

Fort Mill Planning Department



Development Activity Report July 2015

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

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

	July 2015	July 2014	Change (#)	Change (%)
Permits Issued	152	161	-9	-5.6%
Construction Value	\$44,642,308	\$18,272,213	+\$26,370,095	+144.3%
Permit Fees Collected*	\$244,819	\$114,537	+\$130,282	+113.7%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	789	618	+171	+27.7%
Construction Value	\$299,847,374	\$102,299,957	+\$197,547,417	+193.1%
Permit Fees Collected*	\$1,594,290	\$602,599	+\$991,691	+164.6%

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

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

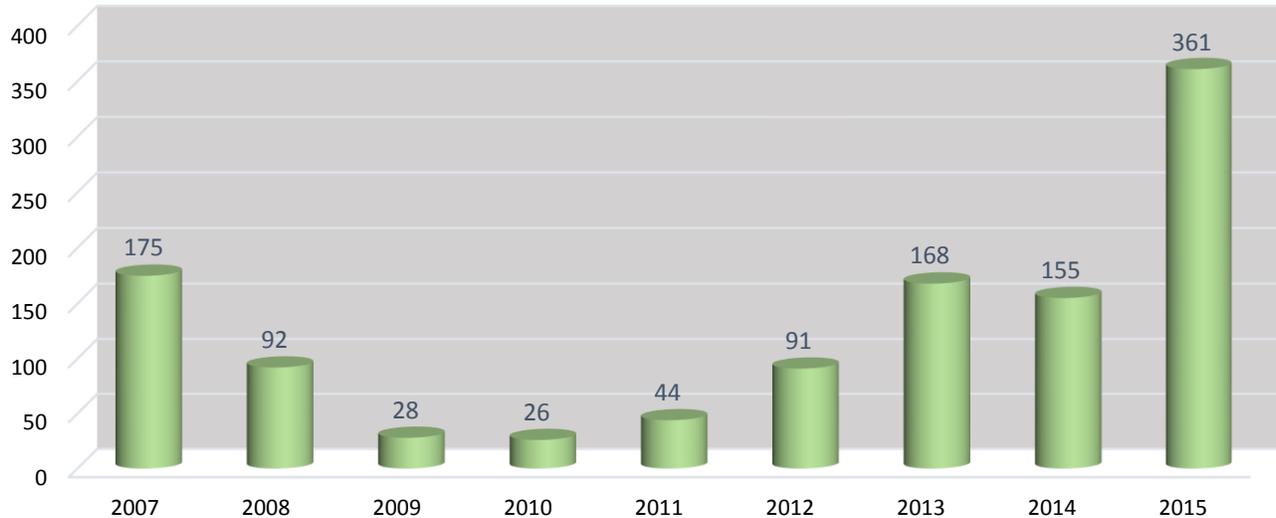
	July 2015	July 2014	Change (#)	Change (%)
Permits Issued	74	37	+37	+100.0%
Construction Value	\$28,646,341	\$16,116,651	+\$12,529,690	+77.7%
Avg. Permit Value	\$387,113	\$435,585	-\$48,472	-11.1%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	361	155	+206	+132.9%
Construction Value	\$136,094,072	\$67,136,448	+\$68,957,624	+102.7%
Avg. Permit Value	\$376,992	\$433,138	-\$56,146	-13.0%

*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-Jul 2007-2015)



A total of 74 new single-family residential permits were issued during the month of July 2015, including 2 in the Forest at Fort Mill, 3 in Massey, 10 in the Preserve at River Chase, 8 in Springfield, 2 in Springview Meadows, 13 in Sutton Mill, and 36 in Waterside at the Catawba.

- **Forest at Fort Mill**
 - 122 Monterey Oaks Circle
 - 206 Monterey Oaks Circle
- **Preserve at River Chase**
 - 1027 Arges River Drive
 - 2024 Bosna Lane
 - 6021 Drave Lane
 - 6027 Drave Lane
 - 6028 Drave Lane
 - 6032 Drave Lane
 - 4168 Thames Circle
 - 4202 Thames Circle
 - 4212 Thames Circle
 - 837 Tyne Drive
- **Springfield**
 - 408 Kirkbride Court
 - 419 Kirkbride Court
 - 310 Meares Court
 - 2119 Tatton Hall Road
 - 2125 Tatton Hall Road
 - 2126 Tatton Hall Road
 - 2233 Tatton Hall Road
 - 2258 Tatton Hall Road
- **Massey**
 - 915 Culver Drive
 - 1771 Felts Parkway
 - 1824 Felts Parkway
- **Waterside at the Catawba**
 - 729 Bearcamp Way
 - 1226 Clingman Drive
 - 1230 Clingman Drive
 - 1234 Clingman Drive
 - 1254 Clingman Drive
 - 1258 Clingman Drive
 - 1262 Clingman Drive
 - 1271 Clingman Drive
 - 1275 Clingman Drive
 - 1279 Clingman Drive
 - 307 Corner Lake Court
 - 313 Corner Lake Court
 - 1926 Great Balsam Way
 - 1932 Great Balsam Way
 - 1246 Hideaway Gulch Drive
 - 1309 Hideaway Gulch Drive
 - 1834 Kody Hollow Court
 - 1044 Shiloh Bend Trail
 - 1050 Shiloh Bend Trail
 - 990 Skywater Drive
 - 996 Skywater Drive

