

Fort Mill Planning Department



Development Activity Report June 2015

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

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

	June 2015	June 2014	Change (#)	Change (%)
Permits Issued	127	113	+14	+12.4%
Construction Value	\$141,854,315	\$11,997,970	+\$129,856,345	+1,082.3%
Permit Fees Collected*	\$678,698	\$80,782	+\$597,916	+740.2%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	637	457	+180	+39.4%
Construction Value	\$255,205,066	\$84,027,744	+\$171,177,322	+203.7%
Permit Fees Collected*	\$1,352,228	\$488,062	+\$864,166	+177.1%

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

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

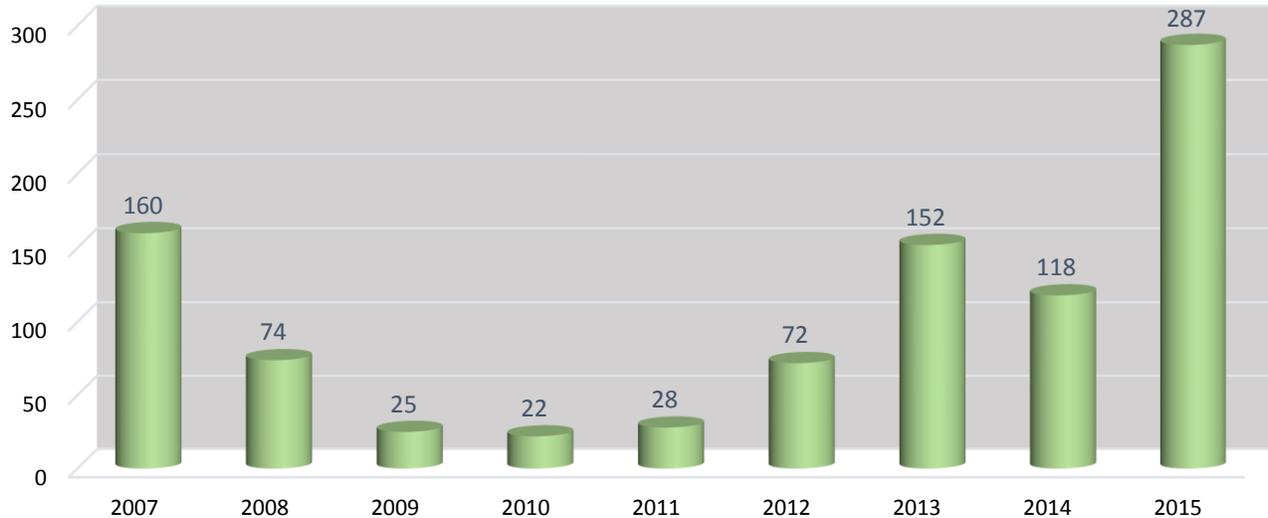
	June 2015	June 2014	Change (#)	Change (%)
Permits Issued	62	24	+38	+158.3%
Construction Value	\$22,799,210	\$10,987,354	+\$11,811,856	+107.5%
Avg. Permit Value	\$367,729	\$457,806	-\$90,077	-19.7%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	287	118	+169	+143.2%
Construction Value	\$107,447,731	\$51,019,796	+\$56,427,935	+110.6%
Avg. Permit Value	\$374,382	\$432,371	-\$57,989	-13.4%

*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-Jun 2007-2015)



A total of 62 new single-family residential permits were issued during the month of June 2015, including 6 in Massey, 17 in the Preserve at River Chase, 6 in Springfield, 3 in Springview Meadows, 4 in Sutton Mill, 25 in Waterside at the Catawba, and 1 in Other Neighborhood.

