

Fort Mill Planning Department



Development Activity Report March 2015

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

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

	March 2015	March 2014	Change (#)	Change (%)
Permits Issued	119	60	+59	+98.3%
Construction Value	\$37,902,006	\$25,647,976	+\$12,254,030	+47.8%
Permit Fees Collected*	\$216,325	\$130,007	+\$86,318	+66.4%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	295	165	+130	+78.8%
Construction Value	\$64,157,987	\$37,997,222	+\$26,160,765	+68.8%
Permit Fees Collected*	\$386,009	\$204,769	+\$181,240	+88.5%

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

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

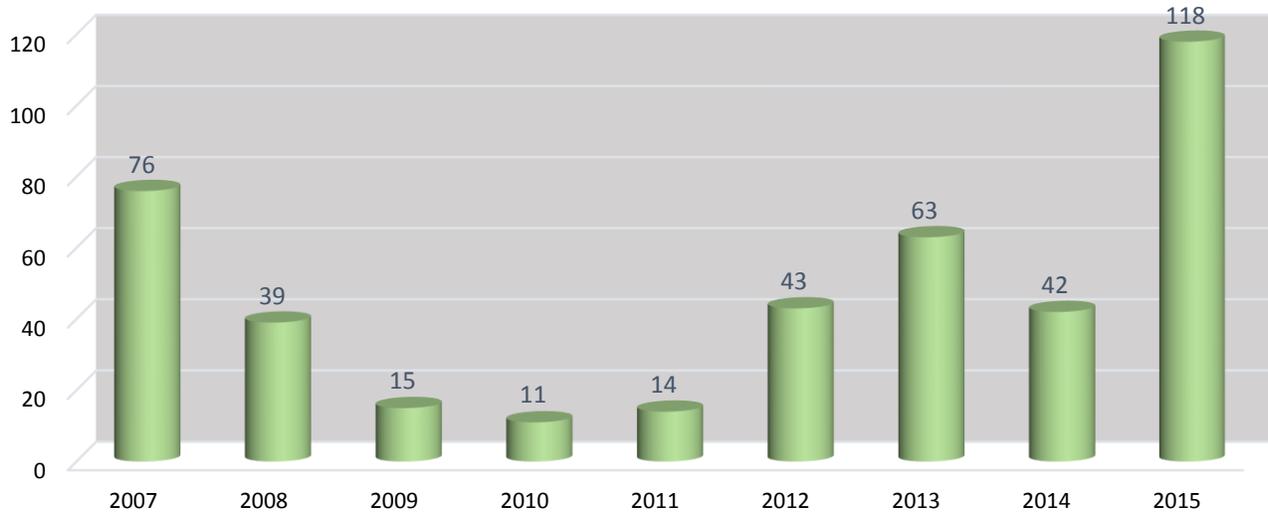
	March 2015	March 2014	Change (#)	Change (%)
Permits Issued	51	16	+35	+218.8%
Construction Value	\$18,742,579	\$6,893,810	+\$11,848,769	+171.9%
Avg. Permit Value	\$367,502	\$430,863	-\$63,361	-14.7%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	118	42	+76	+181.0%
Construction Value	\$42,597,081	\$18,123,135	+\$24,985,769	+135.0%
Avg. Permit Value	\$360,992	\$431,503	-\$70,511	-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-Mar 2007-2015)



A total of 51 new single-family residential permits were issued during the month of March 2015, including 5 in Massey, 1 in the Preserve at River Chase, 2 in Springfield, 5 in Springview Meadows, 11 in Sutton Mill, and 27 in Waterside at the Catawba.

- **Massey**

- 1785 Felts Parkway
- 1068 Kings Bottom Drive
- 1078 Kings Bottom Drive
- 1122 Kings Bottom Drive
- 1267 Kings Bottom Drive
- 1785 Kings Bottom Drive

- **Preserve at River Chase**

- 1101 Arges River Drive
- 813 Tyne Drive (Pool & Clubhouse)

- **Springview Meadows**

- 1048 Crescent Moon Drive
- 1083 Crescent Moon Drive
- 1095 Crescent Moon Drive
- 1099 Crescent Moon Drive
- 1122 Crescent Moon Drive

