

Fort Mill Planning Department



Development Activity Report April 2016

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

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

	April 2016	April 2015	Change (#)	Change (%)
Permits Issued	180	117	+63	+53.8%
Construction Value	\$42,772,079	\$26,064,852	+\$16,707,227	+64.1%
Permit Fees Collected*	\$213,189	\$155,075	+\$58,114	+37.5%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	504	413	+91	+22.0%
Construction Value	\$132,035,689	\$92,163,931	+\$39,871,758	+43.3%
Permit Fees Collected*	\$418,991	\$543,840	-\$124,849	-23.0%

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

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

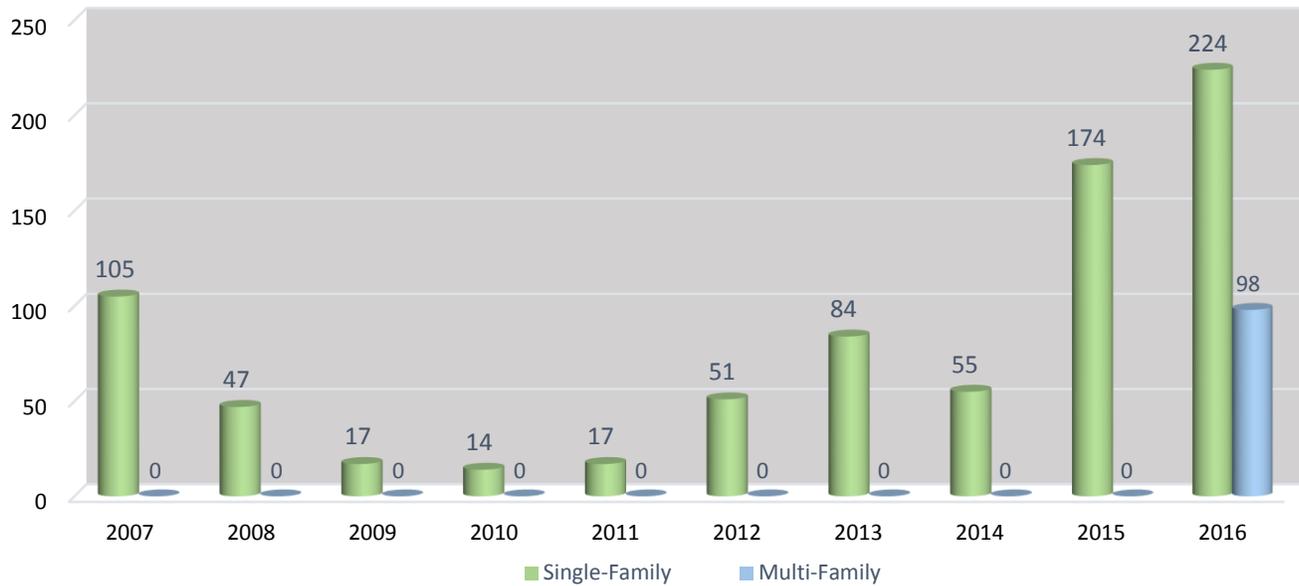
	April 2016	April 2015	Change (#)	Change (%)
Permits Issued	69	56	+13	+23.2%
Construction Value	\$23,869,444	\$21,526,777	+\$2,342,667	+10.9%
Permit Fees Collected*	\$345,934	\$384,407	-\$38,473	-10.0%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	224	174	+50	+28.7%
Construction Value	\$87,212,466	\$64,123,858	+\$23,088,608	+36.0%
Permit Fees Collected*	\$389,341	\$368,528	+\$20,813	+5.6%

*Permit fee collections are non-audited values. Actual collections may increase or decrease following the town's annual audit.

Year-to-Date New Residential Permits - Jan-Apr (2007-2016)



A total of 69 new single-family residential permits were issued during the month of April 2016, including 28 in Carolina Orchards, 8 in Massey, 2 in Paradise, 6 in the Preserve at River Chase, 4 in Springfield, 4 in Springview Meadows, 4 in Sutton Mill, and 17 in Waterside at the Catawba. An additional 98 multi-family units were permitted in Phase II of the Legacy Fort Mill Apartments on Pleasant Road.

