

## Fort Mill Planning Department



# Development Activity Report August 2015

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

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

|                        | August 2015  | August 2014  | Change (#)    | Change (%) |
|------------------------|--------------|--------------|---------------|------------|
| Permits Issued         | 110          | 150          | -40           | -26.7%     |
| Construction Value     | \$23,919,635 | \$13,906,813 | +\$10,012,822 | +72.0%     |
| Permit Fees Collected* | \$152,613    | \$89,641     | +\$62,972     | +70.2%     |

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

|                        | YTD 2015      | YTD 2014      | Change (#)     | Change (%) |
|------------------------|---------------|---------------|----------------|------------|
| Permits Issued         | 899           | 768           | +131           | +17.1%     |
| Construction Value     | \$325,563,994 | \$116,206,771 | +\$209,357,223 | +180.2%    |
| Permit Fees Collected* | \$1,751,272   | \$692,240     | +\$1,059,032   | +153.0%    |

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

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

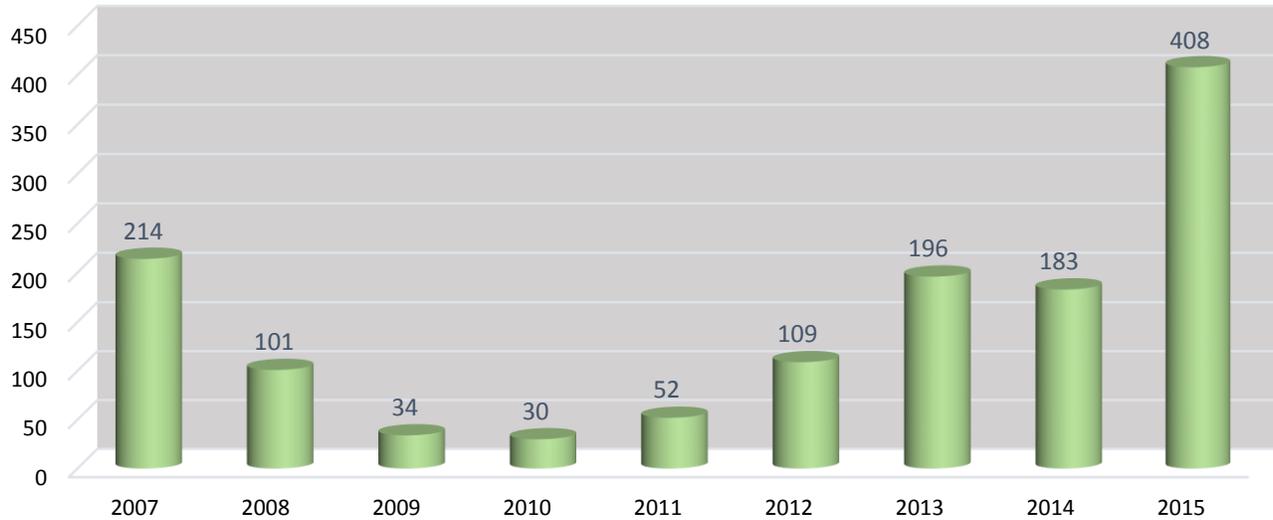
|                    | August 2015  | August 2014  | Change (#)   | Change (%) |
|--------------------|--------------|--------------|--------------|------------|
| Permits Issued     | 48           | 28           | +20          | +71.4%     |
| Construction Value | \$20,000,242 | \$10,919,745 | +\$9,080,497 | +83.2%     |
| Avg. Permit Value  | \$416,672    | \$389,991    | +\$26,681    | +6.8%      |

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

|                    | YTD 2015      | YTD 2014     | Change (#)    | Change (%) |
|--------------------|---------------|--------------|---------------|------------|
| Permits Issued     | 408           | 183          | +225          | +123.0%    |
| Construction Value | \$155,491,303 | \$78,056,193 | +\$77,435,110 | +99.2%     |
| Avg. Permit Value  | \$381,106     | \$426,537    | -\$45,430     | -10.7%     |

\*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-Aug 2007-2015)



A total of 48 new single-family residential permits were issued during the month of August 2015, including 3 in the Forest at Fort Mill, 4 in Massey, 1 in the Meadow, 7 in the Preserve at River Chase, 4 in Springfield, 5 in Springview Meadows, 6 in Sutton Mill, and 18 in Waterside at the Catawba.

