

Fort Mill Planning Department



Development Activity Report May 2016

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

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

	May 2016	May 2015	Change (#)	Change (%)
Permits Issued	132	98	+34	+34.7%
Construction Value	\$27,360,427	\$22,679,800	+\$4,680,627	+20.6%
Permit Fees Collected*	\$141,648	\$132,354	+\$9,294	+7.0%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	636	511	+125	+24.5%
Construction Value	\$159,396,116	\$112,902,639	+\$46,493,477	+41.2%
Permit Fees Collected*	\$773,829	\$676,194	+\$97,635	+14.4%

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

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

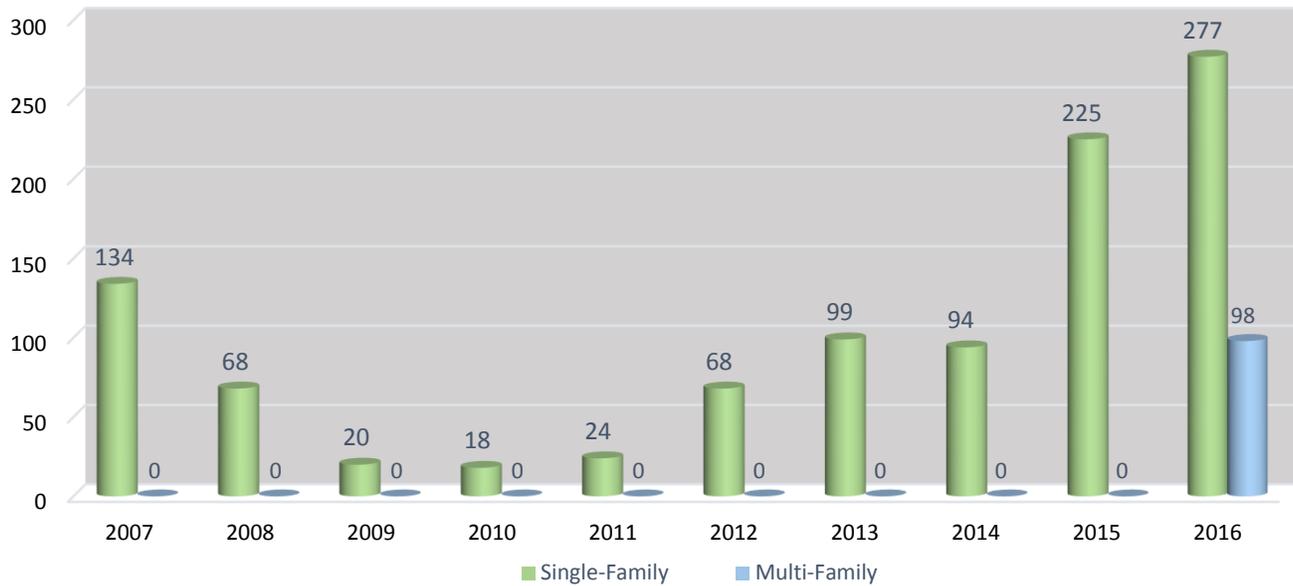
	May 2016	May 2015	Change (#)	Change (%)
Permits Issued	53	51	+2	+3.9%
Construction Value	\$20,819,573	\$20,524,662	+\$294,911	+1.4%
Permit Fees Collected*	\$392,822	\$402,444	-\$9,622	-2.4%

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

	YTD 2016	YTD 2015	Change (#)	Change (%)
Permits Issued	277	225	+52	+23.1%
Construction Value	\$108,032,039	\$84,648,520	+\$23,383,519	+27.6%
Permit Fees Collected*	\$390,007	\$376,216	+\$13,792	+3.7%

*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-May (2007-2016)



A total of 53 new single-family residential permits were issued during the month of May 2016, including 9 in Carolina Orchards, 1 in the Forest at Fort Mill, 3 in Masons Bend, 1 in Massey Phase I, 1 in Massey Phase II, 8 in the Preserve at River Chase, 1 in Spring Branch Glen, 2 in Springfield, 6 in Springview Meadows, 7 in Sutton Mill, and 14 in Waterside at the Catawba.

