

Fort Mill Planning Department



Development Activity Report September 2015

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

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

	September 2015	September 2014	Change (#)	Change (%)
Permits Issued	116	146	-30	-20.5%
Construction Value	\$40,911,587	\$10,987,837	+\$29,923,750	+272.3%
Permit Fees Collected*	\$211,526	\$72,624	+\$138,902	+191.3%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	1,015	914	+101	+11.1%
Construction Value	\$366,089,466	\$127,511,145	+\$238,578,321	+187.1%
Permit Fees Collected*	\$1,960,673	\$764,621	+\$1,196,052	+156.4%

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

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

	September 2015	September 2014	Change (#)	Change (%)
Permits Issued	51	23	+28	+121.7%
Construction Value	\$19,803,580	\$9,784,427	+\$10,019,153	+102.4%
Avg. Permit Value	\$388,305	\$425,410	-\$37,104	-8.7%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	458	206	+252	+122.3%
Construction Value	\$174,902,188	\$87,840,620	+\$87,061,568	+99.1%
Avg. Permit Value	\$381,883	\$426,411	-\$44,528	-10.4%

*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-Sep 2007-2015)



A total of 51 new single-family residential permits were issued during the month of September 2015, including 1 in Avery Lake, 1 in Massey, 5 in the Preserve at River Chase, 3 in Springfield, 3 in Springview Meadows, 2 in Sutton Mill, and 35 in Waterside at the Catawba.

- **Avery Lake**
 - 1055 Warpers Lane
- **Massey**
 - 1298 Kings Bottom Drive
- **Preserve at River Chase**
 - 1148 Arges River Drive
 - 6009 Drave Lane
 - 4029 Thames Circle
 - 4152 Thames Circle
 - 4201 Thames Circle
- **Springfield**
 - 1303 Edbrooke Lane
 - 2241 Tatton Hall Road
 - 2273 Tatton Hall Road
- **Springview Meadows**
 - 2012 Angel Oak Drive
 - 1031 Crescent Moon Drive
 - 1035 Crescent Moon Drive
 - 1059 Crescent Moon Drive
- **Sutton Mill**
 - 1568 Spring Blossom Trail
 - 1620 Spring Blossom Trail
- **Waterside at the Catawba (Continued)**
 - 1373 Corey Cabin Court
 - 2207 Elmview Lane
 - 2210 Elmview Lane
 - 2211 Elmview Lane
 - 2215 Elmview Lane
 - 2216 Elmview Lane
 - 2219 Elmview Lane
 - 2220 Elmview Lane
 - 2223 Elmview Lane
 - 2224 Elmview Lane
 - 2227 Elmview Lane
 - 2228 Elmview Lane
 - 2231 Elmview Lane
 - 1914 Great Balsam Way
 - 1923 Great Balsam Way
 - 1823 Kody Hollow Court
 - 1033 Shiloh Bend Trail
 - 1039 Shiloh Bend Trail
 - 1045 Shiloh Bend Trail
 - 1063 Shiloh Bend Trail
 - 1071 Shiloh Bend Trail
 - 1083 Shiloh Bend Trail
 - 1101 Shiloh Bend Trail
 - 1475 Tomkins Knob Drive
 - 1479 Tomkins Knob Drive
 - 1487 Tomkins Knob Drive

- **Waterside at the Catawba**
 - 500 Brier Knob Drive
 - 1350 Corey Cabin Court
 - 1356 Corey Cabin Court
 - 1367 Corey Cabin Court
- 1490 Tomkins Knob Drive
- 2146 Winhall Road
- 2150 Winhall Road
- 2158 Winhall Road
- 2186 Winhall Road

Monthly Permit Summary (Commercial)