- **Carolina Orchards**

- 706 Bushel Drive
- 710 Bushel Drive
- 714 Bushel Drive
- 722 Bushel Drive
- 509 Fig Street
- 513 Fig Street
- 220 Grovefield Drive
- 228 Grovefield Drive
- 232 Grovefield Drive
- 236 Grovefield Drive
- 240 Grovefield Drive
- 244 Grovefield Drive
- 329 Harvest Valley Lane
- 345 Harvest Valley Lane
- 353 Harvest Valley Lane
- 393 Harvest Valley Lane
- 621 Honey Dew Lane
- 625 Honey Dew Lane
- 629 Honey Dew Lane
- 637 Honey Dew Lane
- 641 Honey Dew Lane
- 807 Peck Street
- 811 Peck Street

- **Preserve at River Chase**

- 1275 Arges River Drive
- 6005 Drave Lane
- 6050 Drave Lane
- 4068 Thames Circle
- 4076 Thames Circle
- 4184 Thames Circle

- **Springview Meadows**

- 2040 Angel Oak Drive
- 2075 Angel Oak Drive
- 2097 Angel Oak Drive
- 3017 Palm Drive

- **Sutton Mill**

- 1567 Spring Blossom Trail
- 1576 Spring Blossom Trail
- 1782 Still River Way
- 1808 Still River Way

- **Waterside at the Catawba**

- 1605 Appledale Court
- 1617 Appledale Court
- 204 Copper Hawk Court

- 815 Peck Street
- 823 Peck Street
- 827 Peck Street
- 529 Sunkissed Lane
- 541 Sunkissed Lane
- **Massey**
 - 1937 Felts Parkway
 - 1941 Felts Parkway
 - 1945 Felts Parkway
 - 1956 Felts Parkway
 - 1962 Felts Parkway
 - 1968 Felts Parkway
 - 1172 Kings Bottom Drive
 - 1324 Kings Bottom Drive
- **Paradise**
 - 113 Berry Street
 - 115 Berry Street
- 205 Copper Hawk Court
- 1374 Corey Cabin Court
- 2026 Lily Lake Lane
- 2034 Lily Lake Lane
- 2039 Lily Lake Lane
- 647 Mackenzie Falls Drive
- 1057 Shiloh Bend Trail
- 1062 Shiloh Bend Trail
- 1119 Shiloh Bend Trail
- 1161 Shiloh Bend Trail
- 2350 Talon Point Circle
- 2358 Talon Point Circle
- 1494 Tomkins Knob Drive
- 2113 Winhall Road
- **Legacy Phase II**
 - 2580 Pleasant Road (98 Apartments)

Monthly Permit Summary (Commercial)

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

- **Food Lion:** 1360 Highway 160 E (Interior Remodel)

New Businesses

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

- **Lisa B's:** 118 Main Street (Clothing Boutique)
- **Alissa Bray Photography:** 122-A Main Street (Photography Studio)
- **Cherry Sushi Grill:** 526 Mercantile Place, Suite 101/102 (Restaurant)
- **Impress One Cleaning Co, LLC:** 176 Monterey Oaks Circle (Home Occupation, Cleaning Service)
- **Toppagreat Coffee:** 1892 Shadow Lawn Court (Home Occupation, Mobile Coffee Cart)

Impact Fee Collections

Impact Fee Collections – April 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$17,403	\$0	\$17,403
Municipal Facilities & Equipment	\$44,693	\$0	\$44,693
Parks & Recreation	\$146,639	\$0	\$146,639
Transportation	\$0	\$0	\$0
Total Fee Collections	\$208,735	\$0	\$208,735