- **Massey**

- 1516 Callahan Road
- 1737 Felts Parkway
- 3070 Ivy Mill Drive
- 1082 Kings Bottom Drive
- 1352 Kings Bottom Drive
- 814 McGavock Street

- **Preserve at River Chase**

- 1014 Arges River Drive
- 1032 Arges River Drive
- 1075 Arges River Drive
- 1087 Arges River Drive
- 1132 Arges River Drive
- 1251 Arges River Drive
- 1257 Arges River Drive
- 6015 Drave Lane
- 6016 Drave Lane
- 6020 Drave Lane
- 6024 Drave Lane
- 6031 Drave Lane
- 6035 Drave Lane
- 6039 Drave Lane
- 3006 Slaney Court
- 3012 Slaney Court
- 3013 Slaney Court

- **Sutton Mill**

- 1328 Misty Morning Court
- 1331 Misty Morning Court
- 1528 Spring Blossom Trail
- 1540 Spring Blossom Trail

- **Waterside at the Catawba**

- 1133 Blackwaterside Drive
- 449 Brier Knob Drive
- 1206 Clingman Drive
- 1214 Clingman Drive
- 1218 Clingman Drive
- 1238 Clingman Drive
- 1241 Clingman Drive
- 1242 Clingman Drive
- 1247 Clingman Drive
- 1278 Clingman Drive
- 1285 Clingman Drive
- 1289 Clingman Drive
- 1944 Great Balsam Way
- 1250 Hideaway Gulch Drive
- 1262 Hideaway Gulch Drive
- 1266 Hideaway Gulch Drive
- 1278 Hideaway Gulch Drive
- 1282 Hideaway Gulch Drive
- 1290 Hideaway Gulch Drive

- **Springfield**
 - 1242 Edbrooke Lane
 - 407 Kirkbride Court
 - 311 Meares Court
 - 316 Meares Court
 - 2218 Tatton Hall Road
 - 2281 Tatton Hall Road
- 1305 Hideaway Gulch Drive
- 961 Skywater Drive
- 1006 Shiloh Bend Trail
- 1010 Shiloh Bend Trail
- 1056 Shiloh Bend Trail
- 1455 Tomkins Knob Drive
- **Other Neighborhood**
 - 411 Jackson Street
- **Springview Meadows**
 - 2008 Angel Oak Drive
 - 2016 Angel Oak Drive
 - 1071 Crescent Moon Drive

Monthly Permit Summary (Commercial)

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

- **Hampton Inn & Suites:** 1520 Carolina Place Drive (Signage)
- **Springfield Town Center Building I:** 482 Mercantile Place (Shell Building)
- **State Farm Insurance-Ashley Berry:** 506 Mercantile Place, Suite 105 (Insurance Office)
- **LPL Financial:** 1402 SC Highway 160 W (Building A Core & Shell)
- **LPL Financial:** 1402 SC Highway 160 W (Building B Core & Shell)
- **LPL Financial:** 1402 SC Highway 160 W (Parking Deck)

New Businesses

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

- **Hampton Inn & Suites:** 1520 Carolina Place Drive (Hotel)
- **Visual Branding:** 302 Tom Hall Street, Suite 2 (Photography & Graphics Studio)

News & Project Updates

2015 YTD New Home Permits Surpass all of 2013 & 2014

Through the first six months of 2015, the town has issued a total of 287 new single-family home permits. This number exceeds the total number of permits issued during all of calendar year 2013 (254 permits) and 2014 (253 permits).



Fort Mill Awarded a Federal Historic Preservation Grant

On June 12, 2015, the town was awarded a FY 2015 Federal Historic Preservation Grant from the SC Department of Archives & History. The \$25,000 matching grant will allow the town to develop and adopt design guidelines for the town's Historic Preservation District.

Assistant Planner Chris Pettit Receives AICP Certification

Assistant Planner Chris Pettit was recently certified by the American Institute of Certified Planners (AICP). The AICP is the American Planning Association's professional institute, and the recognized leader in certifying professional planners. Congratulations Chris!



Annexations

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

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	0	5	-5	-100.0%
Total # Acres Annexed	0.00	362.9	-362.9	-100.0%

Rezoning

There were no rezoning ordinances approved by council during the month of June 2015. One rezoning request was denied by council.