- **Sutton Mill**

- 1337 Misty Morning Court
- 1513 Spring Blossom Trail
- 1519 Spring Blossom Trail
- 1525 Spring Blossom Trail
- 1531 Spring Blossom Trail
- 1532 Spring Blossom Trail
- 1536 Spring Blossom Trail
- 1715 Still River Way

- **Springfield**

- 605 Bannerman Lane
- 413 Kirkbride Court

- **Waterside at the Catawba**

- 748 Bearcamp Way
- 1237 Blackwaterside Drive
- 422 Brier Knob Drive
- 425 Brier Knob Drive
- 1225 Clingman Drive
- 1237 Clingman Drive
- 1309 Corey Cabin Court
- 1319 Corey Cabin Court
- 1234 Hideaway Gulch Drive
- 1238 Hideaway Gulch Drive
- 1816 Kody Hollow Court
- 1828 Kody Hollow Court
- 1014 Shiloh Bend Trail
- 1022 Shiloh Bend Trail
- 1077 Shiloh Bend Trail
- 1089 Shiloh Bend Trail
- 941 Skywater Drive
- 955 Skywater Drive
- 967 Skywater Drive
- 973 Skywater Drive
- 1430 Tomkins Knob Drive
- 1431 Tomkins Knob Drive
- 1439 Tomkins Knob Drive

- 1719 Still River Way
- 1726 Still River Way
- 1730 Still River Way
- 1446 Tomkins Knob Drive
- 1447 Tomkins Knob Drive
- 1452 Tomkins Knob Drive
- 1459 Tomkins Knob Drive

Monthly Permit Summary (Commercial)

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

- **Charanda of Fort Mill:** 1504 Carolina Place Drive (Special Event Permit, Cinco de Mayo)
- **Chelsea & Savannah:** 506 Mercantile Place, Suite 104 (Commercial Upfit, Craft Studio)
- **CK Kingsley LLC:** 1402 Highway 160 W (Building Foundation, LPL Financial)
- **CK Kingsley LLC:** 1402 Highway 160 W (Parking Garage Foundation, LPL Financial)
- **Financial Resources Group:** 481 Munn Road, Suite 225 (Commercial Upfit, Office)
- **MacLean-Fogg Co:** 481 Munn Road, Suite 300 (Commercial Upfit, Office)
- **Tracey Reynolds Attorney at Law:** 481 Munn Road, Suite 125 (Commercial Upfit, Law Office)

New Businesses

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

- **iColor Nail Bar:** 516 Mercantile Place, Suites 103 & 104 (Nail Salon)
- **Papa John's:** 506 Mercantile Place, Suite 106 (Pizza Restaurant)
- **The Cleaners:** 506 Mercantile Place, Suite 107 (Dry Cleaner)

Project Updates

Harris Teeter Celebrates Grand Opening at Springfield Town Center

On Wednesday, March 11, 2015, a ribbon cutting ceremony was held for the new Harris Teeter supermarket at Springfield Town Center. Located at 500 Mercantile Place, the 53,000 square foot building is Harris Teeter's first store within the town limits of Fort Mill.



New Businesses Open at Springfield Town Center

In addition to the new Harris Teeter, there were a number of businesses that opened at Springfield Town Center in March. New additions included Highway 55 Burgers Shakes & Fries, iColor Nail Bar, Papa Johns, Great Clips, and The Cleaners.

New Home Construction Begins at Sutton Mill

New home construction has commenced at the new Sutton Mill subdivision near the intersection of Sutton Road and Harris Road. Developed by homebuilder M/I Homes, Sutton Mill will contain a total of 93 single-family residential units at build out.



Annexations

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

Year-to-Date Annexation Activity – Jan-Mar 2015 vs. Jan-Mar 2014

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	0	3	-3	-100.0%
Total # Acres Annexed	0.00	360.9	-360.9	-100.0%