Monthly Summary			
Total Number of Construction Permits	70	0	70
Total Construction Value	\$39,813,715	\$0	\$39,813,715
Fee Collections as % of Construction Value	0.52%	0.00%	0.52%
% 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	\$40,954	\$28,590	\$69,544
Municipal Facilities & Equipment	\$105,174	\$17,127	\$122,301
Parks & Recreation	\$345,077	\$0	\$345,077
Transportation	\$0	\$0	\$0
Total Fee Collections	\$491,205	\$45,717	\$536,922
Year-to-Date Summary			
Total Number of Construction Permits	225	4	229
Total Construction Value	\$103,156,737	\$24,673,225	\$127,829,963
Fee Collections as % of Construction Value	0.48%	0.19%	0.42%
% From Residential vs. % From Commercial	91.49%	8.51%	100.00%

News & Project Updates



Grand Opening Celebration for Walmart Neighborhood Market

On Monday, April 11th, Mayor Savage and representatives from the Town of Fort Mill Police, Fire and Planning Departments attended the grand opening of Walmart Neighborhood Market, located at 400 N. Dobys Bridge Road. During the celebration, Walmart associates presented the Fort Mill Police and Fire Departments with a donation of \$1,500 to each department.

Grand Opening Celebration for Lisa B's Boutique

On Thursday, April 21st, staff from the Town of Fort Mill Planning and Business Licensing Departments attended the grand opening celebration of Lisa B's, an upscale clothing boutique located at 118 Main Street. Over the last several months, business owner Lisa Banish has completely renovated the historic Main Street building.



Kingsley Off-Site Road Improvements

Residents traveling on SC Highway 160 during the month of April will notice several off-site road improvements now under construction near Kingsley. The developer, Clear Springs, is in the process of installing a new outbound lane on Highway 160, as well as several new turn lanes at the intersections of Highway 160 and Munn Road, Textile Way, and Kingsley Springs Boulevard.

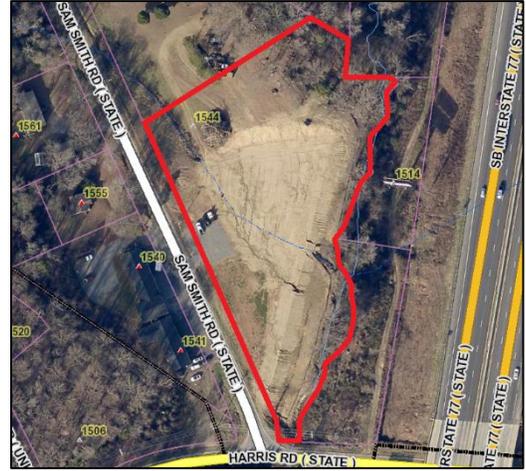
Annexations

There were three annexation ordinances approved by Town Council during the month April 2016:

- **Ordinance No. 2016-04**

An ordinance annexing York County Tax Map Number 657-00-00-114, containing approximately 4.48 +/- acres at 1544 Sam Smith Road

- Applicant: Darryl Trull
- Location: York County Tax Map Number 657-00-00-114 (1544 Sam Smith Road)
- Acreage: 4.5 +/- Acres
- Current Zoning: RC-I (County)
- Zoning Requested: LI Light Industrial (Town)
- Disposition: Approved second reading of annexation ordinance with LI zoning. (7-0)
- Date Approved: April 11, 2016



- **Ordinance No. 2016-08**

An ordinance annexing York County Tax Map Numbers 661-00-00-006 and 661-00-00-007, containing approximately 3.4 +/- acres at 601 Sutton Road

- Applicant: Frank & Tammy Carter
- Location: York County Tax Map Numbers 661-00-00-006 & 661-00-00-007 (601 Sutton Road)
- Acreage: 3.4 +/- Acres
- Current Zoning: RC-I (County)
- Zoning Requested: HC Highway Comm. (Town)
- Disposition: Approved second reading of annexation ordinance with HC zoning. (6-0)
- Date Approved: April 25, 2016



- **Ordinance No. 2016-09**

An ordinance annexing York County Tax Map Number 707-00-00-050, containing approximately 15.258 +/- acres on Whites Road

- Applicant: Fort Mill School District
- Location: York County Tax Map Number 707-00-00-050 (Whites Road)
- Acreage: 15.3 +/- Acres
- Current Zoning: RUD (County)
- Zoning Requested: R-10 Residential (Town)
- Disposition: Approved second reading of annexation ordinance with R-10 zoning. (6-0)
- Date Approved: April 25, 2016



