

Fort Mill Planning Department



Development Activity Report March 2016

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

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

	March 2016	March 2015	Change (#)	Change (%)
Permits Issued	130	119	+11	+9.2%
Construction Value	\$23,827,280	\$37,902,006	-\$14,074,726	-37.1%
Permit Fees Collected*	\$130,176	\$216,325	-\$86,149	-39.8%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	325	295	+30	+10.2%
Construction Value	\$89,526,452	\$64,157,987	+\$25,368,465	+39.5%
Permit Fees Collected*	\$420,516	\$386,009	+\$34,507	+8.9%

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

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

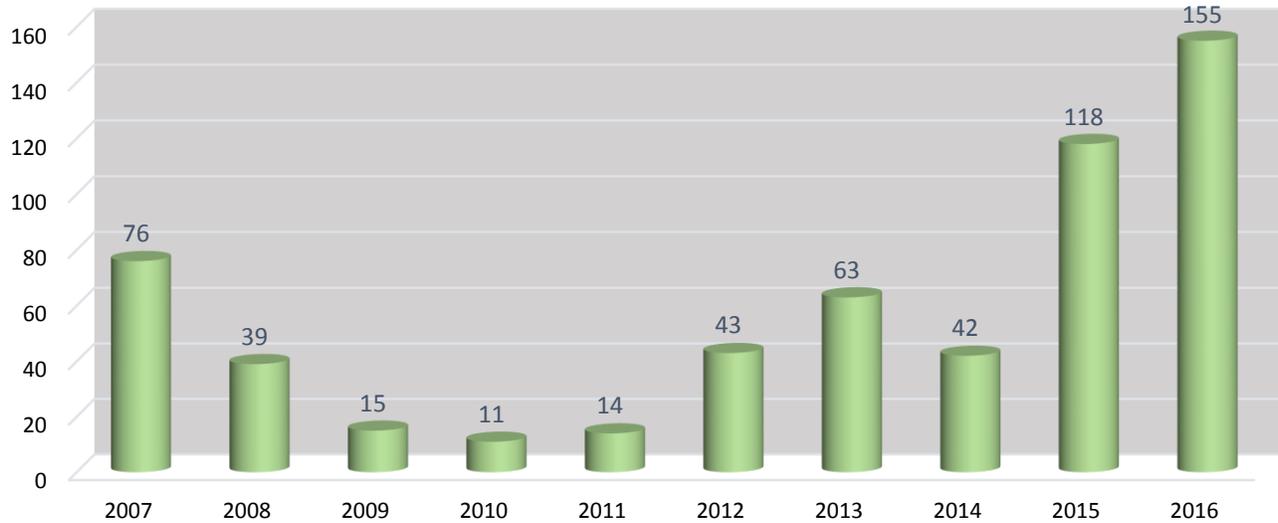
	March 2016	March 2015	Change (#)	Change (%)
Permits Issued	57	51	+6	+11.8%
Construction Value	\$22,785,705	\$18,742,579	+\$4,043,126	+21.6%
Permit Fees Collected*	\$399,749	\$367,502	+\$32,248	+8.8%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	155	118	+37	+31.4%
Construction Value	\$63,343,022	\$42,597,081	+\$20,745,941	+48.7%
Permit Fees Collected*	\$408,665	\$360,992	+\$47,672	+13.2%

*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-Mar (2007-2016)



A total of 57 new single-family residential permits were issued during the month of March 2016, including 15 in Masons Bend, 2 in Massey, 5 in the Preserve at River Chase, 5 in Springfield, 5 in Springview Meadows, 3 in Sutton Mill, 21 in Waterside at the Catawba, and 1 Other.

