No. 020-12-01-272
 - Acreage: 16.589 +/- Acres
 - Zoning Designation: PND
 - Buildable Lots: 49
 - Disposition: Approved by the PC on January 19, 2016, and released by town staff on January 25, 2016 upon receipt of the required surety bond.



Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, January 19, 2016, to review the following requests:

- **Final Plat Approval: Massey Phase 2, Map 1**
 - Applicant: Jen Worth Carolina 6 LLC
 - Location: York County Tax Map No. 020-12-01-272
 - Acreage: 16.589 +/- Acres
 - Zoning Designation: PND Planned Neighborhood Development
 - Request: Applicant requested approval of a final plat for Massey Phase 2, Map 1, containing a total of 49 single-family lots and 7 new public roads.
 - Disposition: PC voted to approve the final plat, contingent upon the applicant securing the required bond or letter of credit. The PC also voted to approve the following road names: Belews Creek Court, Dudley Drive (extension from Phase 4), Felts Parkway (extension from Phase 1), Jakey Drive, Melissa Drive, Red Forest Way and Thomas Knapp Parkway. (4-0)
- **Annexation Request: 952 Pleasant Ridge Road**
 - Applicant: William & Mary Lou Adams
 - Location: York County Tax Map Number 706-00-00-023 (952 Pleasant Ridge Road)
 - Acreage: 0.38 +/- Acres
 - Current Zoning: RD-I (County)
 - Zoning Requested: R-10 Residential (Town)
 - Request: Applicant requested annexation of an existing residential parcel, with R-10 zoning.
 - Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of R-10 Residential. (4-0)



- **Rezoning Request: 2500 S Dobys Bridge Road**

- Applicant: Dobys Bridge Presbyterian Church
- Location: York County Tax Map Number 020-12-01-265 (2500 S Dobys Bridge Road)
- Acreage: 6.52 +/- Acres
- Current Zoning: LC Local Commercial
- Zoning Requested: R-15 Residential
- Request: Applicant requested rezoning of the property from LC to R-15 for the purpose of installing a LED sign.
- Disposition: PC voted to recommend in favor of the rezoning request from LC to R-15. (4-0)



- **Commercial Appearance Review: QuikTrip**

- Applicant: QuikTrip
- Location: Portion of York County Tax Map Number 020-08-01-002 (SC 160 & Springfield Parkway)
- Acreage: 3.567 +/- Acres
- Zoning Designation: HC / COD-N
- Request: Applicant requested commercial appearance review and approval for a proposed 5,858 square foot QuikTrip gas station.
- Disposition: PC voted to defer consideration of the request, and asked the applicant to make the modifications discussed during the meeting. (5-0)



During the meeting, James Traynor and Ben Hudgins were re-elected as Chair and Vice-Chair, respectively.

Board of Zoning Appeals Meeting Summary

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

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, January 12, 2016, to review the following requests:

- **Certificate of Appropriateness: 114 Main Street**

- Applicant: JK Lovsin Revocable Trust / US Signs
- Location: York County Tax Map Number 020-06-08-011 (114 Main Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to recover an existing awning at the front of 114 Main Street.
- Disposition: HRB voted to approve the request, with conditions. (5-0)



- **Certificate of Appropriateness: 233 Main Street**
 - Applicant: Father & Son Electric Service Co.
 - Location: York County Tax Map Number 020-02-01-014 (233 Main Street)
 - Zoning Designation: LC / Historic Overlay
 - Request: Applicant requested approval for the installation of an awning and business sign on the front of 233 Main Street.
 - Disposition: HRB voted to approve the request, as submitted. (5-0)



During the meeting, Louis Roman and Dan Dodd were re-elected as Chair and Vice-Chair, respectively.

Upcoming Meetings & Events

- | | |
|---|---|
| <ul style="list-style-type: none"> • Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. February 8, 2016 ○ 7:00 PM • Board of Zoning Appeals Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. February 15, 2016 ○ 6:00 PM • Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. February 22, 2016 ○ 7:00 AM | <ul style="list-style-type: none"> • Historic Review Board Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. February 9, 2016 ○ 4:30 PM • Planning Commission Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. February 16, 2016 ○ 7:00 PM • Planning & Zoning Training Session <ul style="list-style-type: none"> ○ Fort Mill School District Office ○ Thu. February 25, 2016 ○ 6:30 PM |
|---|---|

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

Did you know?

Roundabouts

Popular in the United Kingdom since the 1960's, roundabouts have been gaining in popularity in the United States since the early 1990's. The first modern roundabout in the U.S. was constructed in 1990 in Summerlin, Nevada, a suburb of Las Vegas. Today, there are more than 5,000 roundabouts across the country, with hundreds more constructed each year.