Rezoning

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

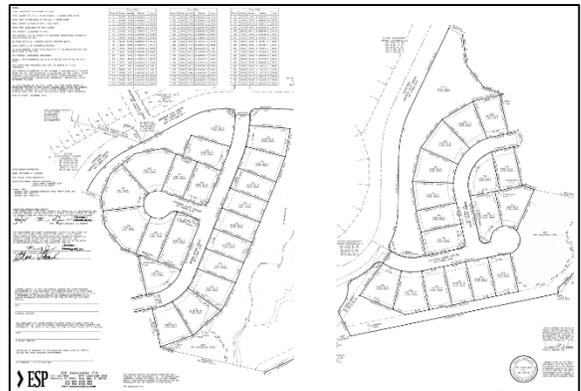
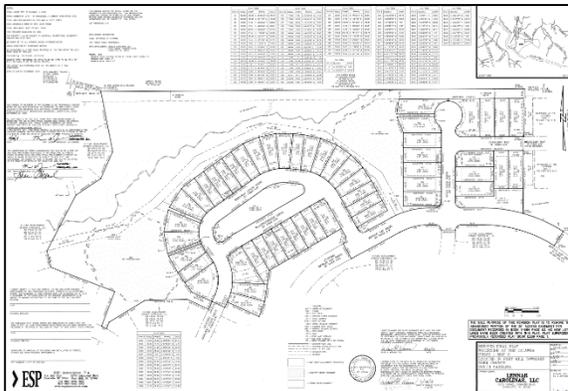
Ordinances & Text Amendments

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

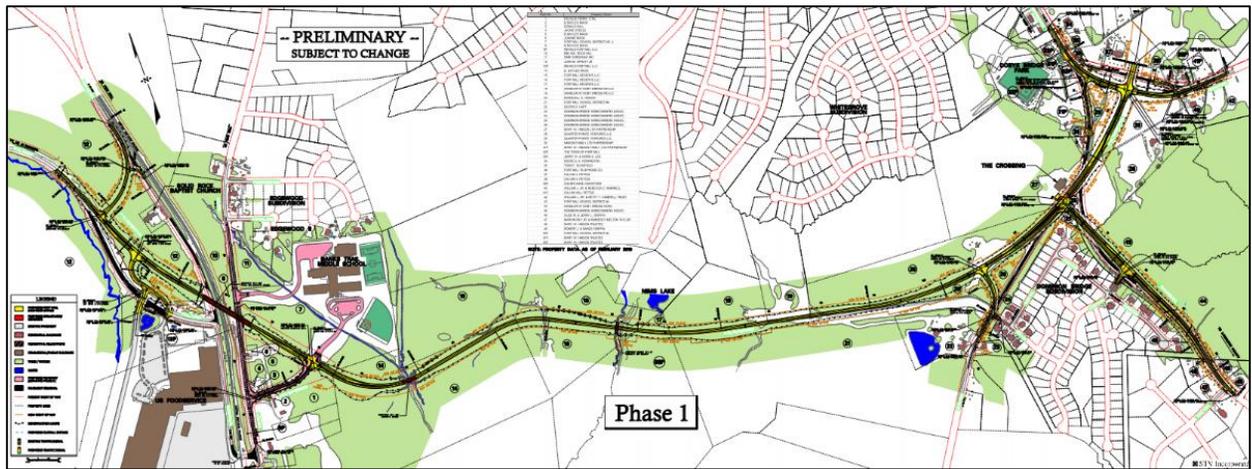
New Subdivisions

There were 3 new subdivision plats approved for recording during the month of March 2015:

- **Final Plat: Waterside Phase 1, Map 2 (CORR)**
 - Applicant: Lennar Carolinas, LLC
 - Location: Whites Road
 - Acreage: 22.50 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 51 Single Family Lots
 - Disposition: Correction approved by town staff on March 26, 2015
- **Final Plat: Waterside Phase 1, Map 3 (CORR)**
 - Applicant: Lennar Carolinas, LLC
 - Location: Whites Road
 - Acreage: 29.89 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 36 Single Family Lots
 - Disposition: Correction approved by town staff on March 26, 2015



- **ROW Map: Fort Mill Southern Bypass**
 - Applicant: York County
 - Location: Fort Mill Southern Bypass
 - Disposition: Approved new right-of-way map on March 10, 2015.