- **Masons Bend**

- 1312 Freshwater Drive
- 1318 Freshwater Drive
- 1407 Kayak Court
- 1419 Kayak Court
- 1605 Half Pint Loop
- 1653 Half Pint Loop
- 206 June Bug Lane
- 218 June Bug Lane
- 1886 Masons Bend Drive
- 1894 Masons Bend Drive
- 1900 Masons Bend Drive
- 1908 Masons Bend Drive
- 309 Sensibility Circle
- 320 Sensibility Circle

- **Massey**

- 1998 Felts Parkway
- 1339 Kings Bottom Drive

- **Springfield**

- 1291 Edbrooke Lane
- 711 Mendenhall Court
- 2257 Tatton Hall Road
- 2266 Tatton Hall Road
- 2274 Tatton Hall Road

- **Springview Meadows**

- 2036 Angel Oak Drive
- 2067 Angel Oak Drive
- 1063 Crescent Moon Drive
- 3005 Palm Drive
- 3016 Palm Drive

- **Sutton Mill**

- 1222 Brookcrest Lane
- 1229 Brookcrest Lane
- 1592 Spring Blossom Trail

- **Waterside at the Catawba**

- 1312 Corey Cabin Court
- 1349 Corey Cabin Court
- 2263 Elmview Lane
- 1908 Great Balsam Way
- 1920 Great Balsam Way
- 2035 Lily Lake Lane
- 2038 Lily Lake Lane
- 1038 Shiloh Bend Trail
- 1051 Shiloh Bend Trail
- 1175 Shiloh Bend Trail
- 1184 Shiloh Bend Trail
- 2361 Talon Point Circle
- 2365 Talon Point Circle
- 2369 Talon Point Circle

- **Preserve at River Chase**
 - 6042 Drave Lane
 - 6043 Drave Lane
 - 6054 Drave Lane
 - 4023 Thames Circle
 - 4192 Thames Circle
 - **Other**
 - 106 Self Street
- 2104 Winhall Road
 - 2108 Winhall Road
 - 2116 Winhall Road
 - 2117 Winhall Road
 - 2120 Winhall Road
 - 2123 Winhall Road
 - 2129 Winhall Road

Monthly Permit Summary (Commercial)

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

- **Kingsley Monument Sign:** 207 Textile Way (Sign)
- **Kingsley Monument Sign:** 506 Kingsley Springs Blvd (Sign)
- **Kingsley Monument Sign:** 1508 Wamsutta Mills Drive (Sign)
- **Lash Group Sign:** 1800 Innovation Point (Sign)

New Businesses

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

- **Tipsy Barrel:** 1504 Carolina Place Drive, Suite 111 (Craft Beer and Wine Bar)
- **Hobbs Law Firm:** 115 Confederate Street (Law Office)
- **L&R Heating & Air Conditioning:** 211 Pond View Lane (Home Occupation)
- **Mr. Electric of Charlotte:** 206 Faile Street (Home Occupation)
- **Stephanie Therrien:** 326 Chorus Road (In-Home Daycare)

Impact Fee Collections

Impact Fee Collections – March 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$8,661	\$0	\$8,661
Municipal Facilities & Equipment	\$22,241	\$0	\$22,241
Parks & Recreation	\$72,974	\$0	\$72,974
Transportation	\$0	\$0	\$0
Total Fee Collections	\$103,876	\$0	\$103,876
Monthly Summary			
Total Number of Construction Permits	57	0	57
Total Construction Value	\$22,785,705	\$0	\$22,785,705
Fee Collections as % of Construction Value	0.46%	0.00%	0.46%
% From Residential vs. % From Commercial	100.00%	0.00%	100.00%

Impact Fee Collections – Year-to-Date 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$23,551	\$28,590	\$52,141
Municipal Facilities & Equipment	\$60,481	\$17,127	\$77,608
Parks & Recreation	\$198,439	\$0	\$198,439
Transportation	\$0	\$0	\$0
Total Fee Collections	\$282,471	\$45,717	\$328,187
Year-to-Date Summary			
Total Number of Construction Permits	155	4	159
Total Construction Value	\$63,343,022	\$24,673,225	\$88,016,248
Fee Collections as % of Construction Value	0.45%	0.19%	0.37%
% From Residential vs. % From Commercial	89.8%	10.2%	100.00%

News & Project Updates



Town Hosts Historic District Stakeholder Meetings

On Monday, March 7th, and Tuesday, March 8th, more than 40 residents and business owners participated in stakeholder meetings related to the town's Historic District Design Guidelines project. Participants received an overview of the project from Julie Husband of Winter & Co., and provided suggestions on what they'd like to see in the draft guidelines.