- **Carolina Orchards**
 - 730 Bushel Drive
 - 505 Fig Street
 - 224 Grovefield Drive
 - 317 Harvest Valley Lane
 - 361 Harvest Valley Lane
 - 389 Harvest Valley Lane
 - 415 Harvest Valley Lane
 - 523 Sunkissed Lane
 - 535 Sunkissed Lane
- **Forest at Fort Mill**
 - 114 Monteray Oaks Circle
- **Masons Bend**
 - 313 Sensibility Circle
 - 319 Sensibility Circle
 - 325 Sensibility Circle
- **Massey Phase 1**
 - 1167 Kings Bottom Drive
- **Massey Phase II**
 - 1933 Felts Parkway
- **Springfield**
 - 332 Meares Court
 - 340 Meares Court
- **Springview Meadows**
 - 2032 Angel Oak Drive
 - 2041 Angel Oak Drive
 - 2071 Angel Oak Drive
 - 3012 Palm Drive
 - 3013 Palm Drive
 - 3029 Palm Drive
- **Sutton Mill**
 - 1559 Spring Blossom Trail
 - 1563 Spring Blossom Trail
 - 1577 Spring Blossom Trail
 - 1584 Spring Blossom Trail
 - 1778 Still River Way
 - 1786 Still River Way
 - 1790 Still River Way
- **Waterside at the Catawba**
 - 1274 Clingman Drive
 - 316 Corner Lake Court

- **Preserve at River Chase**
 - 1204 Arges River Drive
 - 1263 Arges River Drive
 - 1269 Arges River Drive
 - 1302 Arges River Drive
 - 6070 Drave Lane
 - 4009 Thames Circle
 - 4228 Thames Circle
 - 819 Tyne Drive
- **Spring Branch Glen**
 - 125 Spring Branch Road
- 317 Corner Lake Court
- 320 Corner Lake Court
- 1125 Shiloh Bend Trail
- 1143 Shiloh Bend Trail
- 1149 Shiloh Bend Trail
- 1155 Shiloh Bend Trail
- 1192 Shiloh Bend Trail
- 2321 Talon Point Circle
- 2341 Talon Point Circle
- 2345 Talon Point Circle
- 2346 Talon Point Circle
- 2100 Winhall Road

Monthly Permit Summary (Commercial)

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

- **Academy Street Shell Building:** 120 Academy Street (Commercial Shell Building)
- **Kingsley Building #8:** 1309 Broadcloth Street (Multi-Tenant Commercial Shell Building)
- **Kingsley Building #11:** 1343 Broadcloth Street (Multi-Tenant Commercial Shell Building)
- **Waterside Amenity Center:** 1061 Bryson Gap Drive (Neighborhood Amenity Center & Pool House)
- **A Lock-It Self Storage:** 1399 Highway 160 E (Sign)
- **Citi Financial:** 605 Munn Road (Interior Upfit)

New Businesses

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

- **The Wellness Way:** 202 Springcrest Drive (Chiropractor)
- **B&T Electric LLC:** 125 Spring Branch Road (Electrician/Home Occupation)

Impact Fee Collections

Impact Fee Collections – May 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$8,053	\$24,233	\$32,286
Municipal Facilities & Equipment	\$20,681	\$14,516	\$35,197
Parks & Recreation	\$67,853	\$0	\$67,853
Transportation	\$0	\$0	\$0
Total Fee Collections	\$96,587	\$38,749	\$135,336
Monthly Summary			
Total Number of Construction Permits	53	3	56
Total Construction Value	\$20,819,573	\$5,111,852	\$25,931,425
Fee Collections as % of Construction Value	0.46%	0.76%	0.52 %
% From Residential vs. % From Commercial	71.40%	28.60%	100.00%

