

Fort Mill Planning Department



Development Activity Report February 2016

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

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

	February 2016	February 2015	Change (#)	Change (%)
Permits Issued	106	84	+22	+26.2%
Construction Value	\$42,936,688	\$12,008,313	+\$30,928,375	+257.6%
Permit Fees Collected*	\$169,086	\$79,090	+\$89,996	+113.8%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	195	176	+19	+10.8%
Construction Value	\$66,174,735	\$26,255,981	+\$39,918,754	+152.0%
Permit Fees Collected*	\$290,290	\$169,684	+\$120,606	+71.1%

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

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

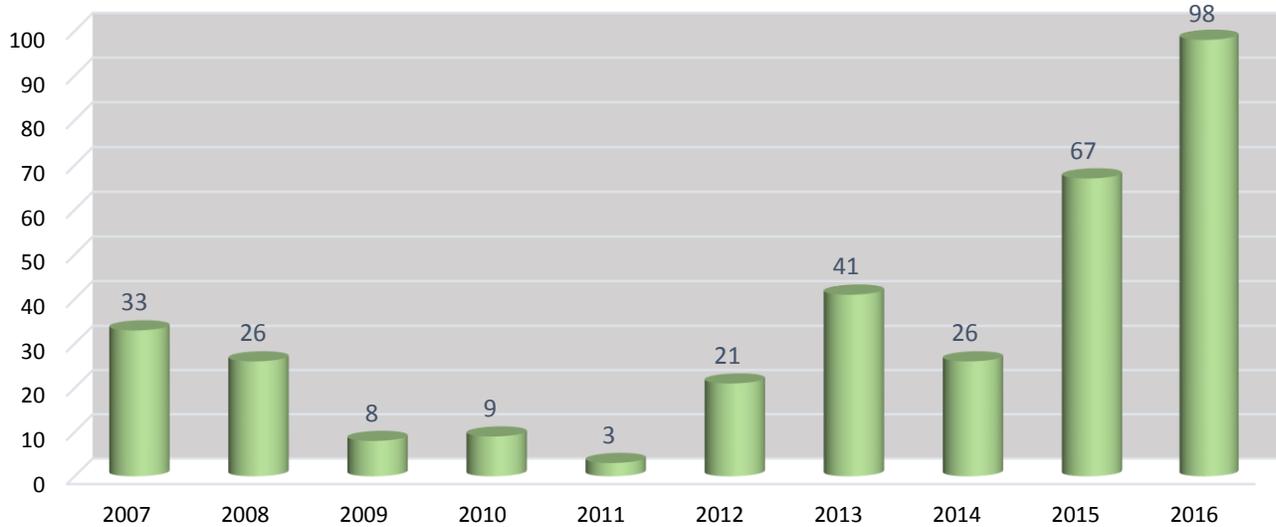
	February 2016	February 2015	Change (#)	Change (%)
Permits Issued	51	30	+21	+70.0%
Construction Value	\$20,708,445	\$10,418,443	+\$10,290,002	+98.8%
Permit Fees Collected*	\$406,048	\$347,281	+\$58,767	+16.9%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	98	67	+31	+46.3%
Construction Value	\$40,557,317	\$23,854,502	+\$16,702,815	+70.0%
Permit Fees Collected*	\$413,850	\$356,037	+\$57,813	+16.2%

*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-Feb (2007-2016)



A total of 51 new single-family residential permits were issued during the month of February 2016, including 5 in Carolina Orchards, 2 in the Forest at Fort Mill, 4 in Masons Bend, 4 in Massey, 10 in the Preserve at River Chase, 4 in Springfield, 3 in Springview Meadows, and 19 in Waterside at the Catawba.