Agreement Signed for Clebourne Street Intersection Project

On March 11, 2016, the town entered into an agreement with SCDOT for the Clebourne Street and N White Street intersection improvement project. The \$1.3 million project will be managed by SCDOT, and will be funded in part by a Congestion Mitigation and Air Quality Improvement (CMAQ) grant awarded by RFATS. A 20% local match (\$264,000) will be provided by the town.



Planning Staff Attends SCAPA Winter Conference in Beaufort

On Friday, March 18, 2016, Planning Director Joe Cronin attended the SCAPA Winter Conference in Beaufort, SC. During the one-day event, planners from around the state learned from impacted communities about the historic floods of 2015. Additional topics included stormwater management, historic preservation, and partnering with non-profits to implement park projects.

Annexations

There was one annexation ordinance approved by Town Council during the month March 2016:

- **Ordinance No. 2016-03**

An ordinance annexing York County Tax Map Number 706-00-00-023, containing approximately 0.38 acres at 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)
- Disposition: Approved second reading of annexation ordinance with R-10 zoning. (6-0)
- Date Approved: March 14, 2016



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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Total # Annexations	1	0	+1	+100.0%
Total # Acres Annexed	0.38	0.00	+0.38	+100.0%

Rezoning

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

Ordinances & Text Amendments

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

New Subdivisions

There were two subdivision plats approved during the month of March 2016.

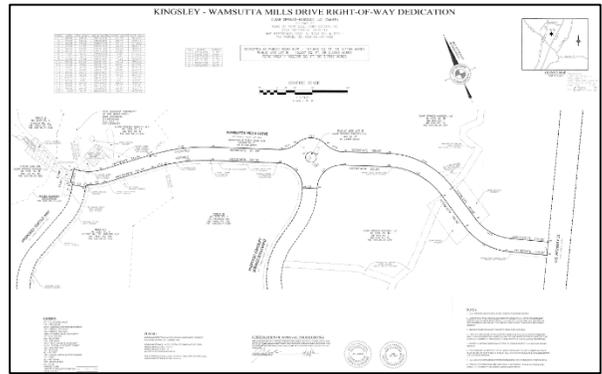
- **Recombination Plat: 222 N Dobys Bridge Road**

- Applicant: Legacy Investments LLC / Holland Investors / Pittman PLS
- Location: York County Tax Map No. 020-05-01-022 & 020-05-01-023
- Acreage: 1.0 +/- Acres
- Zoning Designation: HC Highway Commercial
- Buildable Lots: Two existing lots (0.70 +/- acre and 0.30 +/- acre) to be recombined into a single 1.0 +/- acre lot
- Disposition: Approved by town staff on March 1, 2016



- **Final Plat: Kingsley Road B**

- Applicant: Clear Springs Kingsley LLC
- Location: York County Tax Map No. 020-09-01-022
- Acreage: 3.76 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: N/A; Final plat covers road right-of-way and public use lot only
- Disposition: Approved by town staff on March 21, 2016

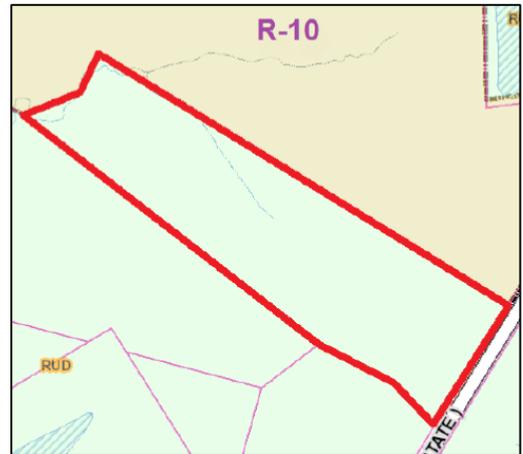


Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, March 15, 2016, to review the following requests:

- **Annexation Request: Fort Mill School District**

- Applicant: Fort Mill School District
- Location: York County Tax Map Number 707-00-00-050 (Whites Road)
- Acreage: 15.258 +/- Acres
- Current Zoning: RUD (County)
- Zoning Requested: R-10 Residential (Town)
- Request: Applicant requested annexation of a 15.258 +/- parcel with a zoning designation of R-10 Residential. Upon annexation, the property is intended to be recombined with neighboring property on Fort Mill Parkway (future site of the school district's third high school).
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of R-10 Residential. (5-0)



- **Annexation Request: 601 Sutton Road**

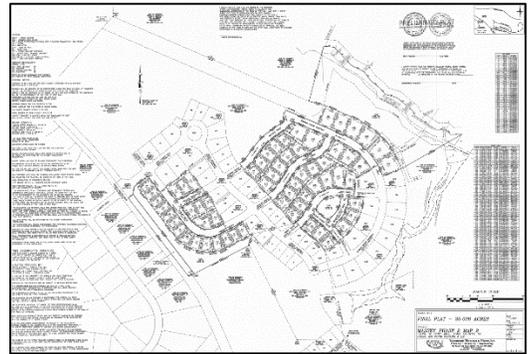
- Applicant: Frank L. and Tammy B. Carter
- Location: York County Tax Map Numbers 661-00-00-006 and 661-00-00-007 (601 Sutton Road)
- Acreage: 3.40 +/- Acres
- Current Zoning: RC-I (County)
- Zoning Requested: HC Highway Commercial
- Request: Applicant requested annexation of two parcels, containing a total of 15.258 +/- acres, with a requested zoning designation of HC Highway Commercial.
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of HC Highway Commercial. (5-0)



- **Final Plat: Massey Phase 2, Map 2**

- Applicant: Jen Worth Carolina 6 LLC

- Location: York County Tax Map Number 020-12-01-272 (Massey Phase 2)
- Acreage: 25.026 +/- Acres
- Zoning Designation: PND
- Request: Applicant requested approval of a final plat for Massey Phase 2, Map 2, containing 62 single-family lots on 25.026 acres.
- Disposition: PC voted to approve the final plat for Massey Phase 2, Map 2, contingent upon the applicant securing a bond or letter of credit equal to 125% of the total value for all remaining infrastructure. The PC also approved the following street name: Blakney Point Road. (5-0)



- **Text Amendment: Convert R-5 Zoning District to R-7 Zoning District**

- Applicant: Initiated by request of Town Council
- Purpose: The purpose of this text amendment is to eliminate the R-5 Residential zoning district, and to replace it with a new R-7 Residential district. Compared to the R-5 District, the R-7 district would increase the minimum lot size from 5,000 square feet to 7,000 square feet; increase the minimum lot width from 50' to 60'; and increase the front, side and rear yard setback requirements. As drafted, the allowable density would remain at 3.0 dwelling units per acre by right, with up to 5.0 per acre permitted with a development agreement.
- Disposition: PC voted to defer consideration of the request. (5-0)

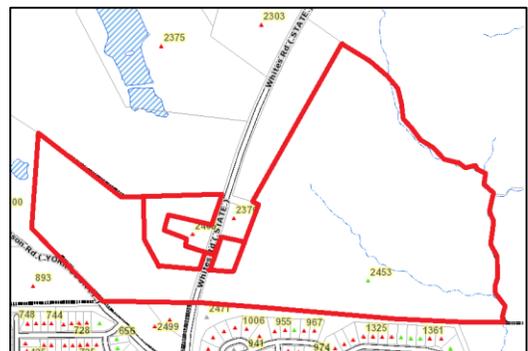
- **Rezoning Request: Oakland Pointe Subdivision**

- Applicant: Initiated by request of Town Council
- Location: York County Tax Map Numbers 020-11-01-196, 020-11-01-196, and 020-11-01-197 (Future Oakland Pointe subdivision)
- Acreage: 28.98 +/- Acres
- Current Zoning: R-5 Residential
- Proposed Zoning: R-7 Residential
- Request: Town Council has initiated a proactive rezoning of the Oakland Pointe subdivision to correspond with the proposed elimination of the R-5 district. If approved, this rezoning will apply to all 100 single-family residential lots, as well as common open space lots, within the future Oakland Pointe subdivision.
- Disposition: PC voted to defer consideration of the request. (5-0)



