

Fort Mill Planning Department



Development Activity Report May 2015

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

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

	May 2015	May 2014	Change (#)	Change (%)
Permits Issued	98	107	-9	-8.4%
Construction Value	\$22,679,800	\$19,567,432	+\$3,112,368	+15.9%
Permit Fees Collected*	\$132,354	\$121,178	+\$11,176	+9.2%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	511	347	+164	+47.3%
Construction Value	\$112,902,639	\$72,043,874	+\$40,858,765	+56.7%
Permit Fees Collected*	\$676,194	\$405,581	+\$270,613	+66.7%

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

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

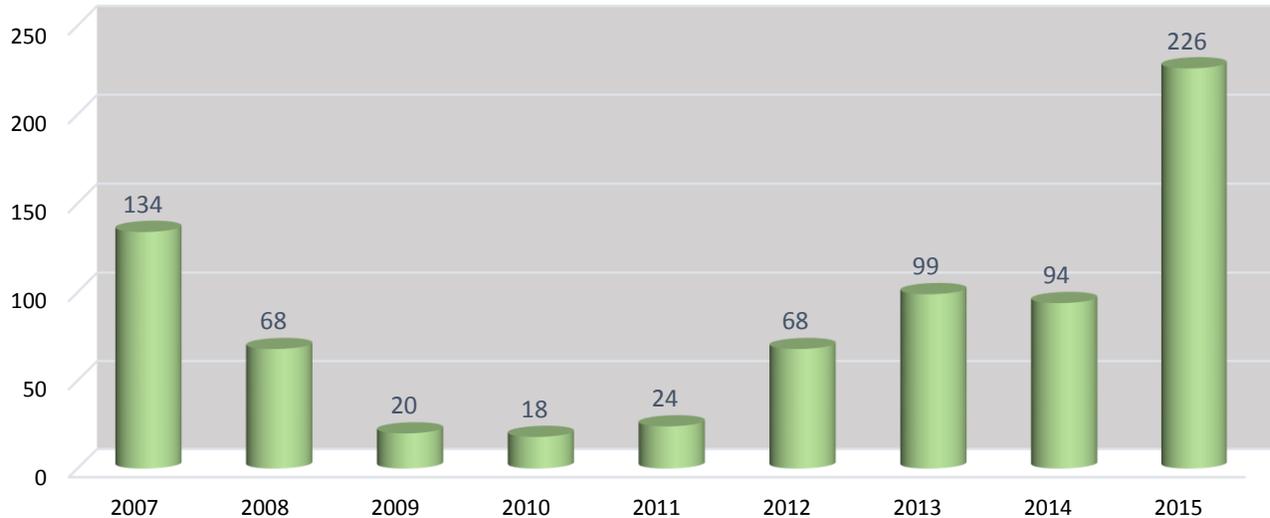
	May 2015	May 2014	Change (#)	Change (%)
Permits Issued	51	39	+12	+30.8%
Construction Value	\$20,524,662	\$15,666,662	+\$4,858,000	+31.0%
Avg. Permit Value	\$402,444	\$401,709	+\$735	+0.2%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	226	94	+132	+140.4%
Construction Value	\$85,023,144	\$40,032,443	+\$44,990,701	+112.4%
Avg. Permit Value	\$376,209	\$425,877	-\$49,668	-11.7%

*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-May 2007-2015)



A total of 51 new single-family residential permits were issued during the month of May 2015, including 2 in the Forest at Fort Mill, 3 in Massey, 13 in the Preserve at River Chase, 4 in Springfield, 2 in Springview Meadows, 2 in Sutton Mill, and 25 in Waterside at the Catawba.

- **Forest at Fort Mill**
 - 176 Monterey Oaks Circle
 - 289 Monterey Oaks Circle
- **Massey**
 - 1765 Felts Parkway
 - 1278 Kings Bottom Drive
 - 810 McGavock Street
- **Preserve at River Chase**
 - 1020 Arges River Drive
 - 1107 Arges River Drive
 - 1145 Arges River Drive
 - 1175 Arges River Drive
 - 2015 Bosna Lane
 - 2021 Bosna Lane
 - 2030 Bosna Lane
 - 3007 Slaney Court
 - 3019 Slaney Court
 - 3030 Slaney Court
 - 3037 Slaney Court
 - 861 Tyne Drive
 - 902 Tyne Drive
- **Springfield**
 - 1278 Edbrooke Lane
 - 1290 Edbrooke Lane
- **Sutton Mill**
 - 1324 Misty Morning Court
 - 1555 Spring Blossom Trail
- **Waterside at the Catawba**
 - 725 Bearcamp Way
 - 733 Bearcamp Way
 - 417 Brier Knob Drive
 - 1222 Clingman Drive
 - 1306 Corey Cabin Court
 - 1325 Corey Cabin Court
 - 1331 Corey Cabin Court
 - 1332 Corey Cabin Court
 - 1337 Corey Cabin Court
 - 1905 Great Balsam Way
 - 1909 Great Balsam Way
 - 1913 Great Balsam Way
 - 1938 Great Balsam Way
 - 1950 Great Balsam Way
 - 1242 Hideaway Gulch Drive
 - 1254 Hideaway Gulch Drive
 - 1286 Hideaway Gulch Drive
 - 1294 Hideaway Gulch Drive
 - 974 Skywater Drive
 - 984 Skywater Drive
 - 1018 Shiloh Bend Trail
 - 1443 Tomkins Knob Drive

