

Fort Mill Planning Department



Development Activity Report October 2014

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

Monthly Permit Activity (All Permits) – October 2014 vs. October 2013

	October 2014	October 2013	Change (#)	Change (%)
Permits Issued	148	71	+77	+108.5%
Construction Value	\$5,372,405	\$9,878,975	-\$4,506,570	-45.6%
Permit Fees Collected	\$34,585	\$59,878	-\$25,293	-42.2%

Year-to-Date Permit Activity (All Permits) – January-October 2014 vs. January-October 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	1,062	660	+402	+60.9%
Construction Value	\$133,088,654	\$113,573,077	+\$19,515,577	+17.2%
Permit Fees Collected	\$799,206	\$677,169	+\$122,037	+18.0%

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

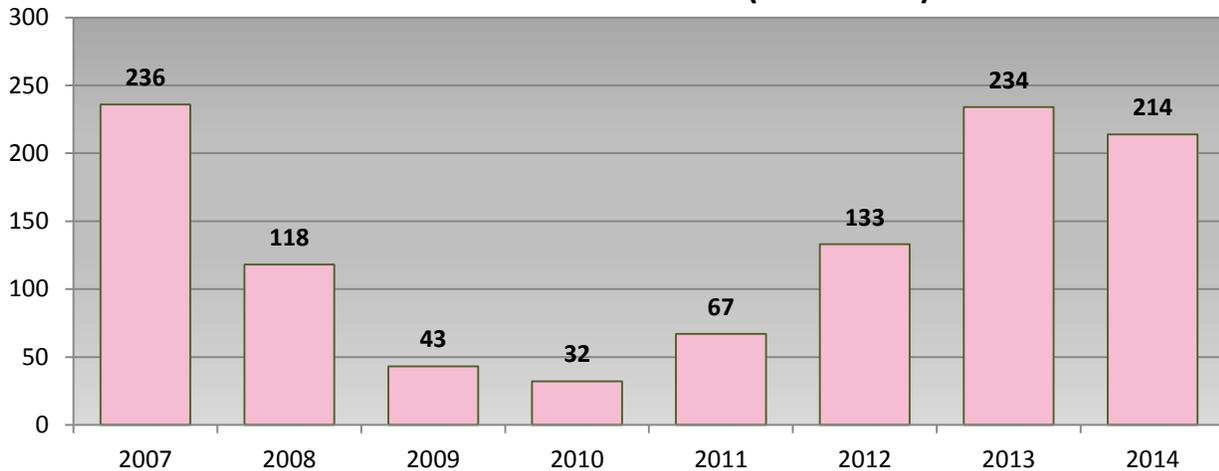
Monthly Permit Activity (Single-Family Residential) – October 2014 vs. October 2013

	October 2014	October 2013	Change (#)	Change (%)
Permits Issued	8	21	-13	-61.9%
Construction Value	\$3,115,379	\$8,810,666	-\$5,695,287	-64.6%
Avg. Permit Value	\$389,422	\$419,556	-\$30,133	-7.2%

Year-to-Date Permit Activity (Single-Family Residential) – January-October 2014 vs. January-October 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	214	234	-20	-8.5%
Construction Value	\$90,955,998	\$96,594,869	-\$5,638,871	-5.8%
Avg. Permit Value	\$425,028	\$412,799	+\$12,229	+3.0%

Year-to-Date Residential Permits (2007-2014)



A total of 8 new single-family residential permits were issued during the month of October 2014, including 1 in the Forest at Fort Mill, 4 in the Preserve at River Chase, and 3 in Springfield.

- **Forest at Fort Mill**
 - 360 Monterey Oaks Circle
- **Springfield**
 - 1653 Kilburn Lane
 - 1702 Kilburn Lane
 - 431 Kirkbride Court
- **Preserve at River Chase**
 - 2018 Bosna Lane
 - 720 Lagan Court
 - 731 Lagan Court
 - 761 Lagan Court

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of October 2014:

- **Lash Group Site (Kingsley):** 1420 Highway 160 W (Retaining Wall)
- **Domtar Paper Company:** 100 Kingsley Park Drive (Interior Upfit)
- **Kingsley Office Park:** 234 Kingsley Park Drive (Monument Sign)
- **Shoppes at Clebourne:** 106 Clebourne Street (Monument Sign)

New Businesses

There were no new business licenses issued during the month of October 2014.