- **Rezoning Request: Pecan Ridge Subdivision**

- Applicant: Initiated by request of Town Council
- Location: York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (Future Pecan Ridge subdivision)
- Acreage: 74.53 +/- Acres
- Current Zoning: R-5 Residential
- Proposed Zoning: R-7 Residential
- Request: Town Council has initiated a proactive rezoning of the Pecan Ridge subdivision to



correspond with the proposed elimination of the R-5 district. If approved, this rezoning will apply to all 192 single-family residential lots, as well as common open space lots, within the future Pecan Ridge subdivision.

- Disposition: PC voted to defer consideration of the request. (5-0)

- **Rezoning Request: Springview Meadows Subdivision**

- Applicant: Initiated by request of Town Council
- Location: 97 Parcels on Angel Oak Drive, Crescent Moon Drive and Palm Drive (Springview Meadows subdivision)
- Acreage: 46.0 +/- Acres
- Current Zoning: R-5 Residential
- Proposed Zoning: R-7 Residential
- Request: Town Council has initiated a proactive rezoning of the Springview Meadows subdivision to correspond with the proposed elimination of the R-5 district. If approved, this rezoning will apply to all 87 single-family residential lots, as well as common open space lots, within the Springview Meadows subdivision.
- Disposition: PC voted to defer consideration of the request. (5-0)



- **Rezoning Request: Sutton Mill Subdivision**

- Applicant: Initiated by request of Town Council
- Location: 97 Parcels on Brookcrest Lane, Misty Morning Court, Spring Blossom Trail and Still River Way (Sutton Mill subdivision)
- Acreage: 46.0 +/- Acres
- Current Zoning: R-5 Residential
- Proposed Zoning: R-7 Residential
- Request: Town Council has initiated a proactive rezoning of the Sutton Mill subdivision to correspond with the proposed elimination of the R-5 district. If approved, this rezoning will apply to all 93 single-family residential lots, as well as common open space lots, within the Sutton Mill subdivision.
- Disposition: PC voted to defer consideration of the request. (5-0)

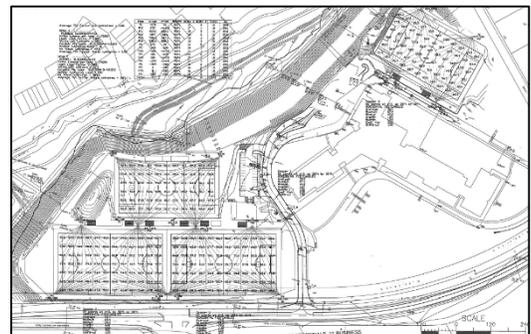


Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, March 21, 2016, to review the following requests:

- **Variance Request: 1300 Spratt Street**

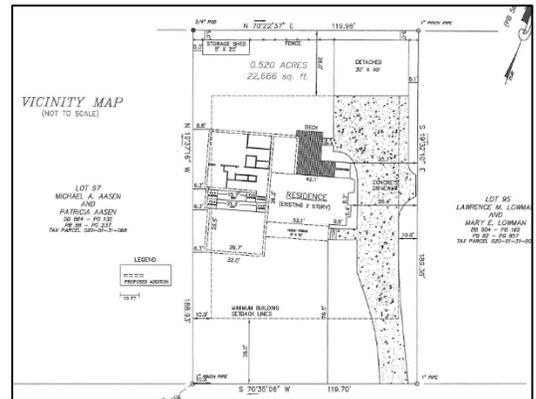
- Applicant: Fort Mill School District
- Location: York County Tax Map Number 020-20-01-035 (1300 Spratt Street)
- Zoning Designation: R-15 Residential
- Request: Applicant requested a variance from the zoning ordinance to allow athletic field lighting up to 85' in height at Riverview Elementary School.