- **Forest at Fort Mill**
  - 195 Monterey Oaks Circle
  - 290 Monterey Oaks Circle
  - 306 Monterey Oaks Circle
- **Massey**
  - 1328 Kings Bottom Drive
  - 1336 Kings Bottom Drive
  - 1344 Kings Bottom Drive
  - 1348 Kings Bottom Drive
- **Preserve at River Chase**
  - 1026 Arges River Drive
  - 1032 Arges River Drive
  - 1190 Arges River Drive
  - 1213 Arges River Drive
  - 4144 Thames Circle
  - 4160 Thames Circle
  - 4161 Thames Circle
- **Springfield**
  - 1224 Edbrooke Lane
  - 1236 Edbrooke Lane
  - 1285 Edbrooke Lane
  - 1302 Edbrooke Lane
- **Springview Meadows**
- **The Meadow**
  - 127 Lazenby Drive
- **Sutton Mill**
  - 1541 Spring Blossom Trail
  - 1548 Spring Blossom Trail
  - 1564 Spring Blossom Trail
  - 1596 Spring Blossom Trail
  - 1600 Spring Blossom Trail
  - 1762 Still River Way
- **Waterside at the Catawba**
  - 1263 Clingman Drive
  - 1266 Clingman Drive
  - 1267 Clingman Drive
  - 1270 Clingman Drive
  - 1286 Clingman Drive
  - 1343 Corey Cabin Court
  - 1805 Kody Hollow Court
  - 1822 Kody Hollow Court
  - 1829 Kody Hollow Court
  - 1491 Tomkins Knob Drive
  - 1495 Tomkins Knob Drive
  - 1536 Whistlers Chase Court
  - 1548 Whistlers Chase Court
  - 1549 Whistlers Chase Court
  - 2130 Winhall Road

- 2004 Angel Oak Drive
- 1047 Crescent Moon Drive
- 1067 Crescent Moon Drive
- 1080 Crescent Moon Drive
- 3021 Palm Drive
- 2134 Winhall Road
- 2138 Winhall Road
- 2142 Winhall Road

## Monthly Permit Summary (Commercial)

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

- **Lash Group:** 1420 Highway 160 (Interior Upfit, Office)
- **Leona & Simone:** 526 Mercantile Place, Suite 103 (Commercial Upfit, Dress Shop)
- **Tom Hall Plaza:** 818 Tom Hall Street (Sign)

## New Businesses

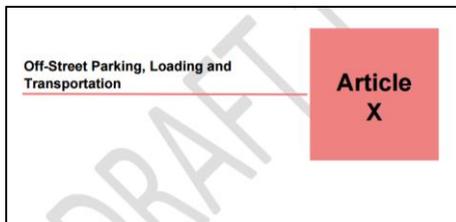
The following new business licenses were issued during the month of August 2015:

- **Ashley Jordan Berry Agency:** 506 Mercantile Place, Suite 105 (Insurance Office)

## News & Project Updates

### Katie Baby Opens on Main Street

Following an extensive renovation project, Katie Baby Children’s Boutique opened its doors at 124 Main Street on August 11, 2015. Specializing in children’s clothing and accessories, Katie Baby is open Tues.-Fri. (10:00 am to 6:00 pm,) and Sat. (10:00 am to 5:00pm).



### UDO Update

The Town of Fort Mill’s UDO Advisory Committee held two meetings during the month of August to review draft updates to the town’s new Unified Development Ordinance. To follow the progress of the UDO update, please [click here](#) to visit the project web site.

### Town Council Adopts Impact Fee Ordinance

On August 24, 2015 Fort Mill Town Council gave final reading to an ordinance adopting development impact fees for parks and recreation, fire protection and municipal facilities. The fees will go into effect for all new construction permits issued beginning Oct. 1<sup>st</sup>.



## Annexations

There were no annexation ordinances approved by Town Council during the month August 2015.

## Year-to-Date Annexation Activity – Jan-Aug 2015 vs. Jan-Aug 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 were no rezoning ordinance approved by council during the month of August 2015.

### Ordinances & Text Amendments

There was one text amendment approved by council during the month of August 2015:

- **Ordinance No. 2015-12**

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

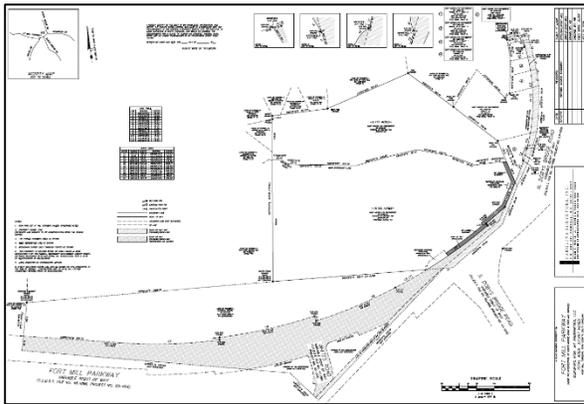
- Applicant: Initiated by resolution of Fort Mill Town Council, adopted on April 14, 2014
- Purpose: Implements development impact fees for all new development within the Town of Fort Mill permitted on or after October 1, 2015. Development impact fees are one-time fees that will be collected at the time a building permit is issued. Impact fees will be determined for each project based on a formula contained within the impact fee ordinance. The basis for each fee calculation will include: the number of proposed units; persons per household (residential) or employee space ratio (commercial); the replacement cost for each fee category; and the discount rates adopted by Town Council (10% for Parks & Recreation, 50% for Fire Protection and Municipal Facilities & Equipment, and 100% for Transportation). Consistent with state law, the impact fee ordinance authorizes exemptions for the following types of construction projects: rebuilding, remodeling, repairing or replacing an existing structure (provided there is no increase in the number of service units); residential additions; construction trailers and temporary offices; neighborhood amenities (playgrounds, tennis courts, clubhouses, etc.), and affordable housing units which meet minimum eligibility requirements. In instances where an applicant contends that the assumptions included within the impact fee ordinance are not accurate for the intended use, the ordinance allows an applicant to perform an independent fee calculation (at the applicant's expense). The ordinance also authorizes credit agreements for approved monetary or in-kind contributions, establishes procedures for refunds and appeals, and includes a sunset date of 15 years from the date of adoption. Impact fee revenues will be used only for capital improvements contained within the town's CIP, which was adopted on August 24, 2015 (Ord. No. 2015-13).
- Disposition: Approved 2<sup>nd</sup> reading of impact fee ordinance (4-3)
- Date Approved: August 24, 2015
- *For more information, please view the "Did You Know" section at the end of this report, or [click here](#) to visit the town's website.*

### New Subdivisions

There were five new subdivision plats approved during the month of August 2015:

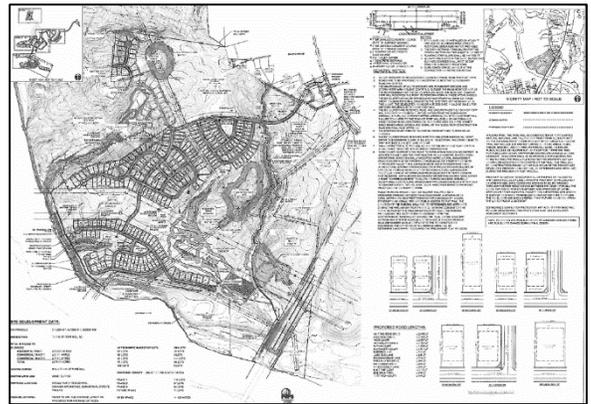
- **Subdivision Plat: Hinson Property**

- Applicant: M. Hinson Ltd. Partnership
- Location: York County Tax Map No. 020-12-01-120 (Fort Mill Parkway & S Dobys Bridge Road)
- Acreage: 27.97 +/- Acres
- Zoning Designation: PND
- Buildable Lots: 2
- Disposition: Approved by town staff on August 12, 2015



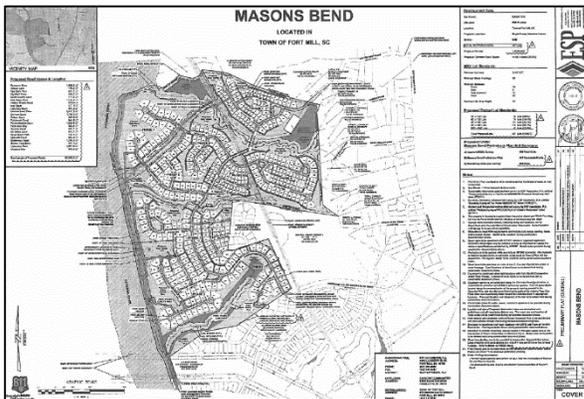
- **Preliminary Plat: Masons Bend (Kanawha)**

- Applicant: Crescent Masons Bend LLC
- Location: York County Tax Map No. 020-20-01-017, -018, -019, -020, -021, -022, and -029 (Sutton Road)
- Acreage: 273.5 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 251
- Disposition: Approved by town staff on August 27, 2015



- **Preliminary Plat: Masons Bend (Suttonview)**

- Applicant: Crescent Masons Bend LLC
- Location: York County Tax Map No. 020-20-01-036 (Suttonview Road)
- Acreage: 281.72 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 407
- Disposition: Approved by town staff on August 27, 2015