As opposed to a traditional stop-controlled intersections, roundabouts allow for the continuous movement of traffic through a slow-speed, circular intersection. Roundabouts are generally found to be safer than traditional intersections due to lower travel speeds and fewer opportunities for "T-bone" collisions. Roundabouts also result in shorter delays than signalized intersections, and are better suited for non-conventional or offset intersections.

Several new roundabouts have been constructed in the Fort Mill area over the last year, including:



- Sutton Road, Masons Bend Drive and Country Lodge Road
- York Southern Road and Carolina Orchards Boulevard
- Whites Road and Bryson Gap Drive



In 2013, the MythBusters, Jamie Hyneman and Adam Savage, conducted an experiment to determine whether roundabouts operated more efficiently than traditional intersections with a controlled four way stop. Based on the results of their experiment, the roundabout was found to move approximately 20% more vehicles through an intersection than a standard four way stop. (Click [here](#) to watch the MythBusters video.)



A study by the Insurance Institute for Highway Safety (IIHS) found that roundabouts may result in a 37% reduction in overall collisions, a 75% reduction in injury collisions, a 90% reduction in fatal collisions, and a 40% reduction in pedestrian collisions, compared to traditional intersections.

Roundabout facts

- ▶ Slow-speed, circular intersection.
- ▶ No stop signs or signals within the circle.
- ▶ Safer than other types of intersections with fewer points where vehicles could collide with each other, pedestrians or bicyclists.
- ▶ Crashes are less severe as vehicles have already slowed down to enter and navigate the roundabout.
- ▶ In a crash, vehicles tend to sideswipe each other, rather than collide in a T-bone manner.

Roundabouts are not ...

Traffic circles

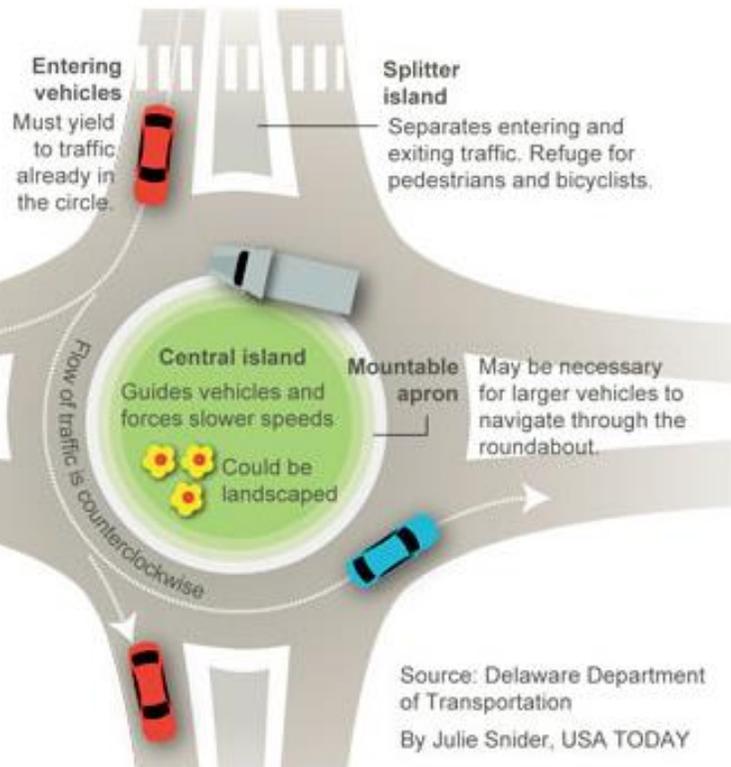
These are usually bigger and designed for higher speeds. They may have signals in the circle. Traffic in the circle yields to traffic entering the circle, often leading to gridlock. Examples include the Marlton Circle in New Jersey, Columbus Circle in New York City and DuPont Circle in Washington, D.C.

Rotaries

Similar to traffic circles, featuring high speeds in the circle and on approaching roads. Examples are throughout New England.

Neighborhood circles

These are small islands designed to calm traffic, rather than control an intersection.



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 lot recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions
- Development impact fees



Joe Cronin

Planning Director
803-547-2034 ext. 257 (Office)
803-767-6908 (Cell)
jcronin@fortmillsc.gov



Chris Pettit, AICP

Assistant Planner
803-547-2034 ext. 265 (Office)
803-448-1567 (Cell)
cpettit@fortmillsc.gov



FORT MILL

Fort Mill Planning Department
112 Confederate Street
Fort Mill, SC 29715
Telephone: 803-547-2034
[Planning Department Website](#)