- **Carolina Orchards**
 - 304 Harvest Valley Lane
 - 312 Harvest Valley Lane
 - 649 Honey Dew Lane
 - 653 Honey Dew Lane
 - 804 Peck Street
- **Forest at Fort Mill**
 - 147 Monterey Oaks Circle
 - 155 Monterey Oaks Circle
- **Masons Bend**
 - 214 June Bug Lane
 - 222 June Bug Lane
 - 226 June Bug Lane
 - 312 Sensibility Circle
- **Massey**
 - 1728 Felts Parkway
 - 1994 Felts Parkway
 - 1168 Kings Bottom Drive
 - 1327 Kings Bottom Drive
- **Springfield**
 - 718 Bannerman Lane
 - 1206 Edbrooke Lane
 - 414 Kirkbride Court
- **Preserve at River Chase**
 - 1017 Arges River Drive
 - 1023 Arges River Drive
 - 1154 Arges River Drive
 - 1184 Arges River Drive
 - 1225 Arges River Drive
 - 1281 Arges River Drive
 - 6008 Drave Lane
 - 6036 Drave Lane
 - 6046 Drave Lane
 - 6051 Drave Lane
- **Waterside at the Catawba**
 - 1613 Appledale Court
 - 485 Brier Knob Drive
 - 235 Copper Hawk Court
 - 1379 Corey Cabin Court
 - 2255 Elmview Lane
 - 2259 Elmview Lane
 - 2262 Elmview Lane
 - 1917 Great Balsam Way
 - 1817 Kody Hollow Court
 - 2004 Lily Lake Lane
 - 2018 Lily Lake Lane
 - 2023 Lily Lake Lane
 - 1113 Shiloh Bend Trail
 - 1183 Shiloh Bend Trail

- 2249 Tatton Hall Road
- 2317 Talon Point Circle
- 2354 Talon Point Circle
- **Springview Meadows**
 - 2024 Angel Oak Drive
 - 2028 Angel Oak Drive
 - 2101 Angel Oak Drive
- 2105 Winhall Road
- 2109 Winhall Road
- 2112 Winhall Road

Monthly Permit Summary (Commercial)

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

- **Courtyard by Marriott:** 1385 Broadcloth Street (Hotel, Vertical Construction)
- **Holiday Inn Express:** 1655 Carolina Place Drive (Hotel)
- **Klopenstine Dental:** 452 Mercantile Place (Dentist Office)

New Businesses

The following new business licenses were issued during the month of February 2016:

- **DR Horton:** 481 Munn Road, Suite 150 (Business Office, Homebuilder)
- **Jordan Ventures:** 129 Spring Branch Road (Home Occupation, Business Mgmt. Consulting)
- **P&V Food Mark:** 101 Spratt Street (Gas Station / Convenience Store)
- **Pool Supply Warehouse:** 108 Gage Court (Home Occupation, E-Commerce)
- **Sessoms & Sons Jewelers:** 204 Springcrest Drive (Jewelry Store)

Impact Fee Collections

Impact Fee Collections – February 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$7,749	\$19,467	\$27,216
Municipal Facilities & Equipment	\$19,900	\$11,662	\$31,562
Parks & Recreation	\$65,293	\$0	\$65,293
Transportation	\$0	\$0	\$0
Total Fee Collections	\$92,942	\$31,129	\$124,071
Monthly Summary			
Total Number of Construction Permits	51	3	54
Total Construction Value	\$20,708,445	\$22,718,959	\$43,427,404
Fee Collections as % of Construction Value	0.45%	0.14%	0.29%
% From Residential vs. % From Commercial	74.91%	25.09%	100.00%

Impact Fee Collections – Year-to-Date 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$14,890	\$28,590	\$43,480
Municipal Facilities & Equipment	\$38,240	\$17,127	\$55,366

Parks & Recreation	\$125,465	\$0	\$125,465
Transportation	\$0	\$0	\$0
Total Fee Collections	\$178,594	\$45,717	\$224,311
Year-to-Date Summary			
Total Number of Construction Permits	98	4	102
Total Construction Value	\$40,557,317	\$24,673,225	\$65,230,543
Fee Collections as % of Construction Value	0.44%	0.19%	0.34%
% From Residential vs. % From Commercial	79.62%	20.38%	100.00%

News & Project Updates

Commercial Permits Exceed 1 Million Square Feet Since 2010

With the permitting of four new commercial projects during the first two months of 2016 (including two hotels), the town has now permitted more than twenty commercial projects, representing more than *one million square feet*, since January 1, 2010. As many as eight additional projects are expected to commence in 2016.



Oakland Pointe Pre-Construction Meeting

On Friday, February 12, 2016, staff members from the Fort Mill Planning & Engineering Departments attended a pre-construction meeting for the new Oakland Pointe subdivision, located near the intersection of Kimbrell and Dobys Bridge Roads. At full build-out, Oakland Pointe will contain 100 single-family homes.

Fielding Homes Groundbreaking Ceremony at Masons Bend

On Thursday, February 18, 2016, representatives from the Town of Fort Mill attended the official groundbreaking ceremony for Fielding Homes in Masons Bend. Fielding Homes is the new home building arm of Crescent Communities, the master developer of the Masons Bend subdivision.