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

- **Carolina Orchards Sales Center:** 1277 Carolina Orchards Boulevard (Sales Center)
- **Commons at River Crossing:** 410 Highway 21 Bypass (Sign)
- **Domtar:** 100 Kingsley Park Drive, Suite 100 (Interior Upfit, Office)
- **Domtar:** 234 Kingsley Park Drive, 3rd Floor (Interior Upfit, Office)
- **LPL Financial:** 1402 Highway 160, Building A (Interior Upfit, Office)
- **LPL Financial:** 1402 Highway 160, Building B (Interior Upfit, Office)
- **Romarco Minerals:** 481 Munn Road, Suite 250 (Interior Upfit, Office)

New Businesses

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

- **Pelican's Snoballs:** 108 Springs Street (Snack/Beverage Shop)

News & Project Updates

First Lots Recorded at Carolina Orchards by Del Webb

The first five plats, containing 183 single-family lots, have been recorded for the new Carolina Orchards age-restricted (55+) community on Springfield Parkway. New home construction is expected to begin in November, with a grand opening in early 2016.



Sutton Road Roundabout Construction

A new roundabout is currently under construction on Sutton Road, west of the I-77 interchange, near Country Lodge Road and Frances Circle. The roundabout will provide safe access to the new Masons Bend subdivision, with minimal interruption to traffic on Sutton Road.

Site Work Begins at Massey Phase 2

Homebuilder David Weekley Homes has begun clearing and grading activities for the second phase of the Massey subdivision on S Dobys Bridge Road (across from the Forest at Fort Mill subdivision). At build out, Phase 2 is expected to have a total of 161 single-family homes.



Annexations

There was one annexation ordinance (and one corresponding MXU ordinance) approved by Town Council during the month September 2015:

- **Ordinance No. 2015-16**

An ordinance annexing York County Tax Map Number 728-00-00-002

- 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)
- Requested Zoning: MXU Mixed Use
- Disposition: Approved second reading of annexation ordinance with MXU zoning. (6-0)
- Date Approved: September 14, 2015



- **Ordinance No. 2015-17**

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Orchards MXU Project

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 728-00-00-002 (154 York Southern Road)
- Acreage: 3.644 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a mixed use concept plan and development conditions for the Orchards MXU Project. The applicant requested 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) once landscaped buffers and common open space are taken into account.
- Disposition: Approved second reading of concept plan and development conditions. (6-0)
- Date Approved: September 14, 2015



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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	3	6	-3	-50.0%
Total # Acres Annexed	7.4	409.9	-402.5	-98.2%

Rezoning

There were no rezoning ordinance approved by Town Council during the month of September 2015.

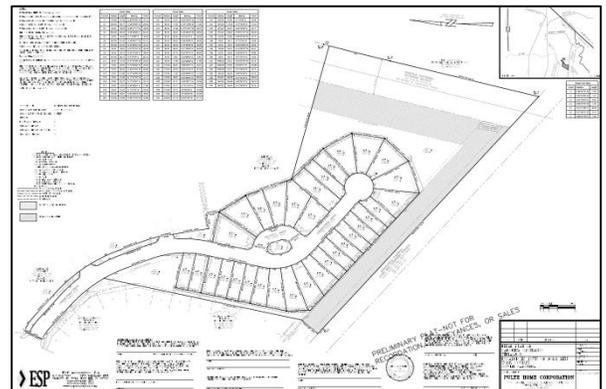
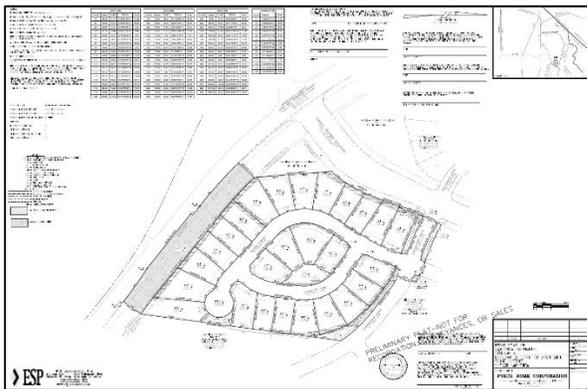
Ordinances & Text Amendments

There were no development related ordinances or text amendments approved by Town Council during the month of September 2015.