- **Springview Meadows**
 - 1079 Crescent Moon Drive
 - 3009 Palm Drive
- **Sutton Mill**
 - 1316 Misty Morning Court
 - 1552 Spring Blossom Trail
 - 1556 Spring Blossom Trail
 - 1604 Spring Blossom Trail
 - 1610 Spring Blossom Trail
 - 1624 Spring Blossom Trail
 - 1628 Spring Blossom Trail
 - 1741 Still River Way
 - 1745 Still River Way
 - 1749 Still River Way
 - 1753 Still River Way
 - 1757 Still River Way
 - 1765 Still River Way
- 1002 Skywater Drive
- 1008 Skywater Drive
- 1463 Tomkins Knob Drive
- 1478 Tomkins Knob Drive
- 1482 Tomkins Knob Drive
- 1483 Tomkins Knob Drive
- 1486 Tomkins Knob Drive
- 1520 Whistlers Chase Court
- 2162 Winhall Road
- 2166 Winhall Road
- 2170 Winhall Road
- 2174 Winhall Road
- 2178 Winhall Road
- 2182 Winhall Road
- 2192 Winhall Road

Monthly Permit Summary (Commercial)

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

- **Walmart Neighborhood Market:** 500 N Dobys Bridge Road (Grocery & Retail Store)
- **Harris Teeter Fuel Center:** 412 Mercantile Place (Gas Station)
- **Lash Group:** 1420 SC Highway 160 (Interior Upfit)
- **Citi Financial:** 605 Munn Road (Interior Renovation)

New Businesses

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

- **American Security Mortgage:** 111 Clebourne Street, Suite 210 (Mortgage Office)
- **Tracey Reynolds Attorney at Law:** 481 Munn Road, Suite 125 (Law Office)
- **Katie Baby:** 124 Main Street (Children's Boutique)
- **Mill Town Handyman:** 106 Sidney Johnson Street (Home Occupation/Handyman Service)

News & Project Updates

Hampton Inn & Suites Celebrates Grand Opening

A grand opening celebration was held for the new Hampton Inn and Suites at 1420 Carolina Place Drive on July 16, 2015. Developed by the Warren Norman Co. and constructed by Myers & Chapman, the 102-room Hampton Inn is the first major hotel to be built within the town limits.





Fort Mill Southern Bypass Update

Work continues between SC Highway 160 and Holbrook Road on the northern leg of the Fort Mill Southern Bypass. Due to construction, portions of Williams and Hensley Roads will be closed this summer. The project is expected to be completed by the end of 2015.

Town Council Holds Public Hearing on Impact Fees

On July 27, 2015, Fort Mill Town Council held the first of two public hearings on four ordinances related to development impact fees. A total of fifteen residents and business owners spoke during the public hearing. A second public hearing has been scheduled for August 10th.



Annexations

There were two annexation ordinances approved by Town Council during the month July 2015.

- **Ordinance No. 2015-10**

An ordinance annexing York County Tax Map Number 709-00-00-066, containing approximately 1.3 acres at 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
- Disposition: Approved second reading of annexation ordinance with HC zoning. (6-0)
- Date Approved: July 27, 2015



- **Ordinance No. 2015-11**

An ordinance annexing York County Tax Map Number 661-00-00-015, containing approximately 2.46 acres at the corner of Sutton Road and the I-77 northbound exit 83 ramp

- 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)
- Requested Zoning: HC Highway Commercial
- Disposition: Approved second reading of annexation ordinance with HC zoning. (6-0)
- Date Approved: July 27, 2015



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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	2	6	-4	-66.7%
Total # Acres Annexed	3.76	409.9	-406.14	-99.1%

Rezoning

There was one rezoning ordinance approved by council during the month of July 2015.