- 2193 Tatton Hall Road
- 2225 Tatton Hall Road
- 1456 Tomkins Knob Drive
- 1460 Tomkins Knob Drive
- 1526 Whistlers Chase Court
- **Springview Meadows**
 - 1087 Crescent Moon Drive
 - 1091 Crescent Moon Drive

Monthly Permit Summary (Commercial)

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

- **EW Process:** 138 Massey Street (Paint Booth)
- **Fort Mill Golf Club:** 101 Country Club Drive (Golf Instruction Building)
- **Real Estate Office:** 506 Mercantile Place, Suite 101 (Office Upfit)

New Businesses

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

- **Phillie Cutz:** 818 Tom Hall Street, Suite 110 (Barber Shop)
- **Mayoros Agency:** 1115 Crescent Moon Drive (Home Occupation, Web Advertising)
- **Z Bakery:** 124 Confederate Street (Bakery)
- **One on One Learning Center:** 302 Tom Hall Street, Suite 6 (Tutoring Service)
- **Clear Horizons Counseling Center:** 302 Tom Hall Street, Suite 5 (Family Mental Health Counseling)

Project Updates

US Census Bureau Releases 2014 Population Estimates

On May 21, 2015, the U.S. Census Bureau released its population estimates for municipalities. As of July 1, 2014, the town had an estimated population of 13,087. Fort Mill grew 6.1% compared to 2013, and was the 4th fastest growing city in SC (by %) since 2010.



Fort Mill Square Demolition

Demolition of the old Fort Mill Square shopping plaza at the intersection of Tom Hall Street and N Dobys Bridge Road began in May. The old plaza is being razed to make way for a new Walmart Neighborhood Market and 7,200 square foot retail building.

1,000 New Home Permit Issued Since Jan. 1, 2010

On May 28, 2015, the town issued the 1,000th new single-family home permit since January 1, 2010. Despite a slowdown between 2009 and 2011, new housing starts have soared in recent months, with nearly 500 new home permits issued in the last year and a half.



Annexations

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

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	0	4	-4	-100.0%
Total # Acres Annexed	0.00	361.2	-361.2	-100.0%

Rezoning

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

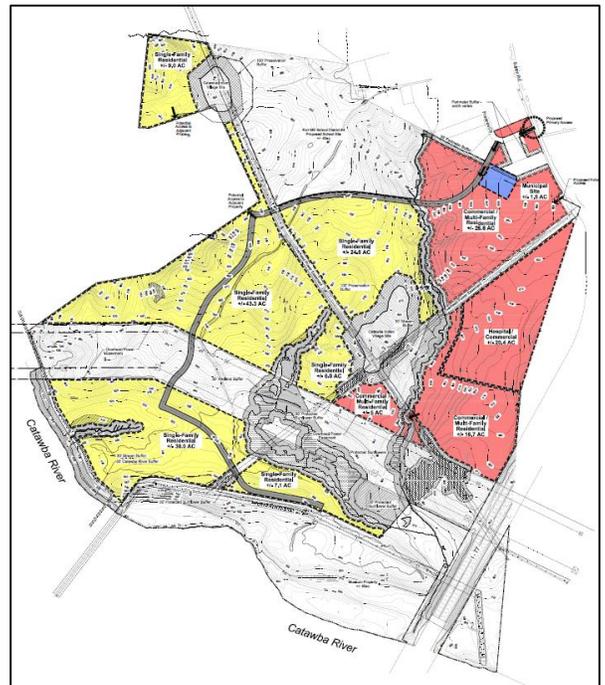
Ordinances & Text Amendments

There was one development related ordinance (amendment to an existing development agreement) approved by council during the month of May 2015.