	YTD 2016	YTD 2015	Change (#)	Change (%)
Total # Annexations	4	0	+4	+100.0%
Total # Acres Annexed	23.50	0.00	+23.50	+100.0%

Rezoning

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

Ordinances & Text Amendments

There was one text amendment approved by council during the month of April 2016:

- **Ordinance No. 2016-06**

An ordinance amending the Code of Ordinance for the Town of Fort Mill; Chapter 32, Subdivisions; Article IV, Required Improvements; so as to add a new section, to be called Section 32-115, Street Acceptance Policy

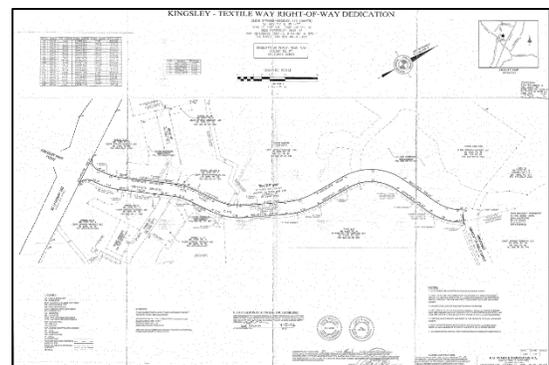
- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: The purpose of this ordinance is to establish a formal policy for the acceptance of public streets which are offered for dedication into the Town of Fort Mill's Street Maintenance System. For the purpose of this policy, a "street" shall include all public infrastructure located within a public right-of-way, including, but not limited to: travel lanes, curb and gutter, drainage and sidewalks, as well as planting strips, planted medians and street trees, which may be subject to a maintenance agreement between the Town and the applicant. The ordinance requires a minimum maintenance liability period of 12 months following acceptance, a surety bond or letter of credit equal to 25% of the engineer's cost estimate of total construction value (including labor) during the maintenance period, and the establishment of a street inspection fee of \$2.00 per linear foot at the time of application. A formal street acceptance policy, acceptance process and application forms were adopted by a subsequent resolution of town council (Resolution No. 2016-05).
- Disposition: Approved 2nd reading of text amendment (7-0)
- Date Approved: April 11, 2015

New Subdivisions

There were three subdivision plats approved during the month of April 2016:

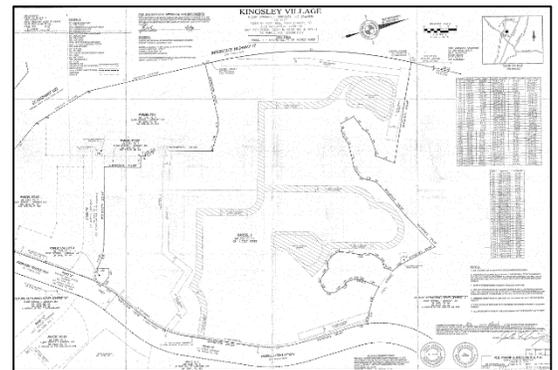
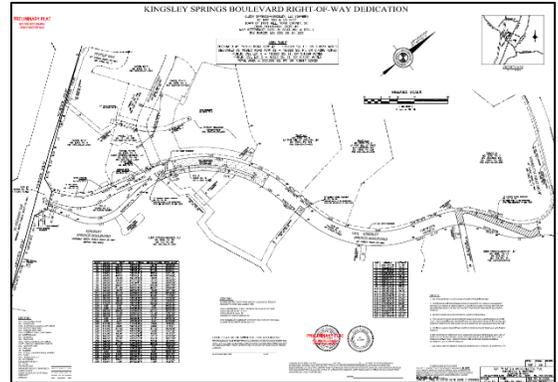
- **Final Plat: Kingsley Road A (Textile Way)**

- Applicant: Clear Springs Kingsley LLC
- Location: York County Tax Map Number 020-09-01-022
- Acreage: 2.85 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: N/A; Final plat covers road right-of-way for Textile Way only
- Disposition: Approved by town staff on April 5, 2016



