

Fort Mill Planning Department



Development Activity Report March 2014

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

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

	March 2014	March 2013	Change (#)	Change (%)
Permits Issued	60	65	-5	-7.7%
Construction Value	\$25,647,976	\$10,301,165	+\$15,346,811	+149.0%
Permit Fees Collected	\$130,007	\$67,413	+\$62,594	+92.9%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	165	159	+6	+3.8%
Construction Value	\$37,997,222	\$27,130,769	+\$10,866,453	+40.1%
Permit Fees Collected	\$204,769	\$160,642	+\$44,127	+27.5%

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

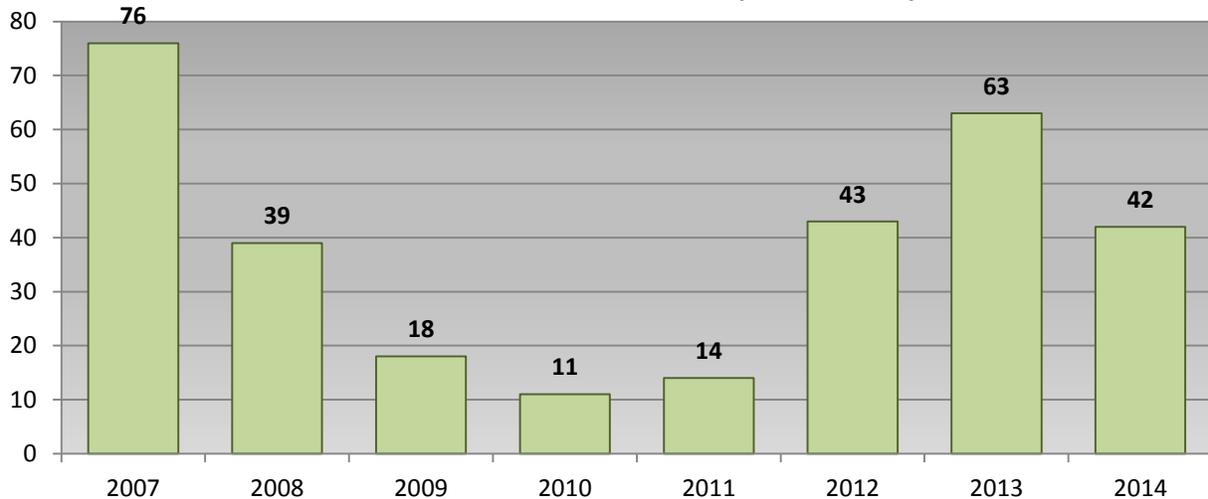
Monthly Permit Activity (Single-Family Residential) – March 2014 vs. March 2013

	March 2014	March 2013	Change (#)	Change (%)
Permits Issued	16	22	-6	-27.3%
Construction Value	\$6,893,810	\$9,082,547	-\$2,188,737	-24.1%
Avg. Permit Value	\$430,863	\$412,843	+\$18,020	+4.4%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	42	63	-21	-33.3%
Construction Value	\$18,123,135	\$24,639,373	-\$6,516,238	-26.4%
Avg. Permit Value	\$431,503	\$391,101	+\$40,402	+10.3%

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



A total of 16 new single-family residential permits were issued during the month of March 2014, including 3 in the Forest at Fort Mill, 8 in Massey, 1 in the Preserve at River Chase, and 4 in Springfield.

- **Forest at Fort Mill**
 - 249 Monterey Oaks Circle
 - 337 Monterey Oaks Circle
 - 346 Monterey Oaks Circle
- **Preserve at River Chase**
 - 825 Tyne Drive
- **Springfield**
 - 319 Newington Court
 - 2112 Tatton Hall Road
 - 1092 Wessington Manor Lane
 - 1108 Wessington Manor Lane
- **Massey**
 - 4004 Farben Way
 - 4012 Farben Way
 - 1004 Kings Bottom Drive
 - 1118 Kings Bottom Drive
 - 1250 Kings Bottom Drive
 - 1254 Kings Bottom Drive
 - 5050 St. Clair Street
 - 213 Stanhope Drive

Monthly Permit Summary (Commercial)

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

- **Harris Teeter:** 500 Mercantile Place (New Construction)
- **Hampton Inn & Suites:** 1520 Carolina Place Drive (New Construction)
- **Asian Café:** 200 Doby's Bridge Road, Suite 106 (Upfit)

New Businesses

There were two new business licenses issued during the month of March 2014:

- **Palmetto Insurance:** 418 Tom Hall Street
- **Troy Moss & Associates (Allstate):** 318 Tom Hall Street

Annexations

There were no new annexations approved during the month of March 2014.