- **Ordinance No. 2015-05**

An ordinance authorizing a third amendment to the Development Agreement by and between Crescent Communities, LLC, as successor to SDG Properties, LLC, and the Town of Fort Mill to amend the development conditions thereunder relating to certain minimum distances, certain Mixed Use district regulations, adding a buffer plan for certain facilities for access to the subject property; and other matters related thereto

- Applicant: Crescent Communities, LLC
- Location: York County Tax Map Numbers 020-20-01-017, -018, -019, -020, -021, -022, -025, -026, -027, -028, & -029 (Kanawha Site)
- Acreage: 293.69 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a third amendment to the 2008 development agreement. The third amendment reduces the buffer requirement for an access road near Frances Circle; specifies the location of a 1.5 acre property donation to the town for a future fire station or other municipal facility; allows any unused density from the neighboring "Suttonview Tract" (also owned by Crescent) to be transferred to the "Kanawha Tract" provided the total number of units does not exceed 1,000; and amends the lot dimensional requirements.
- Disposition: Approved 2nd reading of ordinance authorizing the third amendment to the Kanawha development agreement (6-0)
- Date Approved: May 11, 2015

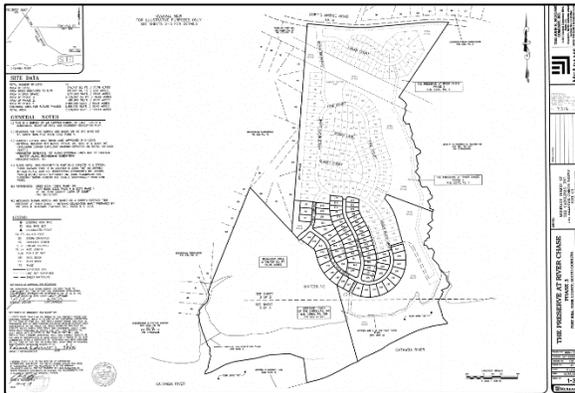


New Subdivisions

There were 4 new subdivision plats approved for recording during the month of May 2015:

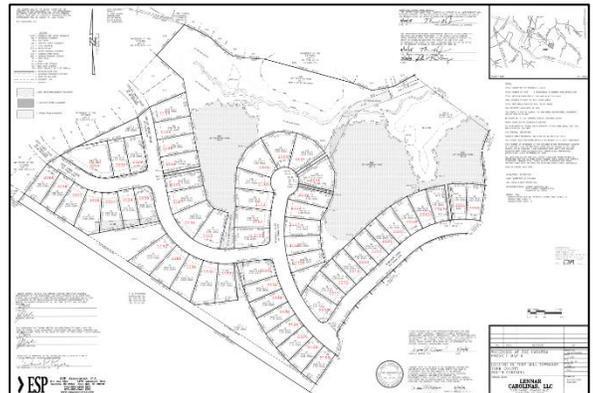
- **Final Plat: Preserve at River Chase, Phase 3**

- Applicant: Meritage Homes
- Location: S Dobys Bridge Road
- Acreage: 46.58 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 72 Single Family Lots
- Disposition: Approved by town staff on May 15, 2015 (Bonded)



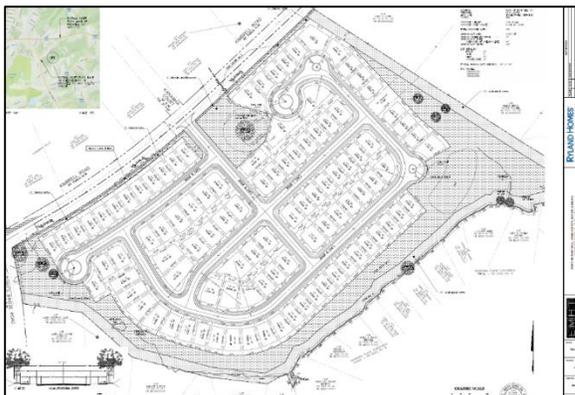
- **Final Plat: Waterside Phase 1, Map 6**

- Applicant: Lennar Carolinas, LLC
- Location: Whites Road
- Acreage: 43.379 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 115 Single Family Lots
- Disposition: Approved by town staff on May 20, 2015 (Bonded)