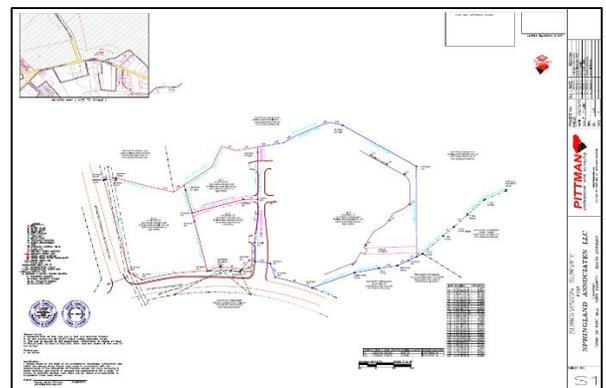
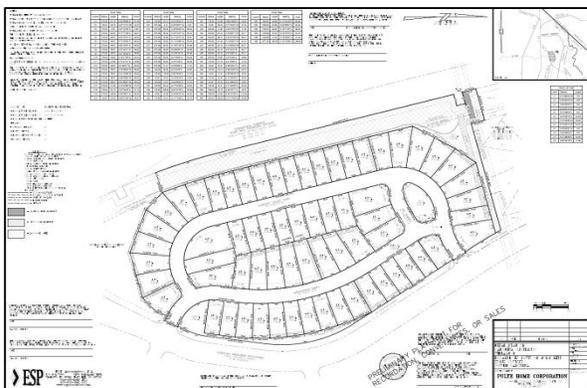
New Subdivisions

There were six subdivision plats approved during the month of September 2015:

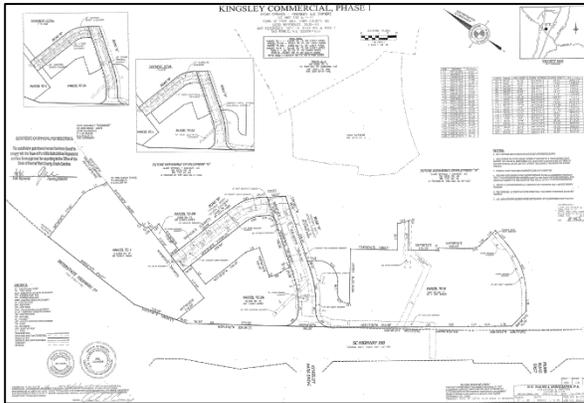
- **Final Plat: Carolina Orchards Village A**
 - Applicant: Pulte Home Corporation
 - Location: York County Tax Map No. 020-21-01-325 (Springfield Parkway)
 - Acreage: 10.085 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 26
 - Disposition: Approved by town staff on September 15, 2015
- **Final Plat: Carolina Orchards Village B**
 - Applicant: Pulte Home Corporation
 - Location: York County Tax Map No. 020-21-01-325 (Springfield Parkway)
 - Acreage: 15.016 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 32
 - Disposition: Approved by town staff on September 15, 2015



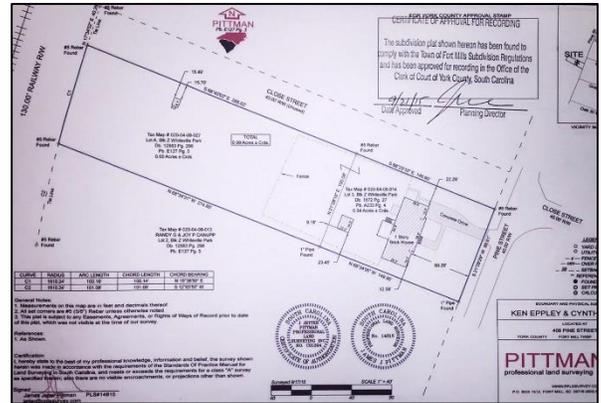
- **Final Plat: Carolina Orchards Village F**
 - Applicant: Pulte Home Corporation
 - Location: York County Tax Map No. 020-21-01-325 (Springfield Parkway)
 - Acreage: 15.016 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 66
 - Disposition: Approved by town staff on September 15, 2015
- **Subdivision Plat: Avery Plaza**
 - Applicant: Springland Associates LLC
 - Location: York County Tax Map No. 020-08-01-002 (SC Hwy 160 E)
 - Acreage: 17.68 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 4
 - Disposition: Approved by town staff on September 16, 2015