Impact Fee Collections – Year-to-Date 2016

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$49,007	\$52,823	\$101,829
Municipal Facilities & Equipment	\$125,855	\$31,643	\$157,498
Parks & Recreation	\$412,931	\$0	\$412,931
Transportation	\$0	\$0	\$0
Total Fee Collections	\$857,792	\$84,466	\$672,258
Year-to-Date Summary			
Total Number of Construction Permits	278	7	285
Total Construction Value	\$123,976,310	\$29,785,077	\$153,761,388
Fee Collections as % of Construction Value	0.47%	0.28%	0.44 %
% From Residential vs. % From Commercial	87.44%	12.56%	100.00%

News & Project Updates



Town Holds Public Input Meeting on UDO

On Monday, May 2nd, the Planning Department hosted a public input meeting on the draft Unified Development Ordinance (UDO) at the Spratt Building in Downtown Fort Mill. During the meeting, attendees heard an overview of major changes contained in the new UDO from the project consultant and town staff. Attendees were also given an opportunity to provide input on the draft UDO.

Town Announces Purchase of Comporium Building

On Monday, May 16th, Mayor Guynn Savage and members of Fort Mill Town Council announced that the town had entered into a contract to purchase the Comporium building located at 200 Tom Hall Street. The town intends to convert the existing building into a new town hall. Administrative functions (including Planning, Permitting & Business Licensing) will be moved by early 2017.



Fort Mill Celebrates the Grand Opening of Loom Coworking

On Tuesday, May 31st, Mayor Pro-Tem Larry Huntley, Councilman Chris Moody and members of planning staff were hand to celebrate the grand opening of Loom Coworking. Located at 118 Academy Street (Suite 100), Loom Coworking offers professional office and meeting space for small business owners, freelancers and mobile workers on a membership basis.

Annexations

There were no annexation ordinances approved by Town Council during the month May 2016.

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

	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 May 2016.

Ordinances & Text Amendments

There were three text amendments approved by council during the month of May 2016:

- **Ordinance No. 2016-10**

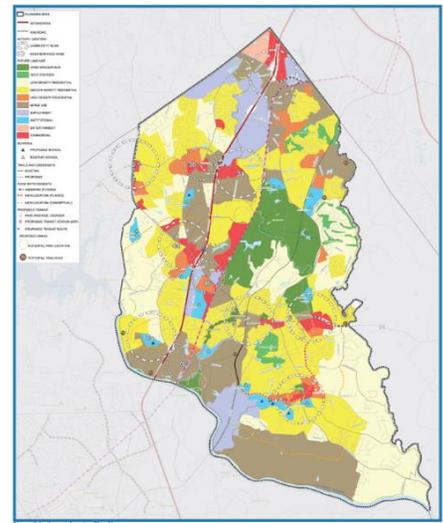
An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; Division 3, Special Tax Assessment for Rehabilitated Historic Properties; so as to extend the length of the Special Tax Assessment, to amend the eligibility criteria for the Special Tax Assessment, and other matters related thereto

- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: The purpose of this ordinance is to amend the town’s Special Tax Assessment for Rehabilitated Historic Properties by increasing the length of the special assessment from 10 years to 20 years; reducing the minimum investment from 50% of fair market value to 20%; authorizing the transfer of a special assessment to subsequent property owners; and expanding the list of eligible properties to include properties individually listed on the National Register of Historic Properties, contributing properties within a National Register Historic District, properties which are at least 50 years old and eligible for listing on the National Register, properties at least 50 years old and located within the town’s Historic Preservation District, and properties designated as historic by Fort Mill Town Council.
- Disposition: Approved 2nd reading of text amendment (7-0)
- Date Approved: May 9, 2016

- **Ordinance No. 2016-11**

An ordinance adopting a second amendment to the Town of Fort Mill Capital Improvements Plan for FY 15-16 through FY 19-20

- Applicant: N/A – Initiated by Town Council and Staff
- Purpose: The purpose of this ordinance is to amend the town’s Capital Improvements Plan (CIP), adopted in August 2015, and updated in February 2016, so as to revise 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 amended CIP allows for the purchase of an existing building for the purpose of relocating town hall (\$2.6 million). The amendment also includes revisions to the cost estimate for converting the existing town hall into a law enforcement center (reduced from \$2.3 million to \$300,000).