- **Ordinance No. 2015-09**

An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for York County Tax Map Number 020-20-01-016, containing approximately 14.4 acres located at the intersection of River Crossing Drive and Sutton Road, from HC Highway Commercial to MXU Mixed Use; adopting a conceptual plan for the River Crossing Senior Living project; and adopting development conditions for the River Crossing Senior Living Project

- Applicant: TCP Southeast #45 / Gross Builders
- 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.
- Disposition: Approved second reading of the ordinance rezoning the property from HC to MXU, and approved a concept plan and development conditions for the project. (4-2)
- Date Approved: July 27, 2015



Ordinances & Text Amendments

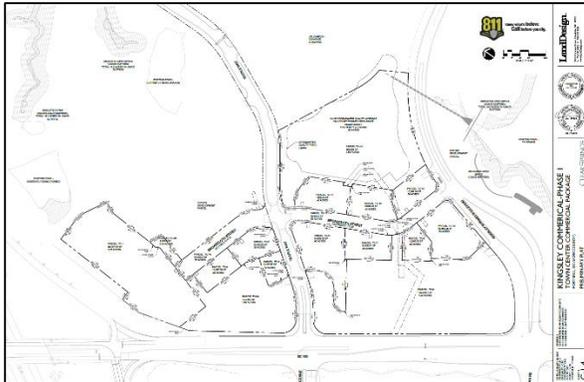
There were no new development related ordinances or text amendments approved by council during the month of July 2015.

New Subdivisions

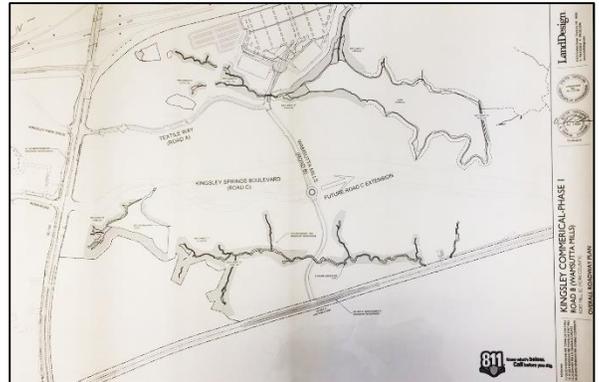
There were two new subdivision plats approved during the month of July 2015:

- **Preliminary Plat: Kingsley Town Center**
 - Applicant: Clear Springs-Kingsley LLC
 - Location: Kingsley (SC Hwy 160)
 - Acreage: 17.21 +/- Acres
- **Preliminary Plat: Kingsley Road B**
 - Applicant: Clear Springs-Kingsley LLC
 - Location: Kingsley (US Hwy 21 Byp)
 - Acreage: 3.6 +/- Acres

- Zoning Designation: MXU Mixed Use
- Buildable Lots: 13
- Disposition: Approved by town staff on July 20, 2015



- Zoning Designation: MXU Mixed Use
- Buildable Lots: 0 (Road Only)
- Disposition: Approved by town staff on July 20, 2015

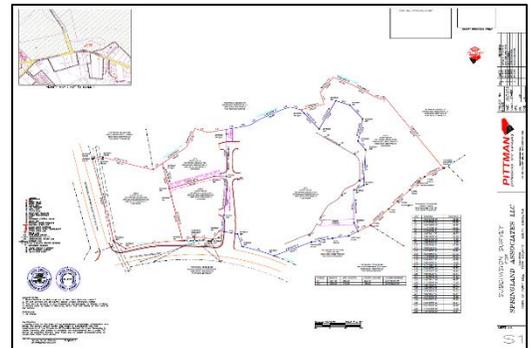


Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, July 28, 2015, to review the following request(s):

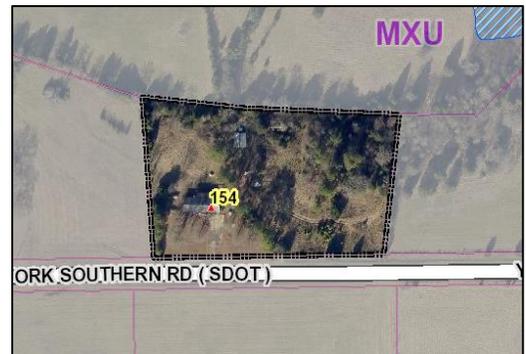
- **Subdivision Plat: Avery Plaza**

- 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 1.63 acres to 10.93 acres
- Disposition: PC voted to approve the subdivision plat, as submitted by the applicant. (6-0)



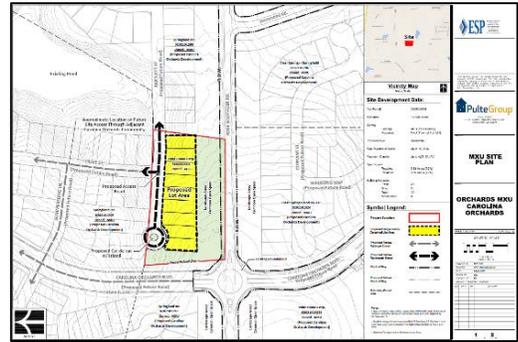
- **Annexation Request: Pulte Home Corporation**