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

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-11-01-110 and 020-11-01-111, containing approximately 7.6 +/- acres located at 1462 and 1466 N Dobys Bridge Road, from R-15 Residential to HC Highway Commercial

- 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: Council voted to **DENY** the rezoning ordinance on June 8, 2015. (7-0)



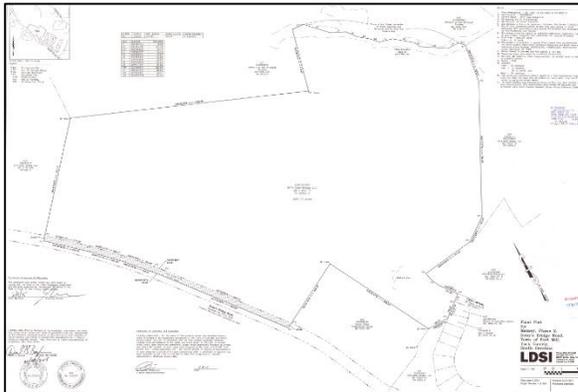
Ordinances & Text Amendments

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

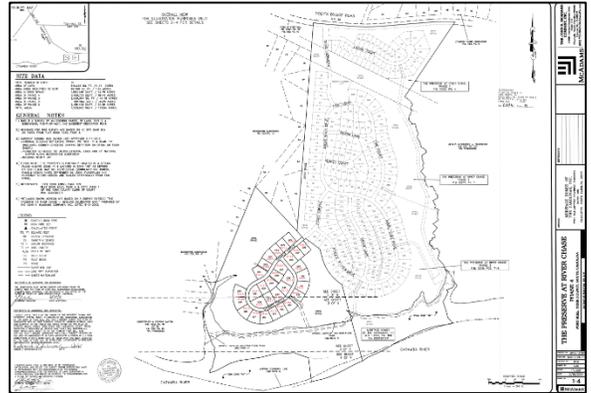
New Subdivisions

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

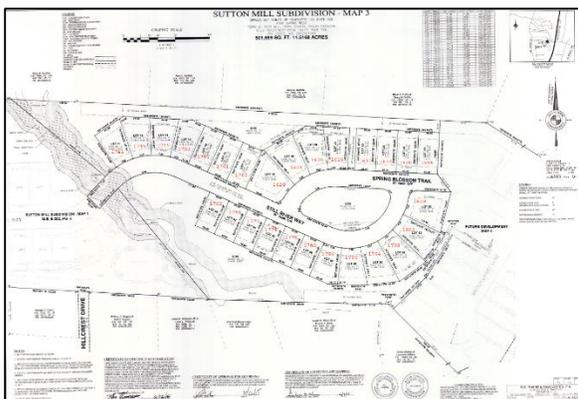
- **Final Plat: Massey Phase 2**
 - Applicant: IOTA Doby Bridge LLC
 - Location: S Dobys Bridge Road
 - Acreage: 68.173 +/- Acres
 - Zoning Designation: PND
 - Buildable Lots: 0 (Boundary Survey)
 - Disposition: Approved by town staff on June 9, 2015



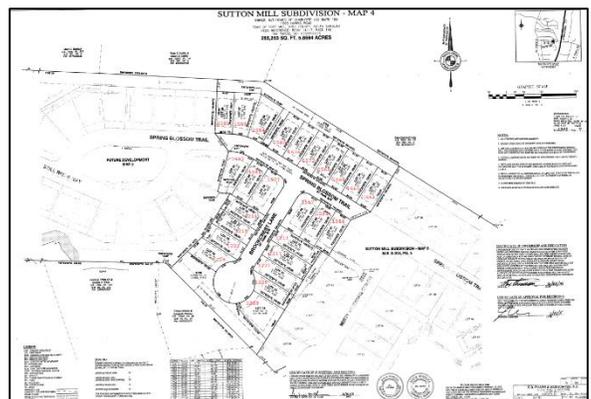
- **Final Plat: Preserve at River Chase, Phase 4**
 - Applicant: Meritage Homes
 - Location: S Dobys Bridge Road
 - Acreage: 56.45 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 31 Single Family Lots
 - Disposition: Approved by town staff on June 25, 2015



- **Final Plat: Sutton Mill, Map 3**
 - Applicant: MI Homes of Charlotte LLC
 - Location: Sutton Road & Harris Road
 - Acreage: 11.5168 +/- Acres
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 27
 - Disposition: Approved by Planning Commission on January 28, 2015. Plat signed and released by staff on June 22, 2015, upon receipt of bond.



- **Final Plat: Sutton Mill, Map 4**
 - Applicant: MI Homes of Charlotte LLC
 - Location: Sutton Road & Harris Road
 - Acreage: 5.8594 +/- Acres
 - Zoning Designation: R-5 Residential
 - Buildable Lots: 25
 - Disposition: Approved by Planning Commission on January 28, 2015. Plat signed and released by staff on June 22, 2015, upon receipt of bond.