- **Preliminary Plat: Kingsley Road C (Kingsley Springs)**
 - Applicant: Clear Springs Kingsley LLC
 - Location: York County Tax Map Number 020-09-01-022
 - Acreage: 4.89 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: N/A; Preliminary plat covers road right-of-way for Kingsley Springs Boulevard only
 - Disposition: Approved by town staff on April 5, 2016

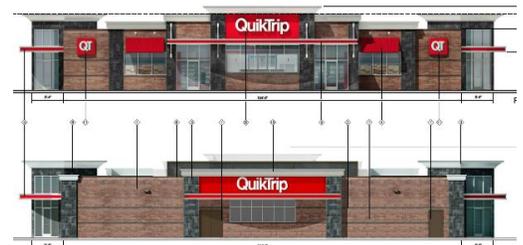
- **Preliminary Plat: Kingsley Village, Parcel 1**
 - Applicant: Clear Springs Kingsley LLC
 - Location: York County Tax Map Number 020-09-01-022
 - Acreage: 14.73 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 1 (Future Site of Kingsley Village Apartments)
 - Disposition: Approved by town staff on April 19, 2016



Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, April 19, 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 site plan approval for a proposed QuikTrip store, including signage, lighting, landscaping and crosswalk design.
 - Disposition: PC voted to approve the site plan with the inclusion of concrete crosswalks (45-degree herringbone pattern with ribbon), minimum lighting standards (up to 0.2 foot-candles), and an externally illuminated sign. (5-0)



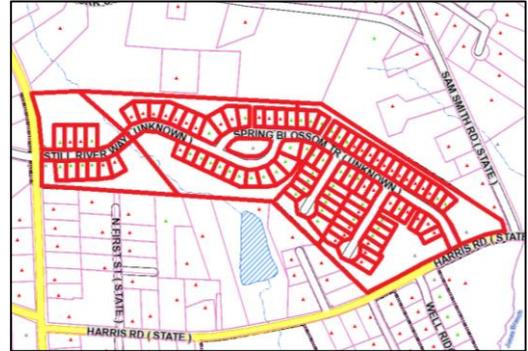
- **Text Amendment: Convert R-5 Zoning District to R-7 Zoning District**
 - Applicant: Initiated by request of Town Council
 - Purpose: The purpose of this text amendment is to eliminate the R-5 Residential zoning district, and to replace it with a new R-7 Residential district. Compared to the R-5 District, the R-7 district would increase the minimum lot size from 5,000 square feet to 7,000 square feet;

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 recommend that council table the rezoning request and address the question of the R-5 district in the new UDO. (7-0)

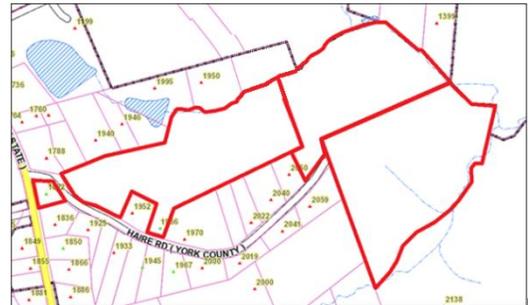
- **Rezoning Request: Sutton Mill Subdivision**

- 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 recommend that council table the rezoning request and address the question of the R-5 district in the new UDO. (7-0)



- **Annexation Request: Haire Village**

- Applicant: Bonnie Blanton / Catalyst Group LLC
- Location: York County Tax Map Numbers 738-00-00-045, 738-00-00-046 and 738-00-00-077 (Haire Road & Fort Mill Parkway)
- Acreage: 48.0 +/- Acres
- Current Zoning: RD-II (County)
- Proposed Zoning: MXU Mixed Use (Town)
- Request: Applicant requested annexation into the town limits with a zoning designation of MXU Mixed Use. (See below for additional details regarding the proposed MXU plan).
- Disposition: PC voted to defer consideration of the request, and asked the applicant to bring back a revised plan that addresses the density concerns expressed by the PC. The PC also requested a traffic impact analysis be completed prior to making a recommendation. (4-3)