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 728-00-00-002 (154 York Southern Road)
- Acreage: 3.644 +/- Acres
- Current Zoning: AGC (County)
- Zoning Requested: MXU Mixed Use
- Request: Applicant requested annexation of a 3.644 acre parcel with a zoning designation of MXU. The parcel is completely surrounded by property which is currently being developed by the applicant as the Carolina Orchards subdivision.
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of MXU. (6-0)



- **Concept Plan & Development Conditions: Orchards Project**

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 728-00-00-002 (154 York Southern Road)
- Acreage: 3.644 +/- Acres
- Current Zoning: AGC (County)
- Zoning Requested: MXU Mixed Use
- Request: Applicant requested approval of a mixed use concept plan and development conditions for the Orchards MXU Project. The applicant is requesting approval to develop a maximum of 15 single-family residential dwelling units on the property (4.12 units per acre); however, based on the draft concept plan, it is anticipated that the property will contain 9 lots (2.47 units per acre), as well as a roadway, once landscaped buffers and common open space are taken into account. The development conditions would also allow common open space and neighborhood amenities to be located on the parcel.
- Disposition: PC voted to recommend in favor of the mixed use concept plan and development conditions, with one minor amendment. (6-0)



- **Commercial Appearance Review: Sleep Inn**

- Applicant: Diversified Enterprises Inc.
- Location: York County Tax Map Number 661-00-00-015 (Sutton Road & I-77)
- Acreage: 2.46 +/- Acres
- Zoning Designation: HC / COD-N
- Request: Applicant requested commercial appearance review and approval for a proposed 100-room, four-story Sleep Inn hotel.
- Disposition: PC voted to defer consideration of the request, and provided comments on recommended modifications. (6-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, July 20, 2015, to review the following request:

- **Variance Request: Carolina Orchards**

- Applicant: Pulte Homes
- Location: York County Tax Map Numbers 020-21-01-294, 020-21-01-295, 020-21-01-292, 020-21-01-325, 020-21-01-326
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested a variance from the zoning ordinance to allow an increase in the 16' maximum height for lighting fixtures to allow for the installation of fixtures up to 35' in height along the future Carolina Orchards Boulevard.
- Disposition: The BOZA voted to defer consideration of the variance request. (6-0)



Historic Review Board Meeting Summary

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

Upcoming Meetings & Events

- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Wed. August 5, 2015
 - 6:30 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tues. August 11, 2015
 - 4:30 PM
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Thu. August 18, 2015
 - 6:30 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. August 25, 2015
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. August 10, 2015
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. August 17, 2015
 - 6:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. August 24, 2015
 - 7:00 AM

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

Did you know?

South Carolina 811: Call Before You Dig!

Formed by member utility operators in 1978, Palmetto Utility Protection Service, or PUPS, operates under the Underground Facility Damage Prevention Act to protect buried facilities and keep excavators and the general public safe. PUPS operates in the state of South Carolina as SC811.



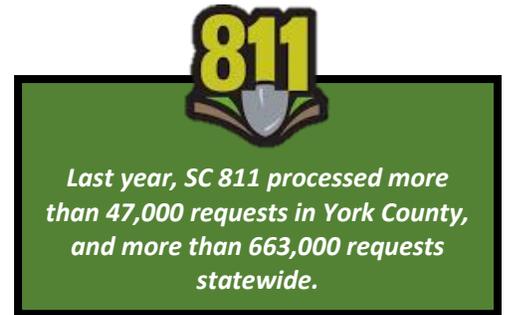
Submitting a request to have underground utility lines marked is a free service to anyone doing large or small digging projects. SC811 does not physically mark the underground utility lines, but notifies the member facility operators, who are then responsible for having the lines located. Facility Operators only mark the lines they install and maintain, which does not include privately owned lines.

Locate requests must be entered into the SC811 system three full business days (not including the day the notice was submitted) before digging may begin.

Within the state of South Carolina, customers can submit a request by dialing “811” or by calling a toll free number at (888) 721-7877. Users can also submit a locate request online at www.sc811.com. SC 811 operates Monday through Friday from 7:30am until 5:30pm, excluding holidays. They are also available 24/7 for emergency situations.

In the Fort Mill area, the following utility providers participate in the SC811 system:

- **Water & Sewer:** Town of Fort Mill & York County
- **Electric:** Duke Energy & York Electric Cooperative
- **Natural Gas:** York County Natural Gas
- **Telecommunications:** AT&T, Comporium & Time Warner



Safe digging is everyone’s responsibility. Notifying SC811 of your planned excavation can help prevent damages that can result in fines, utility service interruption and physical injury – even death.

Announcements

Town Council to Hold Second Public Hearing on Impact Fee Ordinances on August 10, 2015

The Mayor and Council of the Town of Fort Mill will conduct a second Public Hearing at 7:00 pm on Monday, August 10, 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 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
- Rezonings
- 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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Town of Fort Mill

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