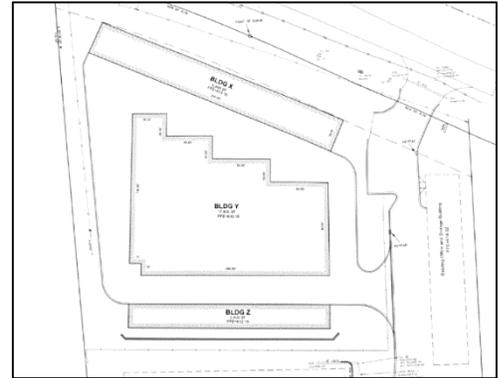
Planning Commission Meeting Summary

The Planning Commission (PC) held two workshops on June 2, 2015, and June 15, 2015, for the purpose of reviewing the draft impact fee ordinance and draft capital improvements plan. No votes were taken.

The Planning Commission (PC) held its regular meeting on Tuesday, June 23, 2015, to review the following requests(s):

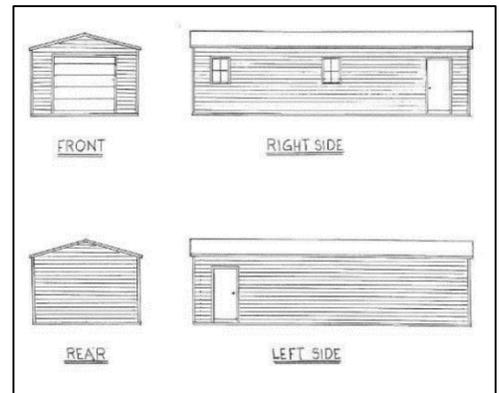
- **Commercial Appearance Review: A Lock-It Self Storage**

- Applicant: A Lock-It Inc.
- Location: York County Tax Map Number 020-08-01-003 (1399 SC Highway 160 East)
- Acreage: 8.38 +/- Acres
- Zoning Designation: HC Highway Commercial
- Request: Applicant requested commercial appearance review for three proposed public storage buildings at 1399 SC Highway 160 East. Two internal buildings (Buildings Y and Z) were proposed to be constructed with metal, while a third building (Building X), which would be visible from SC 160, would be constructed with enhanced materials, and would serve to screen Buildings Y and Z from the public right-of-way.
- Disposition: PC voted to defer consideration of the request, and provided comments on recommended modifications. (6-0)



- **Commercial Appearance Review: Fort Mill Chiropractic**

- Applicant: Terry J. Van Dervort, Fort Mill Chiropractic Health Center
- Location: York County Tax Map Number 020-06-13-008 (306 Tom Hall Street)
- Acreage: 0.33 +/- Acres
- Zoning Designation: HC / THCD
- Request: Applicant requested commercial appearance review for a proposed 14' x 36' storage building with khaki colored vinyl siding, to be installed behind the principal commercial structure.
- Disposition: PC voted to approve the proposed design, size and location of the storage building, with the contingency that the building should be wrapped in Hardie plank rather than vinyl siding, in a tan or khaki color to match the existing building. (6-0)



- **Rezoning Request: 113 Railroad Avenue**

- Applicant: Rustic Labels Inc.
- Location: York County Tax Map Numbers 020-06-01-049 and 020-06-01-066 (113 Railroad Avenue)
- Acreage: 0.71 +/- Acres
- Current Zoning: LC Local Commercial
- Requested Zoning: GI General Industrial
- Request: Applicant requested a rezoning of the property from LC to GI. The intended purpose of the rezoning was to allow for the expansion of an existing commercial printing business.
- Disposition: PC voted to defer consideration of the request, and recommended that the applicant pursue a variance from the zoning administrator's interpretation of what constitutes a "print shop" in the LC district. (6-0)



- **Annexation Request: 1086 N Dobys Bridge Road**

- Applicant: Michelle and Donald Black
- Location: York County Tax Map Number 709-00-00-066 (1086 N Dobys Bridge Road)
- Acreage: 1.3 +/- Acres
- Current Zoning: RC-I (County)
- Requested Zoning: HC Highway Commercial
- Request: Applicant requested annexation of the property with a zoning designation of HC. (The THCD Tom Hall Corridor Overlay District would also apply, if the property is annexed with a zoning designation of HC). The intended purpose, as stated by the applicant, was to develop the property as a commercial daycare facility.
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of R-25 Residential, rather than the HC zoning designation requested by the applicant. (5-1)