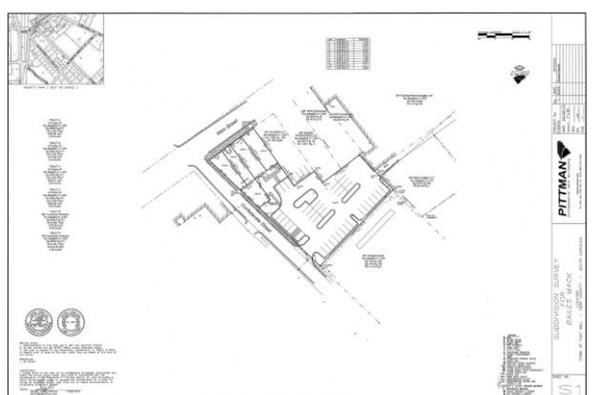
- **Sketch Plan: Kimbrell Property**

- Applicant: Ryland Homes
- Location: Kimbrell Road & N Dobys Bridge Road
- Acreage: 28.97 +/- Acres
- Zoning Designation: R-5 Residential
- Buildable Lots: 100
- Disposition: Sketch plan approved by the Planning Commission on May 26, 2015.



- **Subdivision Plat: 202, 204 & 206 Main Street**

- Applicant: Downtown Partners
- Location: 202, 204 & 206 Main Street
- Acreage: 0.75 +/- Acres
- Zoning Designation: LC Local Commercial / Historic Preservation
- Buildable Lots: 6
- Disposition: Subdivision plat approved by the Planning Commission on May 26, 2015.

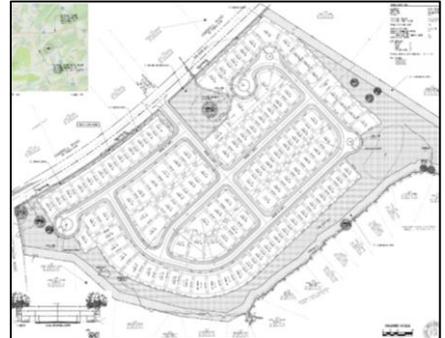


Planning Commission Meeting Summary

The Planning Commission (PC) held its regular meeting on Tuesday, May 26, 2015, to review the following requests(s):

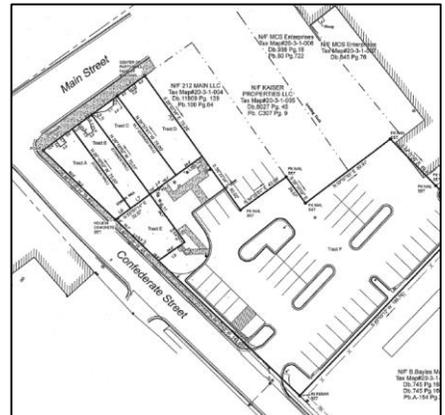
- **Sketch Plan: Kimbrell Property**

- Applicant: Ryland Homes
- Location: York County Tax Map Numbers 020-11-01-195, 020-11-01-196, & 020-11-01-197 (N Dobys Bridge Road & Kimbrell Road)
- Acreage: 28.97 +/- Acres
- Zoning Designation: R-5 Residential
- Request: Applicant requested approval of a revised sketch plan for a new 100-lot subdivision near the intersection of N Dobys Bridge Road and Kimbrell Road.
- Disposition: PC voted to approve the revised sketch plan, which would preserve and protect one of the two large live oak trees at the center of the property. Based on an arborist's report, the root system of the second live oak would likely be compromised when the existing home and septic tank are removed. (7-0)



- **Subdivision Plat: 202, 204 & 206 Main Street**

- Applicant: Downtown Partners
- Location: York County Tax Map Number 020-03-01-003 (202, 204 & 206 Main Street)
- Acreage: 0.75 +/- acre
- Zoning Designation: LC Local Commercial / Historic Preservation District
- Request: Applicant requested approval of a subdivision plat to divide a 0.75 acre parcel into six separate parcels ranging in size from 1,278.33 square feet to 24,379.09 square feet. A subdivision variance would be required due to two proposed nonconformities for Lot E.
- Disposition: PC voted to approve the subdivision request, and to approve a lot variance for two nonconformities (minimum width and minimum lot area) for Lot E. (7-0)



- **Rezoning Request: Fort Mill Housing Authority**

- Applicant: Housing Authority of Fort Mill
- Location: York County Tax Map Number 020-04-35-081 (Bozeman Drive)
- Acreage: 2.03 +/- Acres
- Current Zoning: TC Transitional Commercial
- Zoning Requested: GR-A General Residential
- Request: Applicant requested a rezoning of the property from TC to GR-A. The intended use for the property was described as affordable garden-style walk-up apartment units. (Note: The original rezoning request for RT-12 Residential was withdrawn by the applicant and re-submitted as a GR-A rezoning request.)
- Disposition: PC voted to recommend in favor of approving the rezoning request. (6-1)