Project Updates

Lash Group (Kingsley)

Clearing and grading work for the future Lash Group site has begun in the Kingsley development. The Lash Group property will feature a 250,000 square foot office building. The project was announced in June 2014, and construction is scheduled to be completed by 2016.





Hampton Inn & Suites

Construction continues at the future Hampton Inn & Suites hotel at 1520 Carolina Place Drive. The building topped out with its sixth, and final, floor in October. The hotel is scheduled to be completed in early 2015. Upon opening, it will be the only hotel inside the town limits.

Waterside at the Catawba

With clearing and grading work completed, public infrastructure, such as roads and utilities, are now being installed in the Waterside at the Catawba subdivision (Lennar). When completed, the development will have more than 1,000 homes, as well as a 25-acre public park.



Annexations

There was one new annexation approved by Town Council during the month October 2014.

- **Ordinance No. 2014-27**

An ordinance annexing York County Tax Map Number 738-00-00-047 (Pettus Property)

- Applicant: Lisa McMinn & Charles Wilson Jr., as personal representatives for the estate of Calvin H. Pettus
- Location: York County Tax Map # 738-00-00-047 (1918 N Dobys Bridge Road)
- Acreage: 2.6 Acres +/-
- Zoning Requested: HC Highway Commercial
- Disposition: Approved 2nd reading of annexation ordinance with HC zoning (6-0)
- Date Approved: October 27, 2014



Year-to-Date Annexation Activity – January-September 2014 vs. January-September 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	7	4	+3	+75.0%
Total # Acres Annexed	411.6	546.7	-135.1	-24.7%

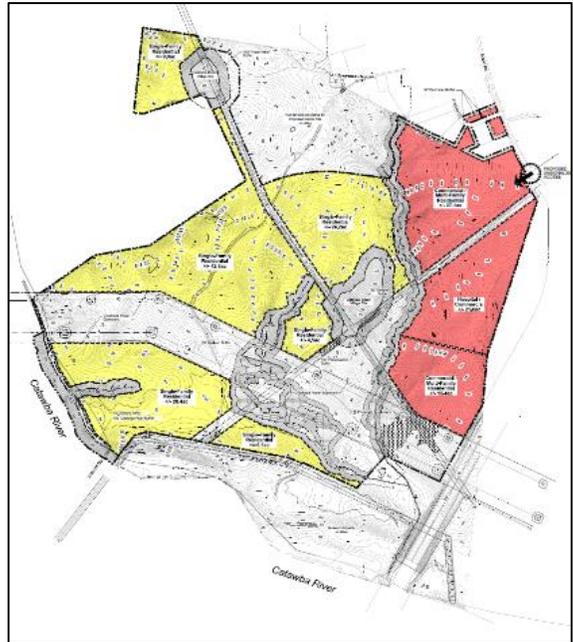
Rezoning

There were two MXU Mixed Use development agreement ordinances approved by council during the month of October 2014:

- **Ordinance No. 2014-28**

An ordinance authorizing a second amendment to the Development Agreement by and between SDG Properties, LLC, and the Town of Fort Mill to extend the term of the Agreement, and provide for on-site and off-site road improvements and utility services to benefit the property, and related commitments and contributions by the developer; and other matters relating thereto

- Applicant: SDG Properties, LLC
- Location: York County Tax Map Numbers 020-20-01-017, -018, -019, -020, -021, -022, -025, -026, -027, -028, & -029 (Kanawha Site)
- Acreage: 293.69 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a second amendment to a 2008 development agreement. The agreement, as revised, would allow the developer to tie in to a Tega Cay sewer interceptor, which is located on the property, and allow for wastewater to be transmitted to Rock Hill for processing via the Tega Cay line, rather than the town's sewer plant. Other proposed changes include a reduction in residential density from 715 to 415 units, the donation of a 1.5 acre site for a future municipal use, the donation of \$150,000 for recreational purposes, removing the language regarding municipal improvement district (MID) financing, eliminating the 35' perimeter buffer between the property and the neighboring parcel owned by Crescent Communities, and extending the agreement for 10 years. Additional changes to the agreement included a provision that would relieve the developer from installing infrastructure on the neighboring museum property, inclusion of language regarding Thread Trail cooperation, a 30-day notice period for communication of a material breach, and protections for the Schweinitz's sunflower population (a federally recognized endangered species) located on the property. A new concept plan was also included in the revised development agreement (see map above).
- Disposition: Approved 2nd reading of ordinance authorizing the second amendment to the Kanawha development agreement (6-0)
- Date Approved: October 27, 2014