- **Final Plat: Kingsley Commercial, Phase 1**
 - Applicant: Clear Springs-Kingsley LLC
 - Location: York County Tax Map No. 020-09-01-022 (SC 160 & I-77)
 - Acreage: 4.32 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 1
 - Disposition: Approved by town staff on September 17, 2015



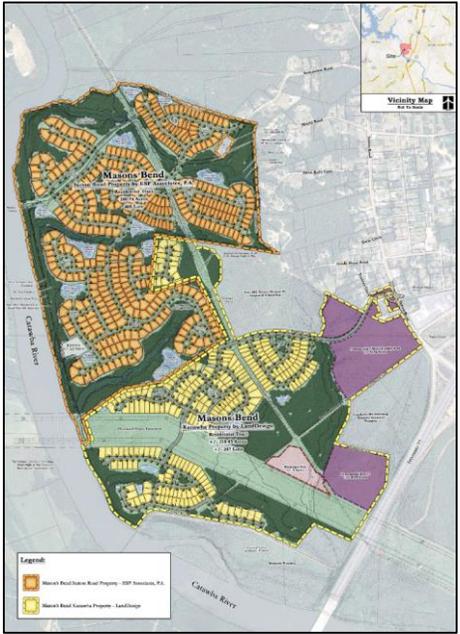
- **Recombination Plat: 409 Pine Street**
 - Applicant: Ken & Cynthia Eppley
 - Location: York County Tax Map No. 020-04-08-014 & -027 (409 Pine St.)
 - Acreage: 0.99 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 2 (Combined to 1 Lot)
 - Disposition: Approved by town staff on September 21, 2015



Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, September 22, 2015, to review the following request(s):

- **Master Road Name List: Masons Bend**
 - Applicant: Crescent Masons Bend LLC
 - Location: Masons Bend Subdivision (Sutton Road, Frances Circle and Suttonview Road)
 - Acreage: 555.2 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Request: Applicant requested approval of a master road name list for the Masons Bend subdivision. The applicant requested approval of the following road names: Artisan Lane, Bee Balm Trail, Big Bluff Trace, Bluestem Drive, Bucks Quarry Court, Cast Iron Court, Crawfish Drive, Fish Story Court, Flatwater Street, Freshwater Drive, Gray Hook Drive, Half Pint Loop, Hidden Shoals Road, Inspired Way, Issa Court, June Bug Lane, Kayak Court, Lazy Day Court, Masons Bend Drive, Oarman Court, Oxbow Court, Patchwork Court, Porch Wisdom Court, Rock Skip Way, Rocking Chair Lane, Saunter Court, Sensibility Circle, Six String Court, Small Batch Path, Splendid Court, Stone Court, Suttonview Road (Existing), Sweet Cicely Lane, Thorns Ferry Drive, Upcountry Court, Wateran Way, and Weir Court.
 - Disposition: PC voted to approve the master road name list, as requested. (7-0)



- **Rezoning Request: Harris Teeter Properties LLC**

- Applicant: Mary Hinson Limited Partnership & Marshall Hinson (Owners); Harris Teeter Properties LLC (Applicant)
- Location: York County Tax Map Number 020-12-01-120 and 020-12-01-202 (Fort Mill Parkway & S Dobys Bridge Road)
- Acreeage: 32.1 +/- Acres
- Current Zoning: PND Planned Neighborhood Dev.
- Zoning Requested: HC Highway Commercial
- Request: Applicant requested a rezoning of two parcels from PND to HC to allow for development of a grocery anchored neighborhood retail shopping center.
- Disposition: PC voted to recommend in favor of the rezoning ordinance from PND to HC. (6-0)