- **Rezoning Request: 1462 & 1466 N Dobys Bridge Road**

- Applicant: The Crossing Ministries
- Location: York County Tax Map Numbers 020-11-01-110 & 020-11-01-111 (1462 & 1466 N Dobys Bridge Road)
- Acreage: 7.6 +/- Acres
- Current Zoning: R-15 Residential
- Zoning Requested: HC Highway Commercial
- Request: Applicant requested a rezoning of the property from R-15 to HC. The property was under contract for sale to be developed as a multi-unit storage facility.
- Disposition: PC voted to recommend in favor of denying the rezoning request. (7-0)



- **Rezoning Request: River Crossing Senior Apartments**

- Applicant: TCP Southeast #45
- Location: York County Tax Map Number 020-20-01-016 (River Crossing Drive and Sutton Road)
- Acreage: 14.4 +/- Acres
- Current Zoning: HC Highway Commercial
- Zoning Requested: MXU Mixed Use
- Request: Applicant requested a rezoning of the property from HC to MXU. The proposed development conditions for the property would allow for up to 255 senior apartments and up to 10,000 square feet of office use. (Note: The original rezoning request for UD Urban Development was withdrawn by the applicant and re-submitted as a MXU Mixed Use rezoning request.)
- Disposition: PC voted to recommend in favor of approving the rezoning request, with the following amendments: The term “senior apartments” should be defined within the development conditions; the property will be subject to the town’s appearance review process; a minimum of 5,000 square feet of commercial development shall be included; sidewalks and off-site improvements recommended by the TIA shall be included; open space areas (minimum 20%) shall be defined and adequately protected; notes should be included that the property shall be subject to the COD/COD-N overlay; and the property shall be subject to future development impact fees if adopted by town council. (4-3)



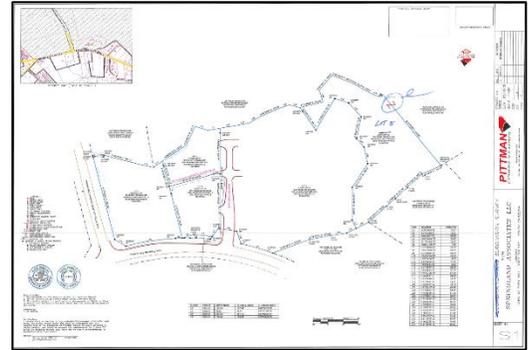
- **Rezoning Request: 314 N White Street**

- Applicant: Wallace Coleman
- Location: York County Tax Map Number 020-04-04-004 (314 N White Street)
- Acreage: 0.7 +/- Acres
- Current Zoning: R-15 Residential
- Zoning Requested: GI General Industrial
- Request: Applicant requested a rezoning of the property from R-15 to GI. The existing use (auto repair garage) is a non-conforming or “grandfathered” use within the R-15 zoning district.
- Disposition: PC voted to recommend in favor of denying the rezoning request. (7-0)



- **Subdivision Plat: Avery Plaza**

- Applicant: Springland Associates LLC
- Location: York County Tax Map Number 020-08-01-002 (Avery Plaza)
- Acreage: 22.7 +/- Acres
- Zoning Designation: HC Highway Commercial
- Request: Applicant requested approval of a subdivision plat to divide a 22.7 acre parcel into five separate parcels ranging in size from 1.45 acres to 11.24 acres
- Disposition: PC voted to defer consideration of this item at the request of the applicant. (6-0)



Board of Zoning Appeals Meeting Summary

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

Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of May 2015 due to a lack of items for consideration.

Upcoming Meetings & Events

- **Planning Commission Workshop**
 - The Spratt Building
 - Tue. June 2, 2015
 - 6:30 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tues. June 9, 2015
 - 4:30 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. June 15, 2015
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. June 23, 2015
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. June 8, 2015
 - 7:00 PM
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Wed. June 10, 2015
 - 6:30 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. June 22, 2015
 - 7:00 AM
- **RFATS Policy Committee Meeting**
 - Manchester Meadows
 - Fri. June 26, 2015
 - 12:00 PM

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

Did you know?

Online Zoning & Land Development Ordinances

In an effort to improve access to zoning and land development regulations for residents and commercial customers, the Town of Fort Mill's Code of Ordinances and Zoning Ordinance may be accessed directly from the town's website. The town's online codes are hosted by a third party, the Municode Corporation, under a contractual agreement with the town.

Using the Municode system, customers may review code information by Article, Chapter or Section. The online system also offers an easy way to search for specific topics or code references.

The online version of the Code of Ordinances and Zoning Ordinance may be accessed from the "Related Links" menu on the [Fort Mill Planning Department website](#).



For more information about the town's zoning and land development regulations, 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

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[Click here to visit the Planning Department Website](#)