- **Ordinance No. 2014-29**

An ordinance authorizing a first amendment to the Development Agreement by and between Sustainable Development Group, Inc., and the Town of Fort Mill to provide for improvements and utility services to benefit the property; and other matters relating thereto

- Applicant: Sustainable Development Group, Inc.
- Location: 020-20-01-023 & -024 (MLE Site)
- Acreage: 59.95 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a first amendment to a 2008 development agreement, so as to relieve the developer of the neighboring Kanawha property (SDG Properties, LLC) from installing infrastructure on the museum property.
- Disposition: Approved 2nd reading of ordinance authorizing the first amendment to the MLE development agreement (6-0)
- Date Approved: October 27, 2014

During their meeting on October 27, 2014, council also approved two companion ordinances and one resolution related to the Kanawha and MLE amendments:

- **Ordinance No. 2014-30**

An ordinance authorizing an agreement between the Town of Fort Mill and Crescent Communities, LLC, regarding water and sewer service

- Summary: This ordinance authorizes the Town of Fort Mill to enter into a utility agreement with Crescent Communities, LLC, which currently owns a 281.72 acre site on Suttonview Road, and is under contract to purchase the neighboring Kanawha site (currently owned by SDG Properties, LLC). The agreement stipulates that Crescent will connect to the town's water system, but authorizes Crescent to connect to a Tega Cay sewer transmission line for wastewater service. The agreement leaves the option open for future sewer extensions to serve the MLE site, the Fort Mill School District site, and the CMHA hospital site. The agreement also authorizes the town to charge a separate sewer rate for Crescent-owned property due to higher transmission and treatment costs.
- Disposition: Approved 2nd reading of ordinance authorizing a utility agreement between the Town of Fort Mill and Crescent Communities, LLC
- Date Approved: October 27, 2014

- **Ordinance No. 2014-31**

An ordinance authorizing an agreement between the Town of Fort Mill and the City of Tega Cay for the transportation and treatment of wastewater

- Summary: This ordinance authorizes the Town of Fort Mill to enter into a utility agreement with the City of Tega Cay for the transportation and treatment of wastewater for the Kanawha site, the MLE site, the Crescent Suttonview site, the Fort Mill School District site, and the CMHA hospital site.
- Disposition: Approved 2nd reading of ordinance authorizing a utility agreement between the Town of Fort Mill and the City of Tega Cay
- Date Approved: October 27, 2014

- **Resolution**

A resolution approving the execution and delivery of Consent to Second Amendment to Development Agreement and Agreement for Water and Sewer Services

- Summary: This resolution authorizes an agreement between the Town of Fort Mill and the Charlotte-Mecklenburg Hospital Authority (CMHA) to enter into a consent agreement regarding the provision of utility services to the CMHA hospital property within the Kanawha property.
- Disposition: Approved the resolution authorizing the consent agreement between the Town of Fort Mill and CMHA
- Date Approved: October 27, 2014

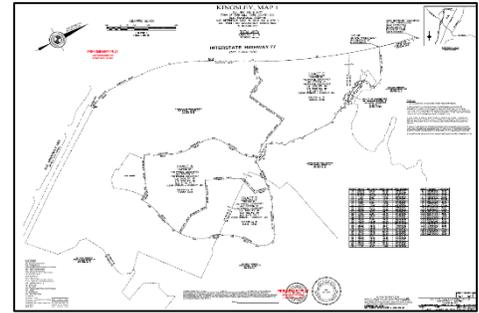
Ordinances & Text Amendments

There were no new text amendments approved by council during the month of October 2014.