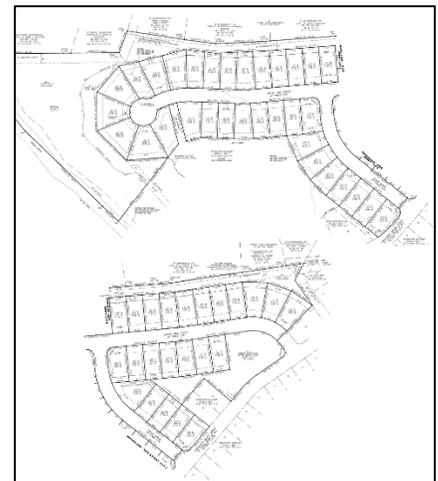


Planning Commission Meeting Summary

The Planning Commission (PC) held its regular meeting on Tuesday, March 24, 2015, to review the following requests(s):

- **Final Plat: Springview Meadows, Phase 2**

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 020-21-01-314
- Acreage: 20.578 +/- Acres
- Zoning Designation: R-5 Residential
- Request: Applicant requested approval of a final plat for Phase 2 of the Springview Meadows subdivision (55 single-family lots).
- Disposition: PC voted to approve the final plats for Springview Meadows, Phase 2, contingent upon the receipt of the required surety bond. A 35' landscaped buffer shall also be replanted (or bonded) along the northern property boundary. (6-0)



- **Sketch Plan: Kimbrell Property**

- Applicant: Ryland Homes
- Location: York County Tax Map Numbers 020-11-01-195, 020-11-01-196, and 020-11-01-197
- Acreage: 28.97 +/- Acres
- Zoning Designation: R-5 Residential
- Request: Applicant requested approval of a sketch plan for a new 100-lot subdivision near the intersection of N Dobys Bridge Road and Kimbrell Road.
- Disposition: PC voted to defer the request, and asked for an arborist's report regarding the health of two significant live oak trees on the property which were proposed for removal. (6-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of March 2015 due to a lack of items for consideration.

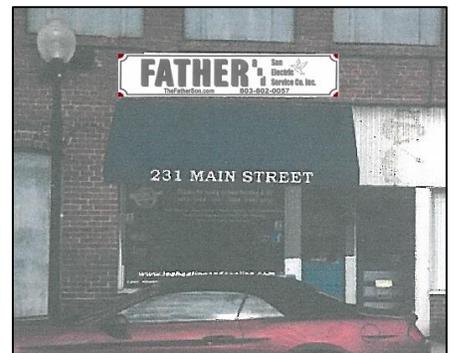
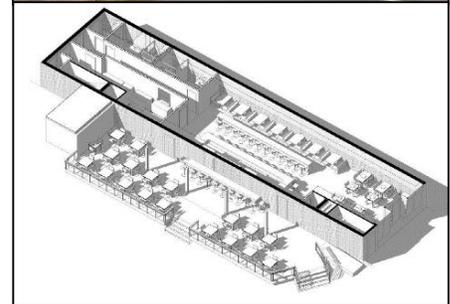
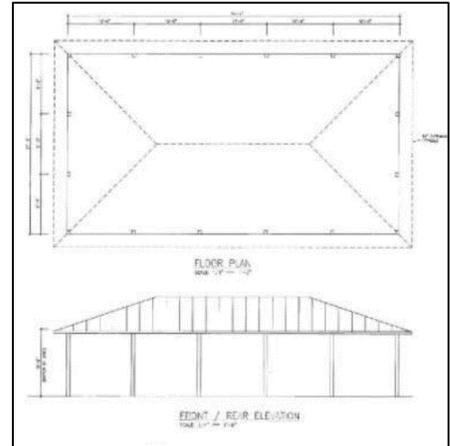
Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, March 10, 2015, to review the following requests:

- **Certificate of Appropriateness: 138 Clebourne Street**
 - Applicant: Candace Windell / The Clebourne House
 - Location: 138 Clebourne Street
 - Zoning Designation: LC / Historic Overlay
 - Request: Applicant requested approval to construct a covered shelter over the existing rear courtyard area at the Clebourne House. The shelter would have a metal roof, and will include drop down walls, lights, fans, etc. on the interior. Additional architectural elements were added, based on feedback from the HRB in February.
 - Disposition: The HRB approved the Certificate of Appropriateness for the revised plan. (6-0)

- **Certificate of Appropriateness: 203 & 205 Main Street**
 - Applicant: JM & JC, LLC
 - Location: 138 Clebourne Street
 - Zoning Designation: LC / Historic Overlay
 - Request: Applicant requested approval for amendments to previously approved exterior modifications for a proposed restaurant at 205 Main Street. Specifically, the HRB reviewed amendments related to the exhaust system (to be painted), and railing design (airline cable instead of wooden pickets). The HRB also reviewed a request to install a historic plaque on the front of the building.
 - Disposition: The HRB approved the request to change the wood pickets to an airline cable system, approved the installation of the historic plaque, and approved the painting of the duct system to match the painted brick on the side exterior wall. (6-0)