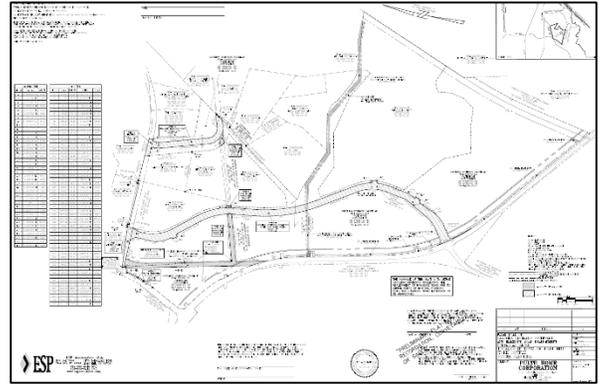


- **Final Plat: Carolina Orchards Village G**

- Applicant: Pulte Home Corporation
- Location: York County Tax Map No. 020-21-01-325 (Springfield Parkway)
- Acreage: 17.857 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 59
- Disposition: Approved by town staff on August 28, 2015



- **Final Plat: Carolina Orchards Boulevard**
  - Applicant: Pulte Home Corporation
  - Location: York County Tax Map No. 020-21-01-325 (Springfield Parkway & Old Nation Road)
  - Acreage: 33.237 +/- Acres
  - Zoning Designation: MXU Mixed Use
  - Buildable Lots: 0 (Road Only)
  - Disposition: Approved by town staff on August 28, 2015



## Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, August 25, 2015, to review the following request(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 approve "Revision A," with minor modifications to "Building X." (5-0)



- **Commercial Appearance Review: Multi-Tenant Building**
  - Applicant: WSB Retail Partners
  - Location: 100 Fort Mill Square, Suite 107
  - Acreage: 1.085 +/- Acres
  - Zoning Designation: HC / THCD Overlay
  - Request: Applicant requested approval of modifications to a previously approved multi-tenant commercial building to be constructed at Fort Mill Square, across from the new Walmart Neighborhood Market. The original plan was to demolish the existing structure and build a new building. The applicant was now seeking to rehabilitate the existing structure. The revised building was substantially the same size, but included changes to awning designs, building height, and quantity and detail of brick accents.
  - Disposition: PC voted to approve the modified design, with the following notes and conditions: the building design and materials shall allow for maximum deviation and relief along the building façade; the awnings shall be varied from the original design to include metal awnings



on the front and rear brick sections; and brick detailing shall be included for the purpose of enhancing the character and relief of brick wall sections. (6-0)

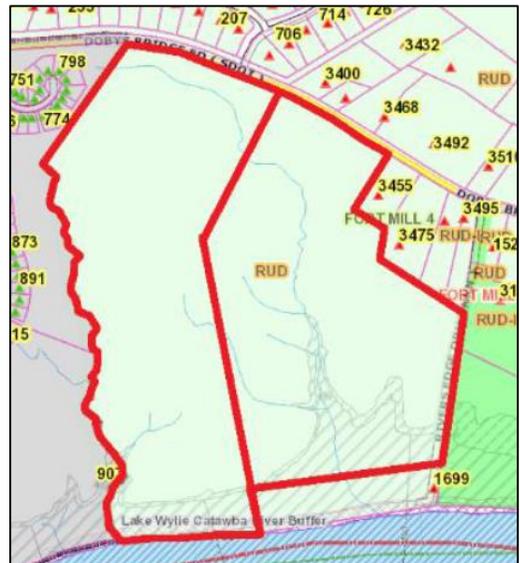
- **Commercial Appearance Review: Sleep Inn**

- 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 approve the revised architectural drawings and site plan, with minor modifications. (6-0)



- **Annexation Request: Talkington Property**

- Applicant: John P. and Delores M. Talkington (Owners), Justin R. and Jason T. Talkington (Owners), and Taylor Morrison Inc. (Applicant)
- Location: York County Tax Map Number 774-00-00-004 & 774-00-00-005 (S Dobys Bridge Road)
- Acreage: 161.0 +/- Acres
- Current Zoning: RUD (County)
- Zoning Requested: R-5 Residential
- Request: Applicant requested annexation of a 161.0 +/- acre parcel with a zoning designation of R-5 Residential. The applicant submitted a proposed development agreement which would allow for the development of up to 324 single-family homes. A 25-acre property donation to the Town of Fort Mill was also proposed.
- Disposition: PC voted to defer consideration of the annexation request, and asked the applicant to complete a traffic impact analysis prior to voting on a recommendation. (6-0)