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

Ordinances & Text Amendments

There were no new ordinances or text amendments adopted during the month of March 2014.

New Subdivisions

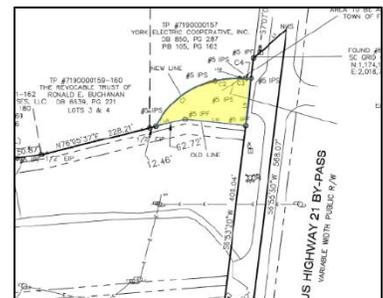
There were no new subdivision plats approved during the month of March 2014. One minor plat amendment was approved for the following (previously approved) subdivision:

- **Final Plat Amendment: Springfield Phase 3B**
 - Applicant: Springfield Crescent LLC
 - Location: Springfield Phase 3B
 - Zoning Designation: PND Planned Neighborhood Development
 - Purpose: Amend plat to remove Storm Drainage Easement from lots 449-451 and 455-456. No new lots or roads created.
 - Disposition: Approved administratively on March 14, 2014

Planning Commission Meeting Summary

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

- **Annexation Request: Springview Meadows (0.297 Acres)**
 - Applicant: York Electric Cooperative Inc. / Pulte Homes
 - Location: York County Tax Map # 719-00-00-157
 - Zoning Requested: R-5 Residential
 - Disposition: Recommended Approval with R-5 Zoning (6-0)



Board of Zoning Appeals Meeting Summary

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

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Thursday, March 27, 2014, to review the following request(s):

- **Certificate of Appropriateness: The Clebourne House**
 - Applicant: Candace Windell
 - Location: 138 Clebourne Street
 - Zoning Designation: LC Local Commercial w/ Historic Overlay
 - Purpose: Installation of a 6' white vinyl privacy fence
 - Disposition: Approved (5-0)



Committee Appointments: The HRB welcomed two new board members during its March meeting:

- Dan Dodd, a professional landscape architect and owner of the Dodd Studio, located at 314 Tom Hall Street in Fort Mill
- Louis Roman, CEO of Market Style Media and Executive Director of Citizens for Historic Preservation, both located at 118 Main Street in Fort Mill

Upcoming Meetings & Events

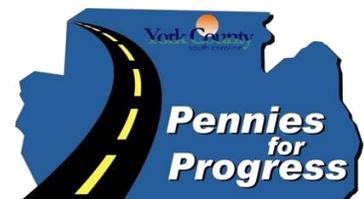
- **CONNECT Regional Growth Forum**
 - Manchester Meadows, Rock Hill
 - Tue. April 8, 2014
 - 10:00 AM – 3:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. April 21, 2014
 - 6:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Thu. April 24, 2014
 - 4:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 14, 2014
 - 7:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. April 22, 2014
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 28, 2014
 - 7:00 AM

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

Did you know?

York County Pennies for Progress

York County Pennies for Progress is a one-cent, local option capital project sales and use tax program first approved by York County voters in 1997, and subsequently renewed in 2003 and 2011.



The Pennies for Progress program was initiated by York County to provide residents, businesses and visitors with a safer and more efficient roadway system. York County was the first county in South Carolina to pass this type of sales tax to fund improvements to its road network.

Since its beginning, the York County Pennies for Progress program has generated nearly \$150 million for major roadway improvements in the Fort Mill Township. Below is a list of Fort Mill area projects funded, in whole or in part, through the Pennies for Progress program:

- Pennies 1** SC Highway 160 Widening - \$9.9 million
FM Northern Bypass (Springfield Parkway) - \$14.6 million
- Pennies 2** FM Southern Bypass Phase 1 - \$26.5 million
FM Southern Bypass Phase 2 - \$26.5 million
Tega Cay/Gold Hill Connector - \$1.4 million
US Highway 21 Bridge Replacement - \$16.3 million
- Pennies 3** SC 160 West Widening - \$8.8 million
US Highway 21 N & SC 51 Widening - \$22.4 million
Gold Hill/I-77 Interchange Redesign - \$11.6 million
FM Southern Bypass/Spratt Street Realignment - \$4.8 million
SC 160 East Widening - \$4.8 million



To learn more about the York County Pennies for Progress program, including the status of various sales tax funded projects, please visit www.penniesforprogress.net.

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 any of 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](#)