- Disposition: BOZA voted to approve the variance request to allow an increase in the maximum lighting height from 16' to 85'. (4-0)

- **Variance Request: 1112 Honeybee Trail**

- Applicant: Matthew Sigmon
- Location: York County Tax Map Number 020-01-31-002 (1112 Honeybee Trail)
- Zoning Designation: R-15 Residential
- Request: Applicant requested a variance from the zoning ordinance to allow a reduction of the 10' side yard setback requirement.
- Disposition: BOZA voted to approve the variance request to allow an increase in the maximum lighting height from 16' to 85'. (4-0)



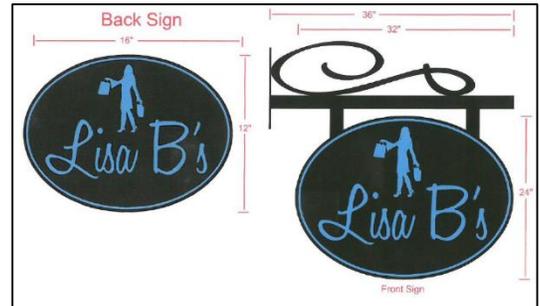
During the March meeting, Jim Thomas was re-elected as Chair for 2016, and Jody Stegall was elected as Vice-Chair.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, March 8, 2016, to review the following requests:

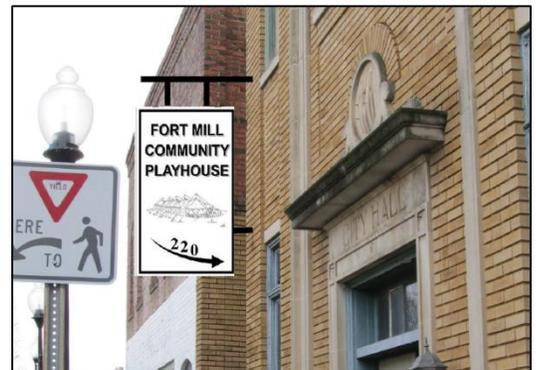
- **Certificate of Appropriateness: 118 Main Street**

- 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 a projecting sign on the front of the building, a wall-mounted sign on the rear of the building, and change the paint color of the rear entry door.
- Disposition: HRB voted to approve the installation of the projecting and wall-mounted signs at the front and rear of the building, and to approve the paint color for the rear entry door. (6-0)



- **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 32" x 54" projecting sign to the left of the main entry way at the front of the building.
- Disposition: HRB voted to approve the projecting sign, as requested by the applicant. (5-0)



Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 11, 2016
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. April 18, 2016
 - 6:00 PM
- **York County Pennies Commission Meeting**
 - Manchester Meadows (Rock Hill)
 - Wed. April 20, 2016
 - 6:00 PM
- **RFATS Policy Committee Workshop**
 - Manchester Meadows (Rock Hill)
 - Fri. April 29, 2016
 - 12:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tue. April 12, 2016
 - 4:30 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. April 19, 2016
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. April 25, 2016
 - 7:00 AM

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

Did you know?

Historic District Design Guidelines Project

In June of 2015, the Town of Fort Mill was awarded a Federal Historic Preservation Grant from the [South Carolina Department of Archives and History](#) (SCDAH) to develop and adopt a set of objective, locally-inspired, and historically appropriate design guidelines for new construction, rehabilitation, and modifications to existing buildings within the town's Historic District.

A professional services contract was awarded in January 2016 to [Winter & Company](#) of Boulder, CO, who will assist the town with development of an architectural design guidelines manual.

The primary goals of the Historic District Design Guidelines project are to preserve the integrity of the town's historic resources, and to ensure predictability and consistency in decisions related to design, architecture and materials within the Historic District.

The town's seven-member Historic Review Board will assist town staff and the consultant in the development of the design guidelines manual, and will provide final recommendations to town council for review and approval.



All meetings will be open to the public, and opportunities for public review and comment on the draft guidelines will be provided at a later date. As a requirement of the grant award, the draft guidelines must be completed by September 2016.

For more information about the Historic District Design Guidelines project, please [click here](#) to visit the project website, or contact Joe Cronin, Planning Director, by phone at (803) 547-2034 x257, or by email at 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 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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