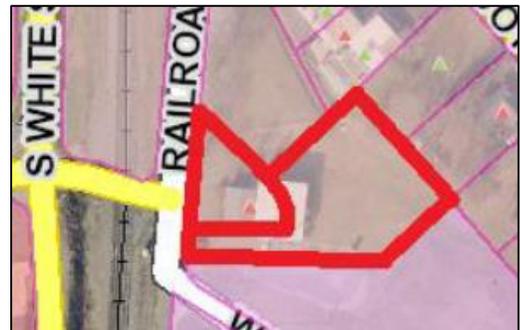


## Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, August 17, 2015, to review the following request:

- **Variance Request: Rustic Label**

- Applicant: Rustic Label, Inc.
- Location: York County Tax Map Numbers 020-06-01-049 & 020-06-01-066 (113 Railroad Avenue)
- Zoning Designation: LC Local Commercial
- Request: Applicant was seeking to expand an existing business at 113 Railroad Avenue. The zoning administrator classified the existing business as a manufacturing use, and not eligible



to expand in the LC district. Applicant appealed this classification, and requested that the business be classified as a “print shop.”

- Disposition: Zoning appeal was approved by the BOZA, and the zoning administrator’s classification was overturned. The business shall now be classified as a “print shop.” (7-0)

- **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: Application withdrawn by the applicant on August 13, 2015



## Historic Review Board Meeting Summary

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

## Upcoming Meetings & Events

- **Historic Review Board Meeting**
  - Fort Mill Town Hall
  - Tues. September 8, 2015
  - 4:30 PM
- **UDO Advisory Committee Meeting**
  - The Spratt Building
  - Wed. September 16, 2015
  - 6:30 PM
- **Planning Commission Meeting**
  - Fort Mill Town Hall
  - Tue. September 22, 2015
  - 7:00 PM
- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. September 28, 2015
  - 7:00 AM
- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. September 14, 2015
  - 7:00 PM
- **Board of Zoning Appeals Meeting**
  - Fort Mill Town Hall
  - Mon. September 21, 2015
  - 6:00 PM
- **RFATS Policy Committee Meeting**
  - Manchester Meadows
  - Fri. September 25, 2015
  - 12:00 PM

All meetings are open to the public. Please visit [www.fortmillsc.gov](http://www.fortmillsc.gov) for meeting updates and agendas.

## Did you know?

### Development Impact Fees

On August 24, 2015, Fort Mill Town Council adopted Ordinance No. 2015-12, implementing development impact fees on new construction permits within the Town of Fort Mill. Beginning October 1, 2015, the town will begin collecting impact fees for the following categories:

- Fire Protection Impact Fee
- Municipal Facilities & Equipment Impact Fee
- Parks & Recreation Impact Fee (Residential Only)



An impact fee for Transportation was also adopted by Town Council; however, the ordinance includes a 100% discount rate. Therefore, Transportation Impact Fees will not be assessed at this time.

Development impact fees are one-time fees that will be collected at the time a building permit is issued. Impact fees will be determined for each project based on a formula contained within the impact fee ordinance. The basis for each fee calculation will include: the number of proposed units; persons per household (residential) or employee space ratio (commercial); the replacement cost for each fee category; and any discount rate adopted by Town Council (10% for Parks & Recreation, 50% for Fire Protection and Municipal Facilities & Equipment, and 100% for Transportation). These fees will be collected in addition to water and sewer tap/capacity fees, as well as the Fort Mill School District's school impact fee of \$2,500.00 per residence.

#### **PLEASE NOTE**

***Impact Fees will apply to all new construction permits (residential & non-residential) issued on or after Oct. 1, 2015***

Consistent with state law, the impact fee ordinance authorizes exemptions for the following types of construction projects: rebuilding, remodeling, repairing or replacing an existing structure (provided there is no increase in the number of service units); residential additions; construction trailers and temporary offices; neighborhood amenities (playgrounds, tennis courts, clubhouses, etc.), and eligible affordable housing units.

Impact fees are based upon generally accepted industry criteria, including Census Bureau and ITE data. In instances where an applicant contends that the assumptions included within the impact fee ordinance are not accurate for the intended use, the ordinance allows an applicant to perform an independent fee calculation (at the applicant's expense). The ordinance also authorizes credit agreements for approved monetary or in-kind contributions.

For more information about the town's development impact fee ordinance, including a list of frequently asked questions and an impact fee estimator, please [click here](#), or call 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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[Click here to visit the Planning Department Website](#)