- Disposition: Approved 2nd reading of text amendment (7-0)
 - Date Approved: May 23, 2016
- **Ordinance No. 2016-12**
 An ordinance amending the 2008 Comprehensive Plan for the Town of Fort Mill, as amended on January 14, 2013, August 24, 2015, and February 8, 2016, so as to amend the Future Land Use Map contained within Volume 2: Fort Mill Tomorrow; and so as to incorporate an amended version of the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element, contained within Volume 2, Fort Mill Tomorrow
 - Applicant: N/A – Initiated by Town Council and Staff
 - Request: The purpose of this ordinance is to amend the town’s Comprehensive Plan so as to incorporate the revised CIP within the Priority Investment Element contained within Volume 2: Fort Mill Tomorrow. This amendment also includes revisions to the town’s Future Land Use Map contained within Volume 2: Fort Mill Tomorrow.
 - Disposition: Approved 2nd reading of text amendment (7-0)
 - Date Approved: May 23, 2016

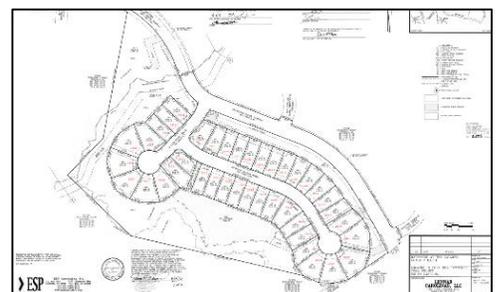
New Subdivisions

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

- **Final Plat: Kingsley Lot 5 (Pump Station Lot)**
 - Applicant: Clear Springs Kingsley LLC
 - Location: York County TM # 020-09-01-024
 - Acreage: 9.32 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 1 (Pump Station Lot)
 - Disposition: Approved by town staff on May 11, 2016

- **Final Plat: Waterside Phase 2, Map 1**
 - Applicant: Lennar Carolinas LLC
 - Location: York County TM # 020-13-01-081
 - Acreage: 21.496 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 40
 - Disposition: Approved by town staff on May 20, 2016

- **Final Plat: Waterside Phase 2, Map 2**
 - Applicant: Lennar Carolinas LLC
 - Location: York County TM # 020-13-01-081
 - Acreage: 20.57 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 83
 - Disposition: Approved by town staff on May 20, 2016

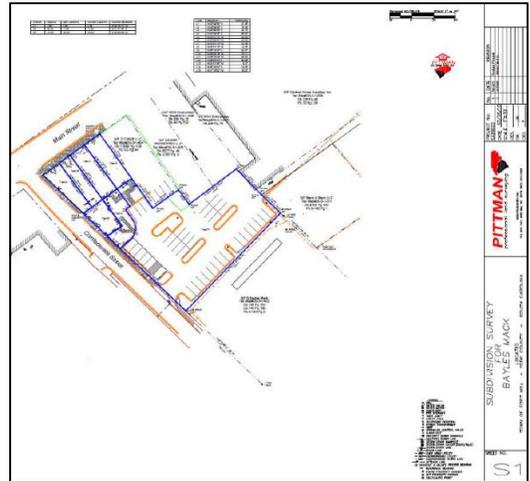


Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, April 19, 2016, to review the following requests:

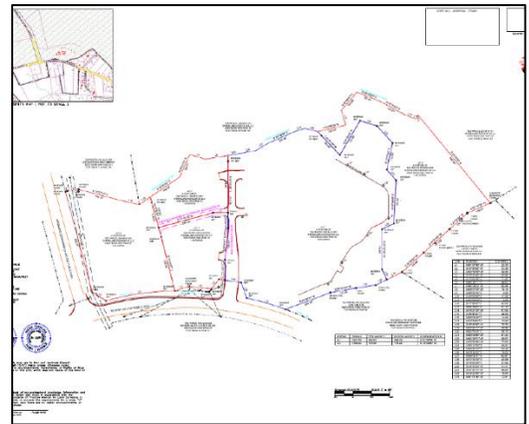
- **Subdivision Plat: 202-206 Main Street**

