

Fort Mill Planning Department



Development Activity Report February 2014

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

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

	February 2014	February 2013	Change (#)	Change (%)
Permits Issued	45	54	-9	-16.7%
Construction Value	\$8,831,341	\$10,613,548	-\$1,782,207	-16.8%
Permit Fees Collected	\$51,869	\$69,167	-\$17,298	-25.0%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	105	94	+11	+11.7%
Construction Value	\$12,349,246	\$16,829,603	-\$4,480,357	-26.6%
Permit Fees Collected	\$74,777	\$93,229	-\$18,452	-19.8%

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

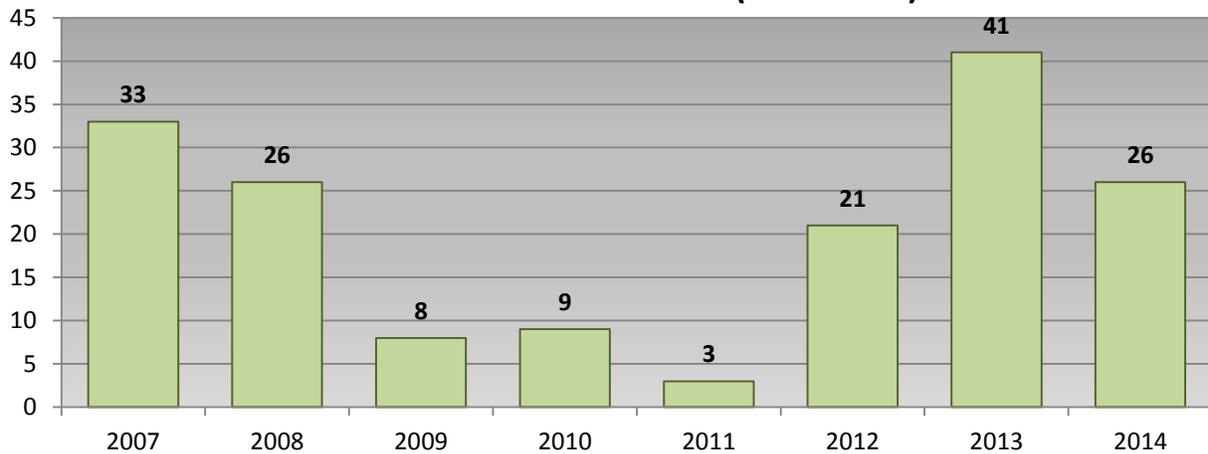
Monthly Permit Activity (Single-Family Residential) – February 2014 vs. February 2013

	February 2014	February 2013	Change (#)	Change (%)
Permits Issued	19	28	-9	-32.1%
Construction Value	\$8,091,071	\$10,383,688	-\$2,292,617	-22.1%
Avg. Permit Value	\$425,846	\$370,846	+\$55,000	+14.8%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	26	41	-15	-36.6%
Construction Value	\$11,229,325	\$15,556,827	-\$4,327,502	-27.8%
Avg. Permit Value	\$431,897	\$379,435	+\$52,462	+13.8%

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



A total of 19 new single-family residential permits were issued during the month of February 2014, including 2 in the Forest at Fort Mill, 1 in Kimbrell Crossing, 5 in Massey, 7 in the Preserve at River Chase and 4 in Springfield.

- **Forest at Fort Mill**
 - 273 Monterey Oaks Circle
 - 546 Oak Forest Lane
- **Massey**
 - 612 Beck Street
 - 1774 Felts Parkway
 - 1016 Kings Bottom Drive
 - 5067 St. Clair Street
 - 221 Stanhope Drive
- **Springfield**
 - 715 Mendenhall Court
 - 2064 Tatton Hall Road
 - 2070 Tatton Hall Road
 - 1068 Wessington Manor Lane
- **Kimbrell Crossing**
 - 846 Palmetto Bay Drive
- **Preserve at River Chase**
 - 630 Avonmore Drive
 - 656 Avonmore Drive
 - 716 Lagan Court
 - 760 Lagan Court
 - 764 Lagan Court
 - 768 Lagan Court
 - 782 Lagan Court

Monthly Permit Summary (Commercial)