- **Annexation Request: Scott Wells Property**

- Applicant: J. Scott Wells
- Location: York County Tax Map Number 661-00-00-015 (Sutton Road & I-77 Northbound Exit Ramp)
- Acreage: 2.46 +/- Acres
- Current Zoning: BD-III (County)
- Zoning Designation: HC Highway Commercial
- Request: Applicant requested annexation of the property with a zoning designation of HC. The intended use, as stated by the applicant, was to develop the property with a hotel and restaurant.
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of HC. (5-1)



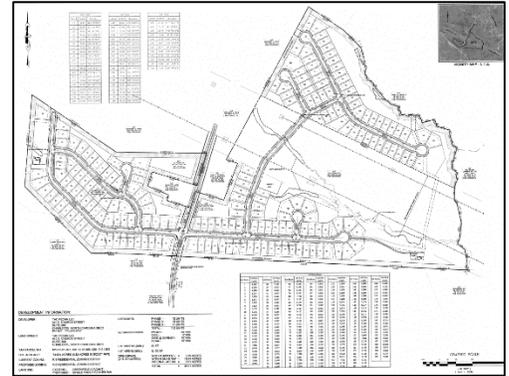
- **Request to Approve Road Names: Kingsley**

- Applicant: Clear Springs-Kingsley LLC
- Location: York County Tax Map Numbers 020-09-01-022, 020-09-01-042, 020-09-01-043, 020-09-01-044 and 020-09-01-045 (Kingsley)
- Acreage: N/A
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a master road name list for Kingsley Roads A-C, Kingsley Town Center, and private roads serving the Lash Group and LPL Financial Corporate Offices. The applicant requested approval of the following road names: Textile Way (Road A – Public), Wamsutta Mills Drive (Road B – Public), Kingsley Springs Boulevard (Road C – Public), Broadcloth Street (Kingsley Town Center – Public), Innovation Point (Private), and LPL Way (Private).
- Disposition: PC voted to approve the master road name list, as requested. (5-0)



- **Preliminary Plat: Pecan Ridge**

- Applicant: TAC Pecan LLC
- Location: York County Tax Map Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (Whites Road)
- Acreage: 74.53 +/- Acres
- Zoning Designation: R-5 Residential
- Request: Applicant requested approval of a preliminary plat for the Pecan Ridge subdivision, containing 192 single-family residential lots.
- Disposition: PC voted to approve the preliminary plat, with the following conditions: a turnaround facility shall be included at the stub out near lots 24 and 25; sidewalks shall be included on at least the eastern frontage along Whites Road; the off-site improvement recommended in the traffic study shall be installed on Whites Road; cul-de-sacs shall include landscaped medians; and staff shall be delegated with the authority to review and approve a tree survey and replanting plan, consistent with the zoning ordinance. (4-2)



- **Development Impact Fee Ordinance**

- Applicant: N/A – Initiated by Resolution of Town Council
- Request: The Planning Commission was asked to review and provide a recommendation on a draft ordinance to impose development impact fees. Impact fees would be based on a defined formula established within the ordinance. This formula is based upon the findings and assumptions contained within the Impact Fee Study Report, prepared by Stantec, and accepted by Town Council in April of 2015. The development impact fee formula for each category is based upon several variables, such as: number of units (housing units, commercial square footage, etc.); persons per household, employee space ratio, or number of daily trips; cost; and any discount rates adopted by town council. In instances where an applicant disagrees with standard assumptions, the ordinance allows the applicant to conduct an independent calculation for a more customized fee amount. The draft ordinance recommends the following discount rates: 10% discount for Fire Protection, Parks and Recreation and Municipal Facilities; and a phased-in discount for Transportation beginning at 90% upon adoption, and decreasing by ten percentage points on January 1st of each year until reaching a 50% discount rate in 2019. These discount rates would apply uniformly, regardless of whether the fee amount was based on the standard formula or an independent calculation. As required by the states Impact Fee Act, the ordinance establishes four new trust funds for each impact fee category. The ordinance contains provisions and procedures related to impact fee credits, reimbursements, appeals, and where appropriate, refunds. The ordinance requires an annual report outlining the revenues and expenditures from impact fees, and also includes a sunset provision that would terminate each fee 15 years from the date of adoption. As written, the ordinance would become effective immediately upon adoption by town council.
- Disposition: PC voted to recommend in favor of the ordinance adopting development impact fees, as presented by staff. The motion included a recommendation for council to adopt a resolution calling on the legislative delegation to amend the Development Impact Fee Act to allow an exemption for schools, as well as amendments to the town's building permit fee schedule to partially offset additional costs related to impact fees. (5-0)