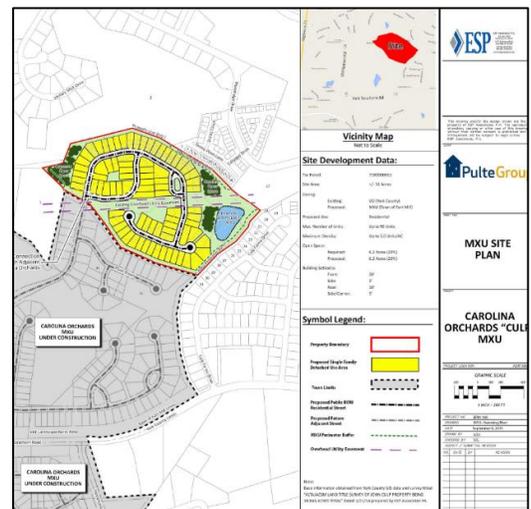
- **Annexation Request: Culp Property**

- Applicant: John Culp (Owner); Pulte Home Corporation (Applicant)
- Location: York County Tax Map Number 728-00-00-011 (101 Hunter Oaks Lane)
- Acreeage: 30.94 +/- Acres
- Current Zoning: UD (County)
- Zoning Requested: MXU Mixed Use
- Request: Applicant requested annexation of a 30.94 acre parcel located at 101 Hunter Oaks Lane with a zoning designation of MXU. The parcel is adjacent to the Carolina Orchards subdivision, and is currently under contract for sale to Pulte Home Corporation, the developer of Carolina Orchards.
- Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of MXU. (7-0)



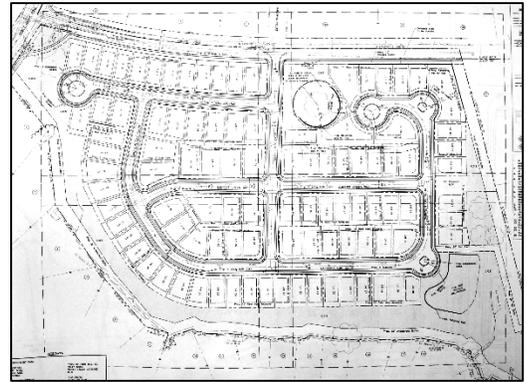
- **MXU Concept Plan & Dev. Conditions: Culp Property**

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 728-00-00-011 (101 Hunter Oaks Lane)
- Acreeage: 30.94 +/- Acres
- Zoning Designation: MXU Requested
- Request: Applicant requested approval of a mixed use concept plan and development conditions for the Carolina Orchards “Culp” MXU Project. The applicant requested approval to develop a maximum of 90 single-family residential dwelling units on the property (2.91 units per acre), which would be incorporated into the neighboring Carolina Orchards subdivision.
- PC voted to recommend in favor of the mixed use concept plan and development conditions, with an amendment to require that all residential units shall be age-restricted. (7-0)



- **Preliminary Plat: Kimbrell Oaks**

- Applicant: Ryland Homes / EMH&T
- Location: York County Tax Map Numbers 020-11-01-195, 020-11-01-196 and 020-11-01-197 (Kimbrell Road and S Dobys Bridge Road)
- Acreage: 28.97 +/- Acres
- Zoning Designation: R-5 Residential
- Request: Applicant requested approval of a preliminary plat for the Kimbrell Oaks subdivision, containing 100 single-family residential lots.
- Disposition: PC voted to approve the preliminary plat, and to authorize staff to approve minor modifications to the construction drawings as requested by the fire marshal, engineering director and planning department. (7-0)