- **Certificate of Appropriateness: 231 Main Street**
 - Applicant: Ron Talerico
 - Location: 231 Main Street
 - Zoning Designation: LC / Historic Overlay
 - Request: Applicant requested approval to install an awning and sign for Father & Son Electric Service Co.
 - Disposition: The HRB approved the Certificate of Appropriateness to install a blue awning with white lettering, and a white rectangular sign with matching blue trim. (6-0)



Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 13, 2015
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. April 20, 2015
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. April 28, 2015
 - 7:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tues. April 14, 2015
 - 4:30 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 27, 2015
 - 7:00 AM

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

Did you know?

Subdivision of Property

Subdivision is the process of dividing a parcel of land into two or more lots. The subdivision of property in the Town of Fort Mill is governed by the town's code of ordinances (specifically Chapter 32, Subdivisions) and the zoning ordinance. For most subdivisions, the town's code of ordinances require a three-step process:

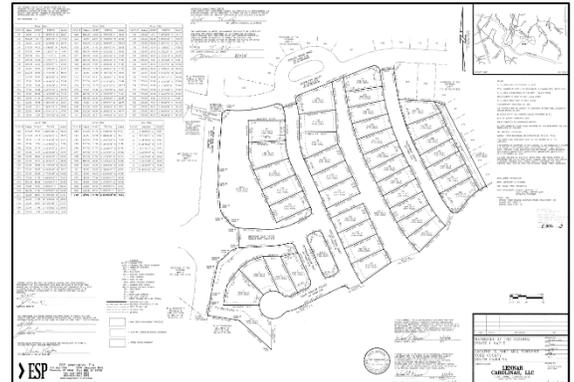
Sketch Plan: The sketch plan is the initial step in the town's subdivision review process. The sketch plan is conceptual in nature, and is intended to illustrate tentative lot and street arrangements for the proposed subdivision. The sketch plan is designed to introduce the project to the Planning Commission, to solicit initial feedback and assistance regarding the proposed layout of the project, and to familiarize the applicant with the town's subdivision requirements.



Preliminary Plat: A preliminary plat is a drawing, or set of drawings, which show detailed renderings and construction plans related to a proposed subdivision. A preliminary plat will include the exact lot locations and boundaries of all proposed lots; the location of all planned rights-of-way, designated open spaces, floodplain and wetland areas; landscaping and streetscaping plans; utility plans; fire safety plans; grading and stormwater management plans; off-site transportation improvements; and other project specific

details. A preliminary plat must be prepared by a surveyor and contain the surveyor's certificate of accuracy. A project becomes vested for development once a preliminary plat has been approved. Clearing and development activities may commence once all required permits have been obtained.

Final Plat: The final plat, also called a record plat, is the final step in the subdivision process. A final plat will include exact boundaries of the project, as well as all lots, open space areas, easements, road names and rights-of-way. All required improvements (roads, sidewalks, utilities, stormwater infrastructure, streetscaping, etc.) must be installed prior to final plat approval; however, the subdivision ordinance allows for the recording of a bonded plat, where any unfinished infrastructure must be secured by the posting of a surety bond or letter of credit equal to the cost of any remaining items, plus a 25% premium. For large projects, final plats are often recorded in phases. Once approved, the final plat must be recorded at the York County Register of Deeds Office. Property is not officially subdivided until a final plat has been approved and recorded.



With the exception of MXU Mixed Use zoned properties, most subdivision requests must be reviewed and approved by the Fort Mill Planning Commission. The town's zoning ordinance delegates the authority to review and approve MXU zoned projects to town staff, as long as the proposed subdivision is consistent with the subdivision ordinance, the MXU district requirements, and any additional requirements outlined within the project's development agreement or development conditions. Pursuant to state law, all new street names must be approved by the Planning Commission prior to recording.

The subdivision ordinance also allows administrative review and approval for the combination or recombination of previously platted lots (or portions of lots) where the total number of lots is not increased and the resultant lots are equal to the standards of the town. Administrative approval may also be granted for the division of land into parcels of five acres or more where no new streets are involved.

For more information about subdividing property in the Town of Fort Mill, please contact the Fort Mill Planning Department at (803) 547-2116, or email 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

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](#)