- **Capital Improvements Plan Ordinance**

- Applicant: N/A – Initiated by Resolution of Town Council
- Request: The Planning Commission was asked to review and provide a recommendation on a draft ordinance adopting a five-year capital improvements plan. Should council elect to adopt impact fees, state law also requires the adoption of a CIP, by ordinance, following review and recommendation by the Planning Commission. The items included in the draft CIP reflect the highest priority facility and equipment needs related to growth among the town's various departments. The draft CIP included a list of projects broken out by fee category: Fire Protection, Parks and Recreation, Municipal Facilities and Transportation. The draft CIP includes an explanation and justification of each project, anticipated start and end year, funding sources, and estimated project costs. The draft CIP was prepared with feedback and participation among all affected departments.
- Disposition: PC voted to recommend in favor of the ordinance adopting a capital improvements plan, as presented by staff. (5-0)



- **Comprehensive Plan Amendment Ordinance**

- Applicant: N/A – Initiated by Town Staff
- Request: The Planning Commission was asked to review and provide a recommendation on a draft ordinance adopting an amendment to the town's comprehensive plan. The state's Comprehensive Planning Enabling Act requires the inclusion of a priority investment element in the town's comprehensive plan. The priority investment element should include a list of public infrastructure and facility projects over the next ten years. Because the items contained in the draft CIP are not currently included in the town's comprehensive plan, last updated in January 2013, staff recommended amending the comprehensive plan to incorporate the CIP, by reference, into the priority investment element contained within Volume 2: Fort Mill Tomorrow.
- Disposition: PC voted to recommend in favor of the ordinance adopting an amendment to the comprehensive plan, as presented by staff. (5-0)

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Tuesday, June 30, 2015, to review the following request:

- **Variance Request: 2257 Vista Road**

- Applicant: Fort Mill School District
- Location: York County Tax Map Number 020-09-01-038 (2257 Vista Road)
- Zoning Designation: R-25 Residential
- Request: Applicant requested a variance from the zoning ordinance to allow an increase in the 35' maximum building height to allow a three story middle school up to 52' in height, and to allow an increase in the 16' maximum lighting fixture height to allow athletic field lighting up to 81' in height.
- Disposition: The BOZA approved both variance requests. (5-0)



Historic Review Board Meeting Summary

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

Upcoming Meetings & Events

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

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

Did you know?

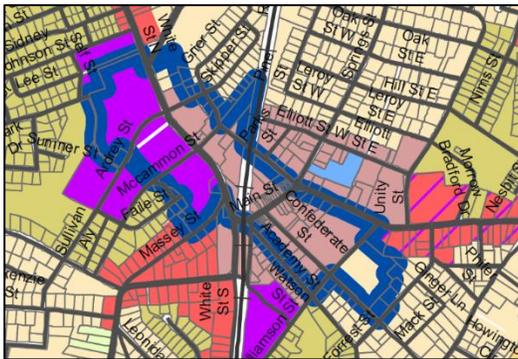
Historic Preservation

The Town of Fort Mill is one of 33 Certified Local Governments (CLG) in the state of South Carolina which are authorized to develop and implement its own historic preservation guidelines. The CLG program promotes community preservation planning and heritage education through a partnership with the State Historic Preservation Office (SHPO) that facilitates funding, technical assistance and training. Through local preservation planning, CLGs are better prepared to manage future growth and encourage economic development while protecting the historic and pre-historic resources that are significant to their community, to the state, and to the nation. CLG's are also eligible to apply to the SHPO for matching funds.