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

- **Crossings on Main:** 101 Academy Street / 105 Railroad Avenue (Renovation)
- **Old Fort Mill High School:** 513 Banks Street (Demolition)

New Businesses

There was one new businesses license issued during the month of February 2014:

- **John Lovsin Agency, LLC (Nationwide Insurance):** 114 Main Street

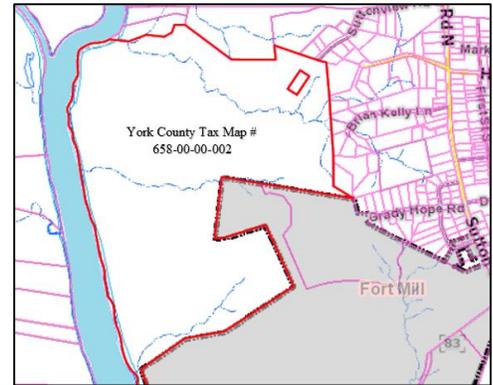
Annexations

There was one annexation ordinance (and one accompanying ordinance) approved by town council during the month of February 2014:

- **Ordinance No. 2014-07**

An ordinance annexing York County Tax Map Number 658-00-00-002

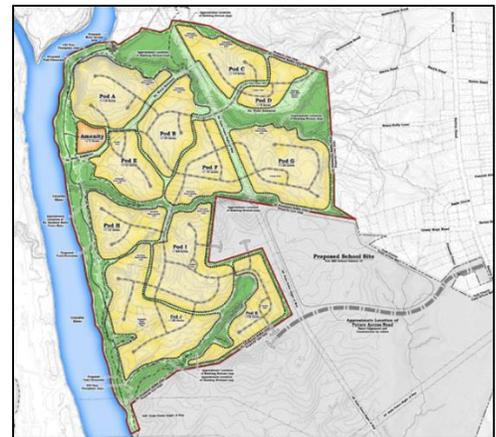
- Applicant: Crescent Communities, LLC
- Location: York County Tax Map # 658-00-00-002
- Acreage: 281.72 Acres
- Zoning Requested: MXU Mixed Use
- Disposition: Approved 2nd reading of annexation ordinance with MXU zoning (6-0)
- Date Approved: February 24, 2014



- **Ordinance No. 2014-08**

An ordinance adopting a Mixed Use Conceptual Plan & Development Conditions for the Crescent Communities, LLC, Sutton Road MXU Project

- Applicant: Crescent Communities, LLC
- Location: York County Tax Map # 658-00-00-002
- Acreage: 281.72 Acres
- Request: Approve MXU concept plan and development conditions
- Disposition: Approved 2nd reading of concept plan and development conditions (6-0)
- Date Approved: February 24, 2014



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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	3	0	+3	+100.0%
Total # Acres Annexed	360.9	0.0	+360.9	+100.0%

Rezoning

There were no new rezonings approved during the month of February 2014.

Ordinances & Text Amendments

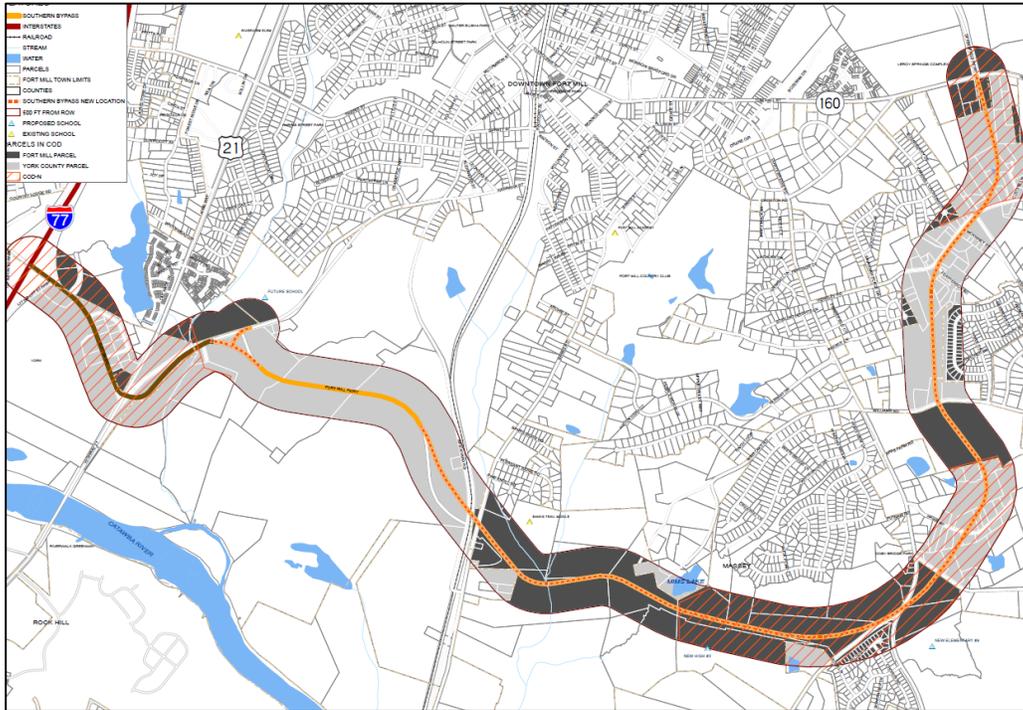
There was one text amendment to the zoning ordinance adopted during the month of February 2014:

- **Ordinance No. 2014-06**

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 1, Definitions; so as to add new definitions; and Section 5, Establishment of Districts; so as to add a

new zoning district to be called the COD/COD-N Corridor Overlay District; and Article II, Requirements by Districts; so as to add a new section to be called Section 24, COD/COD-N Corridor Overlay District

- Purpose: Implements a Corridor Overlay District (COD/COD-N) for all property within 500 feet of the future Fort Mill Southern Bypass Corridor. The COD/COD-N includes special provisions governing permitted uses, dimensional requirements, building design, streetscape, buffers, screening, lighting standards, pedestrian pathways, driveway locations, parking, signs, traffic signals, utilities, and walls and fences. The ordinance also includes provisions for alternative means of compliance, as well as waivers.
- Disposition: Approved 2nd reading of zoning text amendment (6-0)
- Date Approved: February 24, 2014



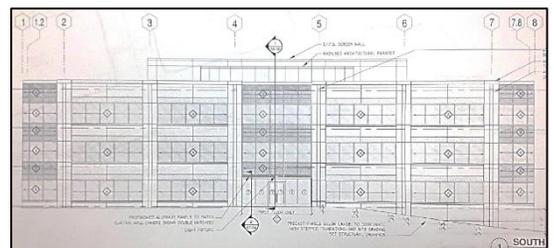
New Subdivisions

There were no new subdivision plats approved during the month of February 2014.

Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, February 25, 2014, to review the following request(s):

- **Commercial Appearance Review: Kingsley #6**
 - Applicant: Shelco, LLC
 - Location: 234 Kingsley Park Drive
 - Zoning Designation: HC Highway Commercial
 - Request: Approve design of proposed 60,000 square foot commercial building
 - Disposition: Commercial appearance reviewed and approved as submitted (5-0)



Board of Zoning Appeals Meeting Summary

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

Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. March 10, 2014
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. March 17, 2014
 - 6:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. March 24, 2014
 - 7:00 AM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. March 25, 2014
 - 7:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Thu. March 27, 2014
 - 4:00 PM
- **RFATS Policy Committee Meeting**
 - Manchester Meadows
 - Fri. March 28, 2014
 - 12:00 PM

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

Did you know?

Boards & Commissions

To assist with the administration and implementation of the town's land development codes and policies, Fort Mill Town Council relies upon feedback and support from the following boards and commissions:

- **Board of Zoning Appeals (BOZA)**
- **Historic Review Board (HRB)**
- **Planning Commission (PC)**
- **Stormwater Advisory Committee (SWAC)**
- **Building Codes Board of Appeals**

Membership on these boards and commissions is made up of qualified citizens who are interested in serving their community. Appointments are made by town council in April of each year based upon the general knowledge and qualifications of each applicant. Each appointee will serve a three year term, and may be appointed for up to three consecutive terms. Anyone who is interested in serving on a town board or commission is encouraged to apply.

For more information, or to acquire an application form, please visit our website at www.fortmillsc.gov, or call (803) 547-2116.

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

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