- **MXU Concept Plan & Dev. Conditions: Haire Village**

- Applicant: Bonnie Blanton / Catalyst Group LLC
- Location: York County Tax Map Numbers 738-00-00-045, 738-00-00-046 and 738-00-00-077 (Haire Road & Fort Mill Parkway)
- Acreage: 48.0 +/- Acres
- Current Zoning: RD-II (County)
- Proposed Zoning: MXU Mixed Use (Town)
- Request: Applicant requested approval of a mixed use concept plan and development conditions to allow up to 305 market-rate apartments, 80 age-restricted (55+) attached

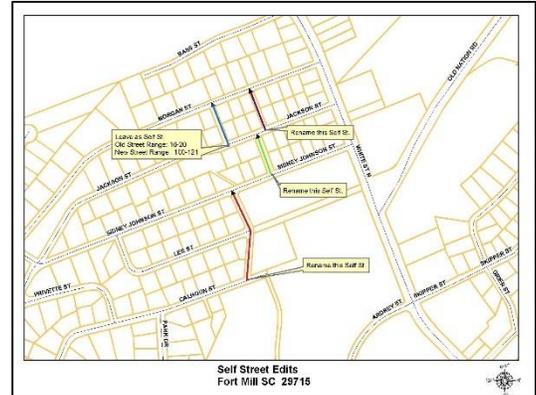


residential dwellings, an age-restricted (55+) continuing care retirement facility with up to 200 dwelling units, and up to 16,000 square feet of retail, office and/or municipal use.

- Disposition: PC voted to defer consideration of the request, and asked the applicant to bring back a revised plan that addresses the density concerns expressed by the PC. The PC also requested a traffic impact analysis be completed prior to making a recommendation. (4-3)

- **Street Renaming Request: Self Street**

- Applicant: York County E-911/Addressing
- Location: Self Street (3 non-contiguous sections)
- Acreage: N/A
- Current Zoning: R-10 Residential
- Request: The York County E-911/Addressing Office asked the town to consider renaming three non-contiguous sections of Self Street so as to avoid confusion for residents and emergency responders.
- Disposition: PC voted to recommend Looms Way, Spindle Street and Bobbin Street, and to authorize staff to advertise a public hearing on the street renaming request. These names will be considered at a subsequent meeting of the PC, following a public hearing. (7-0)



- **Capital Improvements Plan Amendment**

- Applicant: N/A – Initiated by Town Council and Staff
- Request: Staff requested consideration of an amendment to the town’s Capital Improvements Plan (CIP), adopted in August 2015, and updated in February 2016, so as to amend the plans for a new town hall. The current CIP calls for the acquisition of land and the construction of a new town hall (\$9.4 million). The amendment would allow for the purchase of an existing building for the purpose of relocating town hall (\$2.6 million). The amendment also included revisions to the cost estimate for converting the existing town hall to a law enforcement center (reduced from \$2.3 million to \$300,000).
- Disposition: PC voted to recommend in favor of amending the town’s CIP, as requested. (7-0)

- **Comprehensive Plan Amendment**

- Applicant: N/A – Initiated by Town Council and Staff
- Request: Staff requested consideration of an ordinance amending the town’s Comprehensive Plan so as to incorporate the amended CIP within the Priority Investment Element contained within Volume 2: Fort Mill Tomorrow.
- Disposition: PC voted to recommend in favor of amending the town’s Comprehensive Plan to reflect changes to the CIP. (7-0)

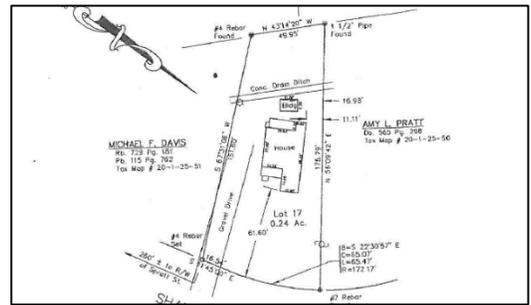
Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, April 18, 2016, to review the following requests:

- **Variance Request: 103 Shamrock Court**

- Applicant: Ismael Sierra
- Location: York County Tax Map Number 020-01-25-052 (103 Shamrock Court)