- **Commercial Appearance Review: Traditions at Fort Mill**

- Applicant: Gross Builders
- Location: York County Tax Map Number 020-20-01-016 (River Crossing Drive & Sutton Road)
- Acreage: 14.4 +/- Acres
- Zoning Designation: MXU / COD-N
- Request: Applicant requested appearance review and approval for a proposed mixed use project containing 252 age-restricted, multi-family units (3 separate buildings) and a 5,000 square foot office building.
- Disposition: PC voted to approve the building design and overall site plan, while deferring the review and approval for crosswalk and site lighting plans. (7-0)



- **Commercial Appearance Review: Holiday Inn Express**

- Applicant: Navkaar Investment Corporation
- Location: York County Tax Map Number 020-23-01-008 (1655 Carolina Place Drive)
- Acreage: 2.6 +/- Acres
- Zoning Designation: HC
- Request: Applicant requested appearance review and approval for a proposed four-story, 87-room Holiday Inn Express hotel.
- Disposition: PC voted to defer the request. The applicant was asked to make modifications to the proposed building design, including the addition of brick on the first level (in place of EIFS) to provide better street-level consistency with neighboring buildings on Carolina Place Drive. (7-0)



Board of Zoning Appeals Meeting Summary

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

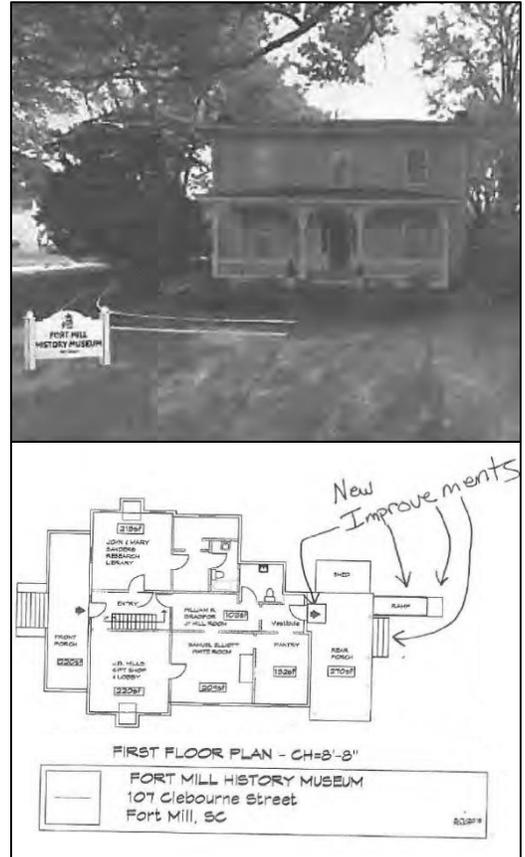
Historic Review Board Meeting Summary

The Historic Review Board (HRB) was scheduled to meet on September 9, 2015; however, the meeting was cancelled due to the lack of a quorum.

A second HRB meeting was scheduled for September 29, 2015, during which time the Board reviewed the following requests:

- **Certificate of Appropriateness: 107 Clebourne Street**

- Applicant: Fort Mill History Museum
- Location: York County Tax Map Number 020-02-01-019 (107 Clebourne Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to make the following modifications to an existing historic building at 107 Clebourne Street: to install a wheelchair ramp at the rear of the structure; to replace the existing steps at the rear of the structure; to replace an existing door at the rear of the structure; to install a mulch walkway connecting the rear parking area with the front of the structure; and to install one freestanding sign at the front of the building, and one mounted sign at the rear of the building.
- Disposition: The HRB split the request into several individual votes. The HRB approved the request to install the mulch pathway (3-2). The HRB approved the request to install the signage as proposed (5-0). The HRB approved the request to replace the rear door (5-0). The HRB approved the request to install the handicapped ramps at the rear of the building, with conditions (5-0).