Joint Training Session Held at the Fort Mill School District

On Thursday, February 15, 2016, board and commission members from the Town of Fort Mill and City of Tega Cay attended a joint training session at the Fort Mill School District office. The topic of the session was the impact of growth on local school districts. The session was led by FMSD Superintendent, Dr. Chuck Epps, and Asst. Superintendent for Finance & Administration, Leanne Lordo.

Annexations

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

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

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

Rezoning

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

Ordinances & Text Amendments

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

Town Council did approve an ordinance amending the FY 2015-16 through 2019-20 Capital Improvements Plan, as well as an amendment to the Comprehensive Plan for the Town of Fort Mill:

- **Ordinance No. 2016-01**
An ordinance amending the 2008 Comprehensive Plan for the Town of Fort Mill, as amended on January 14, 2013 and August 24, 2015, so as to incorporate an amended version of the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element, contained within Volume 2, Fort Mill Tomorrow
 - Applicant: N/A – Initiated by Town Council
 - Purpose: Amends the Comprehensive Plan for the Town of Fort Mill to incorporate an updated version of the Town of Fort Mill Capital Improvements Plan (as amended by Ord. 2016-02) within the Priority Investment Element contained within Volume 2, Fort Mill Tomorrow
 - Disposition: Approved 2nd reading of comprehensive plan amendment (6-0)
 - Date Approved: February 8, 2016
- **Ordinance No. 2016-02**
An ordinance amending the Town of Fort Mill Capital Improvements Plan for FY 2015-16 through FY 2019-2020
 - Applicant: N/A – Initiated by Town Council
 - Purpose: Amends the Town of Fort Mill Capital Improvements Plan for FY 2015-16 through FY 2019-2020 to include Fire Station #2 (Southern Region), and updates the projected cost estimates for the Southern Region Police Substation
 - Disposition: Approved 2nd reading of impact fee ordinance (6-0)
 - Date Approved: February 8, 2016

New Subdivisions

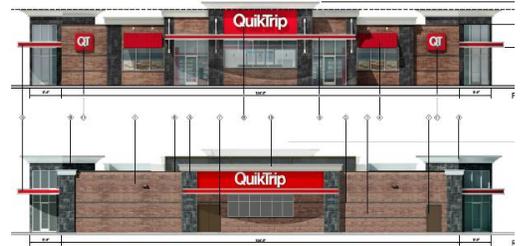
There were no new subdivision plats approved during the month of February 2016.

Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, February 16, 2016, to review the following requests:

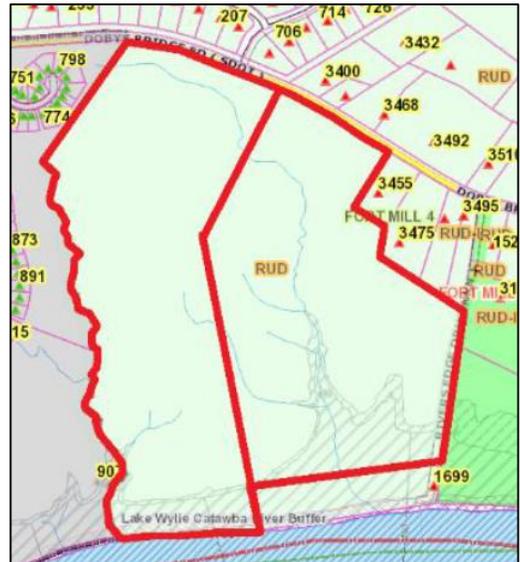
- **Commercial Appearance Review: QuikTrip**

- 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 approve commercial appearance review for the building, as submitted. Site lighting, signage, landscaping and crosswalk materials, shall be brought back to the PC for subsequent review and approval. (5-0)



- **Annexation Request: Talkington Property**

- Applicant: John P. and Delores M. Talkington (Owners), Justin R. and Jason T. Talkington (Owners), and Taylor Morrison Inc. (Applicant)
- Location: York County Tax Map Number 774-00-00-004 & 774-00-00-005 (S Dobys Bridge Road)
- Acreage: 161.0 +/- Acres
- Current Zoning: RUD (County)
- Zoning Requested: R-5 Residential
- Request: Applicant requested annexation of a 161.0 +/- acre parcel with a zoning designation of R-5 Residential. The applicant submitted a proposed development agreement which would allow for the development of up to 324 single-family homes. A 25-acre property donation to the Town of Fort Mill was also proposed.
- Disposition: PC voted to recommend in favor of denying the annexation request with a zoning designation of R-5 Residential, as well as the corresponding development agreement. (6-0)