- Zoning Designation: R-10 Residential
- Request: Applicant requested a variance from the zoning ordinance to allow a reduction in the 5' side yard setback for an accessory use.
- Disposition: BOZA voted to approve a variance authorizing a reduction in the side yard setback from 5' to 2'. (6-0)



- **Variance Request: 402 Springs Street**
 - Applicant: Kevin Kuruc
 - Location: York County Tax Map Number 020-04-21-017 (420 Hill Street)
 - Zoning Designation: R-15 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a reduction in the 35' front yard setback on a corner lot.
 - Disposition: BOZA voted to approve a variance authorizing a reduction in the front yard setback from 35' to 20'. (6-0)



Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of April 2016 due to a lack of items for consideration.

Upcoming Meetings & Events

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| <ul style="list-style-type: none"> ● UDO Public Input Meeting <ul style="list-style-type: none"> ○ The Spratt Building ○ Mon. May 2, 2016 ○ 6:30 PM ● Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. May 9, 2016 ○ 7:00 PM ● Board of Zoning Appeals Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. May 16, 2016 ○ 6:00 PM ● York County Pennies Commission Meeting <ul style="list-style-type: none"> ○ Clover Community Center (Clover) ○ Wed. May 18, 2016 ○ 6:00 PM | <ul style="list-style-type: none"> ● UDO Advisory Committee Meeting <ul style="list-style-type: none"> ○ The Spratt Building ○ Tue. May 3, 2016 ○ 6:30 PM ● Historic Review Board Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. May 10, 2016 ○ 4:30 PM ● Planning Commission Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. May 17, 2016 ○ 7:00 PM ● Training Session for Planning Officials <ul style="list-style-type: none"> ○ The Glennon Center (Tega Cay) ○ Thu. May 19, 2016 ○ 6:30 PM |
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- **RFATS Policy Committee Meeting**
 - Manchester Meadows (Rock Hill)
 - Fri. May 20, 2016
 - 12:00 PM

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. May 23, 2016
 - 7:00 AM

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

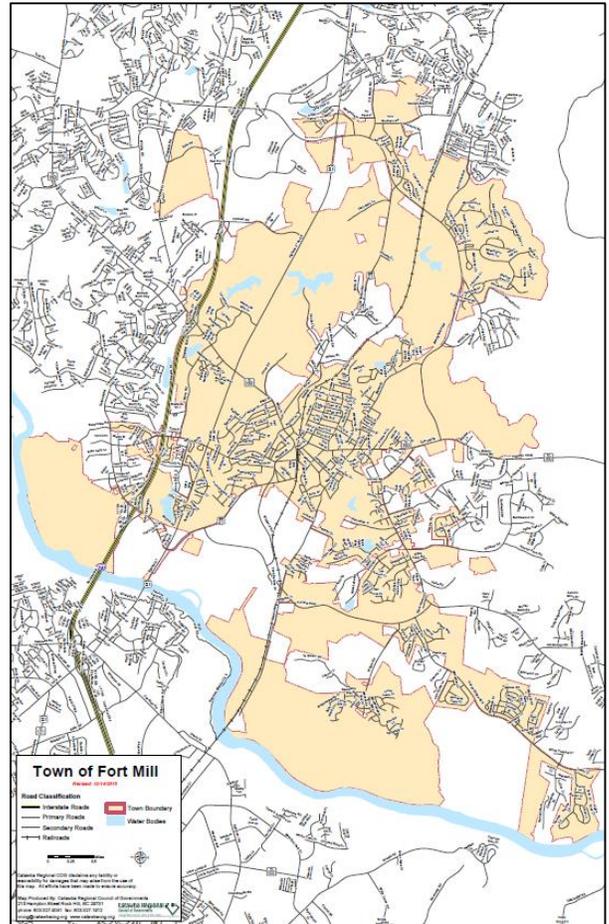
Did you know?

Is your property located in the town limits?

Believe it or not, this is one of the most common questions we receive. While the area commonly referred to as the “Fort Mill Township” is home to more than 50,000 residents, only about 20% of these residents actually live within the corporate limits of the Town of Fort Mill.