- **Certificate of Appropriateness: 210 N White Street**

- Applicant: Springland Inc.
- Location: York County Tax Map Number 020-04-05-004 (210 N White Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to replace the existing doors at the Carriage House (behind the Founders House) with 2 ¼" cherry entry doors with flat wood panels, insulated glass and strap wood hinges, and to extend an existing brick paver walkway 5' to accommodate the new exterior door opening outward rather than inward. The applicant also requested approval to install a decorative light fixture on the building. The applicant intends to convert the Carriage House from a laundry area and fitness room into a conference room with an ADA bathroom and kitchenette.
- Disposition: The HRB approved the request as submitted. (5-0)



- **Certificate of Appropriateness: 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 / Historic Overlay
- Request: Applicant requested approval to renovate the abandoned theater space on Main Street into 8,000 +/- square feet of general office space. The renovation project would retain the original aesthetic of the building, but would include the addition of windows, doors, black metal awnings, signage and landscaping.
- Disposition: The HRB voted to defer consideration of the request until a structural analysis could be completed, and additional information is provided by the applicant. (4-0)



Upcoming Meetings & Events

- | | |
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| <ul style="list-style-type: none"> • Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. October 12, 2015 ○ 7:00 PM • Board of Zoning Appeals Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. October 19, 2015 ○ 6:00 PM • Planning Commission Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. October 27, 2015 ○ 7:00 PM | <ul style="list-style-type: none"> • Historic Review Board Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. October 13, 2015 ○ 4:30 PM • Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. October 26, 2015 ○ 7:00 AM • Planning & Zoning Training Session <ul style="list-style-type: none"> ○ The Spratt Building ○ Thu. October 29, 2015 ○ 6:30 PM |
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All meetings are open to the public. Please visit www.fortmillsc.gov for meeting updates and agendas.

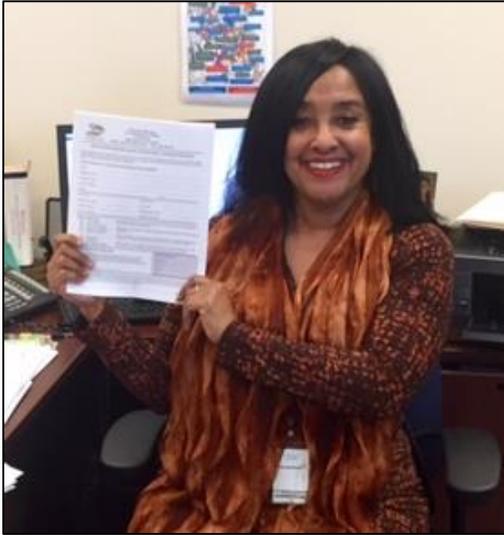
Did you know?

Business Licenses

Every person or entity engaged, or intending to engage, in any calling, business, occupation or profession within the corporate limits of the Town of Fort Mill, is required to obtain a license and pay an annual license fee for the privilege of doing business within the town.

The town's business license ordinance applies to all individuals and entities (including subcontractors) who do business **within the town limits**, regardless of where the individual or company is principally located.





Lynne Elting, MBL, Business License Official

Municipalities have the authority to levy a business license fee pursuant to SC Code Sec. 5-7-30. A business license fee is an excise tax levied on the privilege of doing business, and the value of the privilege extended is measured by the business's gross receipts. The business license requirement applies to the business itself, and does not apply to those who work as employees of a business for individual wages or salary.

The town's business license fee schedule is adopted by Town Council each year as part of the annual budget ordinance. Business license fees are based on the businesses' industrial classification (pursuant to the North American Industry Classification System, or NAICS), as well as the businesses' gross receipts. Business licenses are valid for the duration of the calendar year in which they are issued (January 1st to December 31st), and must be renewed in January of each year,

Operating a business in the Town of Fort Mill without a valid business license is a misdemeanor, punishable by a fine of up to \$500.00 per day for each day the violation occurs.

For more information about doing business in the Town of Fort Mill, please contact Lynne Elting by phone at (803) 547-2034 ext. 261, or by email at lelting@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 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

Joe Cronin
Planning Director

Town of Fort Mill

Phone: (803) 547-2034

Fax: (803) 547-2126

Email: jcronin@fortmillsc.gov

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