- Applicant: Downtown Partners
- Location: York County Tax Map Number 020-03-01-003 (202-206 Main Street)
- Acreage: 0.75 +/- Acres
- Zoning Designation: LC / HPOD
- Request: Applicant requested approval to subdivide York County TM # 020-03-01-003 into seven parcels ranging in size from 0.03 acre to 0.52 acre.
- Disposition: PC voted to approve the subdivision plat, including a lot variance for lots B and E. (5-0)



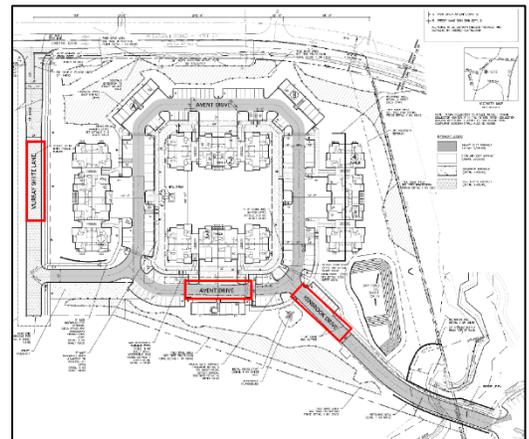
- **Subdivision Plat: Avery Plaza**

- Applicant: Springland Associates LLC
- Location: York County Tax Map Numbers 020-08-01-002 & 020-08-01-011 (Highway 160 E)
- Acreage: 19.06 +/- Acres
- Zoning Designation: HC
- Request: Applicant requested approval to subdivide York County TM # 020-08-01-002 & 020-08-01-011 into five parcels ranging in size from 1.63 acres to 10.70 acres.
- Disposition: PC voted to approve the subdivision plat, as requested. (4-0)

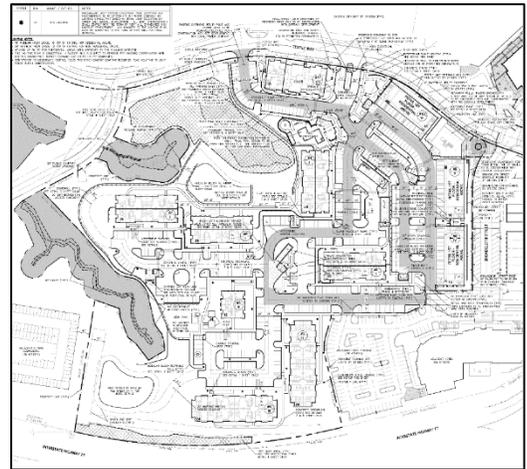


- **Street Name Approval: Legacy Phase II**

- Applicant: GCI Legacy North Hills LLC
- Location: York County Tax Map Number 020-09-01-036 (Pleasant Road)
- Acreage: 8.4 +/- Acres
- Zoning Designation: MXU
- Request: Applicant requested approval to use the following road names at the Legacy II apartment complex: Avent Drive, Kenbrook Drive and Murray White Lane (all private roads).
- Disposition: PC voted to approve the road names, as requested. (5-0)