While this can be confusing to individuals, businesses and property owners – especially those with a “Fort Mill” mailing address – it is, nevertheless, an important distinction. There are actually four separate jurisdictions within the Fort Mill Township: the Town of Fort Mill, the City of Tega Cay, York County, and Lancaster County (Indian Land). Each of these jurisdictions adopts and enforces its own land development, planning and zoning regulations.

In neighboring North Carolina, the state legislature has granted cities and towns the authority to regulate development within a certain distance beyond their boundaries, thus ensuring more uniform development patterns. This practice is commonly referred to as Extraterritorial Jurisdiction, or ETJ. Cities and towns in South Carolina, however, do not have this authority.



Annexation laws in South Carolina also make it difficult for a municipality to annex property and grow its boundaries in a predictable, orderly fashion. Therefore, it is not uncommon in our state to see two adjacent properties, one of which is inside a municipality, and the other in the county. It is equally common to find a county parcel completely surrounded by properties located within a municipality, a situation commonly referred to as a “doughnut hole.”

The Town of Fort Mill’s land development, planning and zoning regulations apply only to properties located inside the corporate limits of the town. If your property is NOT located within the town limits, you will need to contact the appropriate jurisdiction for assistance.

Below are a few helpful tips for determining whether your property is located within the corporate limits of the Town of Fort Mill:

Tax ID Numbers

Tax ID Numbers for parcels located within the corporate limits of the Town of Fort Mill will almost always begin with a "020." If your parcel's Tax ID number starts with anything other than "020," it is most likely located outside of the town limits. If your parcel was recently annexed, however, it may not yet have been assigned a Fort Mill Tax ID Number. In these circumstances, it is recommended that you contact our office at (803) 547-2034 ext. 257.

County

The Town of Fort Mill's municipal limits are fully contained within York County and do not extend into neighboring Lancaster County. Although many properties in the Indian Land area of Lancaster County use a "Fort Mill" mailing address, these properties are not in the town limits and will instead fall under Lancaster County's jurisdiction. This includes areas along the Highway 521 corridor (Charlotte Highway).

Zip Codes

With few exceptions (Masons Bend, Sutton Mill and Well Ridge), almost all properties located inside the town limits will have a 29715 zip code, though not all properties with a 29715 zip code will be located inside the town limits. For example, areas north of Springfield Parkway (including Regent Park and areas surrounding Highway 21 near the NC state line) will have a 29715 zip code, but are located outside of the town limits. If your property's zip code is 29708, it is most likely located under Tega Cay or York County's jurisdiction. Properties located within the 29707 zip code (including the Highway 521 corridor) will fall under Lancaster County's jurisdiction.

Garbage Service (Residential Properties Only)

The Town of Fort Mill provides curbside garbage and recycling service to all single-family residences within the town limits. If you have a Fort Mill address but do not receive curbside garbage and recycling service, then your home is most likely located outside the town limits.

Property Search

York County GIS provides searchable records for all parcels located within the county. Records may be searched by address, Tax ID Number, owner name, and subdivision. Please note that although GIS may show a parcel's town as "FORT MILL" in search results, this does not necessarily mean that the property is located inside the town limits. If your property search returns multiple addresses, click "View Report." Properties located inside the town limits will be marked with a "FORT MILL" next to "City Jurisdiction." The parcel number should also start with a "020."

York and Lancaster County Online property search tools:

York County GIS: <http://maps2.yorkcountygov.com/ez/>

Lancaster County GIS: http://qpublic5.qpublic.net/sc_address.php?county=sc_lancaster

Contact Us

To verify whether your property is located inside the town limits, please call the Fort Mill Planning Department using the contact information below. To expedite the review process, please have the address and/or tax map number readily available.

Fort Mill Planning Department: (803) 547-2034 ext. 257

Joe Cronin, Planning Director – jcronin@fortmillsc.gov

In you need planning and zoning assistance for properties located outside of the town's corporate limits, please contact the appropriate jurisdiction listed below:

York County Planning & Development Department: (803) 909-7240

Lancaster County Planning Department: (803) 285-6005

Tega Cay Development Services Department: (803) 548-3513

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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