Board of Zoning Appeals Meeting Summary

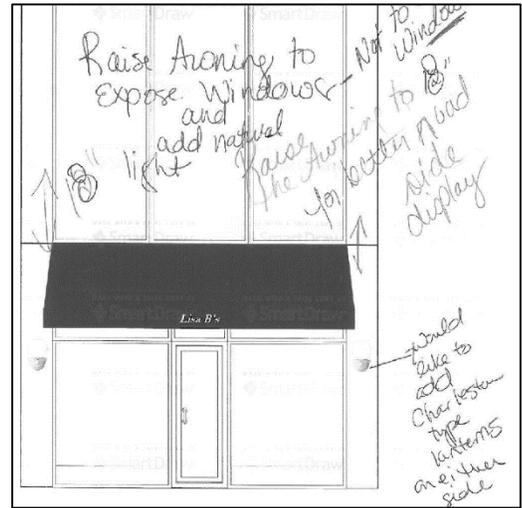
The Board of Zoning Appeals (BOZA) did not meet during the month of February due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, February 9, 2016, to review the following requests:

- **Certificate of Appropriateness: 118 Main Street**

- Applicant: Lisa Banish (Lisa B's)
- Location: York County Tax Map Number 020-06-08-012 (118 Main Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install decorative lanterns and a projecting sign on the front of the building, raise the existing awning by 18", and install a wooden ramp at the rear of the property to provide ADA access.
- Disposition: HRB voted to approve the installation of decorative lanterns, the raising of the existing awning, and construction of a wooden ramp at the rear of the property, painted or stained gray to match the color of the existing building. (5-0) The HRB also voted to defer consideration of the sign, and requested that the applicant bring back a final rendering for review. (5-0)



- **Certificate of Appropriateness: 220 Main Street**

- Applicant: Fort Mill Community Playhouse
- Location: York County Tax Map Number 020-03-01-006 (220 Main Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install a wooden sign within the transom area above the main entry way, and a 32" x 54" projecting sign to the left of the main entry way.
- Disposition: HRB voted to defer the request until the applicant could be present. (5-0)



- **Certificate of Appropriateness: Municipal Parking Lot**

- Applicant: Town of Fort Mill
- Location: York County Tax Map Number 020-02-01-020 (Municipal Parking Lot)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install a dumpster enclosure in the parking lot behind Main and Clebourne Streets.
- Disposition: HRB voted to approve the request, as submitted, with the possible addition of a side door at the town's discretion. (6-0)



Upcoming Meetings & Events

- **Historic District Stakeholder Meeting**

- The Spratt Building
- Mon. March 7, 2016
- 3:30 PM

- **Historic District Stakeholder Meeting**

- The Spratt Building
- Tue. March 8, 2016
- 11:30 AM

- **Historic Review Board Meeting**

- Fort Mill Town Hall

- **Town Council Meeting**

- Fort Mill Town Hall

- Tue. March 8, 2016
- 4:30 PM

- Mon. March 14, 2016
- 7:00 PM

- **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. March 15, 2016
- 7:00 PM

- **Board of Zoning Appeals Meeting**

- Fort Mill Town Hall
- Mon. March 21, 2016
- 6:00 PM

- **York County Pennies Commission Meeting**

- The Glennon Center (Tega Cay)
- Wed. March 23, 2016
- 6:00 PM

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. March 28, 2016
- 7:00 AM

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

Did you know?

Variances

In situations where the strict application of the provisions of the zoning ordinance would result in unnecessary hardship, the town's Board of Zoning Appeals (BOZA) may grant a variance from those provisions of the ordinance, pursuant to the requirements of S.C. Code § 6-29-800(2).

The BOZA meets on the third Monday of each month at 6:00 PM. In order for a request for variance to be heard, an application must be turned in to the town's zoning administrator three weeks prior to the requested meeting date so as to allow adequate time for notice of public hearing to be posted on the subject property, and for a notice of the meeting to be posted in a newspaper of general circulation within the town.

State law permits the BOZA to authorize a variance in instances when the board determined that the following criteria have been met:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and,
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In cases where the BOZA determines that these conditions have been met, the BOZA may grant a variance and attach to it such conditions of approval so as to protect established property values in the surrounding area, or to promote the health, safety, or general welfare of the public.

For more information about the procedures for requesting a variance, please contact Chris Pettit, Assistant Planner, by phone at (803) 547-2034 ext. 265, or by email at cpettit@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 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



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