In order to become certified, a local government must meet certain requirements, including the following:

- CLG's must establish and appoint an adequate and qualified historic preservation commission;
- CLG's must maintain a system for the surveying and inventorying of historic properties within the jurisdiction;
- CLG's must adopt and enforce appropriate legislation for the designation and protection of historic properties, including passage of a historic preservation ordinance that meets state guidelines for CLG's; and
- CLG's shall encourage public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register.



The Town of Fort Mill has adopted a Historic Preservation District (as outlined in Article II, Section 11, of the Zoning Ordinance) for the purpose of protecting historic properties and structures within the town limits.

The requirements of the Historic Preservation District apply to all properties within the town which are 1) listed on the National Register of Historic Places; 2) designated a local historical landmark by the town council; or 3) are located within a district which has been designated as historic by the town council.

Prior to any demolition, new construction, alteration, modification, or addition to any property subject to the town's Historic Preservation District, a certificate of appropriateness from the town's Historic Review Board (HRB) shall be required. Applications for a certificate of appropriateness must be made by the owner of the property, or by his authorized representative or agent. The HRB's jurisdiction does not apply to any interior modifications, unless additional review or technical assistance is requested by the applicant.

It is the intent of the town's Historic Preservation District to ensure that any new or existing structures within the district remain harmonious with the architectural and historical character of the Town of Fort Mill. In granting a certificate of appropriateness, the HRB shall take into account the architectural or historical significance of the structure under consideration, the exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect that such changes or additions will have upon other structures within the vicinity. No building or structure designated as historic shall be demolished or otherwise removed until the owner thereof has received a certificate of appropriateness from the HRB. When considering an application for a certificate of appropriateness for alteration, repair, or restoration, the HRB shall use the Secretary of the Interior's Standards for Rehabilitation as a policy guideline. These standards shall serve as the basis for determining the approval, approval with modification, or denial of requests for a certificate of appropriateness.

To learn more about South Carolina's CLG program, visit <http://shpo.sc.gov/programs/locgov/Pages/CLG.aspx>.

For more information about the town's Historic Preservation District or Historic Review Board, please contact the Fort Mill Planning Department at (803) 547-2034 or cpettit@fortmillsc.gov.

Announcements

Town Council to Hold Public Hearing on Impact Fee Ordinances on July 27, 2015

The Mayor and Council of the Town of Fort Mill will conduct a Public Hearing at 7:00 pm on Monday, July 27, 2015, in Council Chambers at Fort Mill Town Hall, 112 Confederate Street. During the public hearing, council will receive public comments on the following items:

- An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; so as to add a new division to be numbered Division 4, Development Impact Fees; providing for the adoption of development impact fees for the Town of Fort Mill; providing for the administration and enforcement thereof; and other matters related thereto
- An ordinance adopting the Town of Fort Mill Capital Improvements Plan for FY 2015-16 through FY 2019-2020
- An ordinance amending the 2008 Comprehensive Plan for the Town of Fort Mill, as amended on January 14, 2013, so as to incorporate the Town of Fort Mill Capital Improvements Plan as an addendum to the Priority Investment Element contained within Volume 2, Fort Mill Tomorrow
- An ordinance amending the Fiscal Year 2014-15 Annual Budget to appropriate revenues and expenditures to the Fire Protection Impact Fee Trust Fund, Parks & Recreation Impact Fee Trust Fund, Municipal Facilities Impact Fee Trust Fund, and Transportation Impact Fee Trust Fund; and amending the Fee Schedule for Building Permit and Building Plan Review Fees

A second public hearing for all four ordinances is tentatively scheduled for 7:00 pm on Monday, August 10, 2015, in Council Chambers at Fort Mill Town Hall, 112 Confederate Street.

A copy of the *Development Impact Fee Study Report for Fort Mill, Housing Affordability Analysis in Support of a Development Impact Fee Study Report in Fort Mill*, and *Town of Fort Mill Capital Improvements Plan* will be available for public inspection at Fort Mill Town Hall, 112 Confederate Street, during the hours of 8:30 am to 5:00 pm, Monday through Friday. The documents may also be viewed on the town's website by clicking [here](#).

Anyone wishing to speak must sign in with the Town Clerk before the public hearing begins. For more information, please call (803) 547-2116, or visit www.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

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