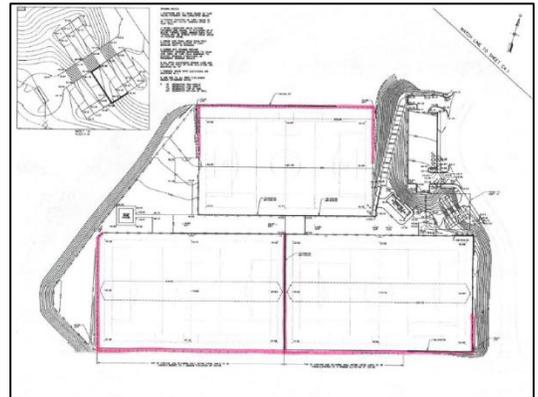
- **Street Name Approval: Kingsley Village**
 - Applicant: Charter Properties
 - Location: York County Tax Map Number 020-09-01-055 (Kingsley)
 - Acreage: 14.7 +/- Acres
 - Zoning Designation: MXU
 - Request: Applicant requested approval to use the following road names at the Kingsley Village apartment complex: Millspring Drive, Bleachery Lane, Spindle Road, Graber Lane, Bali Road and Linen Lane (all private roads).
 - Disposition: PC voted to approve the road names, as requested. (4-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, May 16, 2016, to review the following request:

- **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 an increase from the 6' maximum height for fences to allow 20' high netting around future soccer fields.
 - Disposition: BOZA voted to approve the variance request. (3-2)



Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Monday, May 10, 2016, to review the following request:

- **Variance Request: 100 & 102 Main Street**
 - Applicant: Kuester Development Associates
 - Location: York County Tax Map Number 020-06-08-010 (100 & 102 Main Street)
 - Zoning Designation: LC / HPOD
 - Request: Applicant requested approval for exterior improvements associated with the renovation of the old Center Theater building at the foot of Main Street in downtown Fort Mill.
 - Disposition: HRB voted to approve the proposed concept plan for renovation of the old Center Theater building. (5-0)



Upcoming Meetings & Events

- **Planning Commission Special Called Mtg.**
 - Fort Mill Town Hall
 - Wed. June 1, 2016
 - 6:00 PM
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Mon. June 6, 2016
 - 6:00 PM
- **Planning Commission Special Called Mtg.**
 - The Spratt Building
 - Mon. June 6, 2016
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. June 13, 2016
 - 7:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tue. June 14, 2016
 - 4:30 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. June 20, 2016
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. June 21, 2016
 - 7:00 PM
- **York County Pennies Commission Meeting**
 - Rock Hill Operations Center
 - Wed. June 22, 2016
 - 6:00 PM
- **RFATS Policy Committee Meeting**
 - Rock Hill Operations Center
 - Fri. June 24, 2016
 - 12:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. June 27, 2016
 - 7:00 PM

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

Did you know?

Special Tax Assessment for Rehabilitated Historic Properties



June of 2011, council adopted an ordinance implementing a Special Tax Assessment for Rehabilitated Historic Properties, also known as the “Bailey Bill.” In May of 2016, council amended the ordinance to maximize the value of this incentive by increasing the length of the special assessment period, reducing the minimum investment threshold, and expanding the list of eligible properties.

The purpose of the special tax assessment is to encourage the rehabilitation of buildings within the town’s Historic Preservation Overlay District by freezing a building’s assessed value (for property tax purposes) at the pre-rehabilitation amount. To qualify, an applicant must meet the minimum investment criteria, and all proposed work must be reviewed and certified by the town’s Historic Review Board. Currently, the special assessment applies only to the municipal portion of a property owner’s tax bill.

Below is a summary of the major modifications adopted by council in May of 2016:

	Old Ordinance	New Ordinance
Length of Special Assessment	10 Years	20 Years
Minimum Investment Required	50% of Fair Market Value	20% of Fair Market Value
Transferable to New Owners	No	Yes
Eligibility Criteria	Property must be listed on the NRHP, either individually, or as a contributing property within a NRHP District	Property must be listed on the NRHP, either individually or as a contributing property within a NRHP District; <u>or</u> Property must be deemed eligible for listing on the NRHP by the South Carolina Department of Archives and History and at least 50 years old; <u>or</u> Property must be located within the Town of Fort Mill Historic Preservation District and at least 50 years old; <u>or</u> Properties may be designated by town council as historic

For more information about the town’s Special Tax Assessment for Rehabilitated Historic Properties, please contact the Fort Mill Planning Department at (803) 547-2034.

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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