New Subdivisions

There were two new subdivision plats approved during the month of October 2014:

- **Final Plat Approval: Kingsley Tracts A, B & C**
 - Applicant: Clear Springs-Kingsley LLC
 - Location: York County Tax Map Numbers 020-09-01-022 and 020-09-01-023 (Kingsley)
 - Acreage: 16.295 Acres (Tract A), 11.616 Acres (Tract B), 20.077 Acres (Tract C)
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 3 Commercial Lots



- **Final Plat Approval: Fort Mill Square**
 - Applicant: CWT Properties LLC
 - Location: York County Tax Map Number 020-07-01-003 (100 Fort Mill Square)
 - Zoning Designation: HC Highway Commercial / THCD Overlay
 - Buildable Lots: 5 Commercial Lots
 - *See Planning Commission meeting summary for additional details*

Planning Commission Meeting Summary

The Planning Commission (PC) held a joint meeting with Fort Mill Town Council on Thursday, October 9, 2014, at the Fort Mill School District Office at 2233 Deerfield Drive. The purpose of the meeting was to discuss traffic and transportation issues and strategies. Planning Commission and council members heard updates on the following:

- **York County Pennies for Progress Program Update**: Phil Leazer, the Program Manager for York County Pennies for Progress, provided an update on the county sales tax program. Mr. Leazer gave an overview of completed projects, including Phase 1 of the Fort Mill Southern Bypass, as well as active and planned projects in the Fort Mill area, such as the Gold Hill Road interchange, the intersection of Gold Hill & SC 160, and widening projects on SC 160 East & West, US 21, and SC 51. Mr. Leazer added that should the county choose to move forward with a fourth Pennies program, a referendum would likely be held in 2017.
- **Rock Hill-Fort Mill Area Transportation Study (RFATS)**: David Hooper, the RFATS Coordinator for the City of Rock Hill, provided an overview of the primary functions of RFATS in the metropolitan planning area. Mr. Hooper discussed various planning efforts undertaken by RFATS, such as developing the region's long-range transportation plan (LRTP), managing the regional transportation improvement plan (TIP), as well as various other transportation planning efforts. Mr. Hooper added that RFATS is responsible for administering federally funded programs, such as federal guideshare funds, congestion mitigation and air quality grants (CMAQ), and transportation alternative grants (TAP). Mr. Hooper stated that York County was the only county in the state that receives CMAQ funds due to the county's non-attainment status with federal air quality standards. A discussion also took place regarding levels of service (LOS), as well as state-mandated project rankings as a result of Act 114.
- **Population Growth Projections**: Planning Director Cronin provided an overview of planned growth and development, both residential and commercial, in the Town of Fort Mill. It is anticipated that more than 5,000 residences and more than a million square feet of commercial will be developed within the town limits in the next 10-12 years, essentially doubling the population of the town. Planning Director Cronin also shared some regional growth projections, which had been compiled by Susan Britt, the Planning Manager for the City of Tega Cay. Based on active projects, at least 7,500

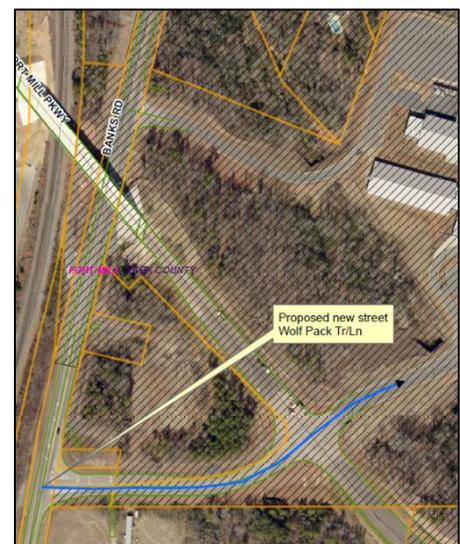
residential units are anticipated in the next decade. Planning Director Cronin added that the unincorporated areas of York County generated the majority of growth over the last 15-20 years; however, as those areas reach build out, it is anticipated that new development in the town limits, primarily east of I-77, will drive regional growth over the next 10-15 years.

The Planning Commission (PC) held its regular meeting on Tuesday, October 28, 2014, to review the following requests(s):

- **Approval of Master Road Name List (Amended): Waterside at the Catawba**
 - Applicant: Lennar Carolinas, LLC
 - Location: Waterside at the Catawba Subdivision (Whites Road)
 - Zoning Designation: MXU Mixed Use
 - Request: Applicant requested approval of a master road name list for 52 proposed roads within the Waterside at the Catawba Subdivision. A total of 51 road names were approved during the September meeting; however, the PC requested an alternate name for Squirtle Court. The applicant proposed Appledale Court as the replacement road name.
 - Disposition: PC approved the master road name list, as amended (7-0)

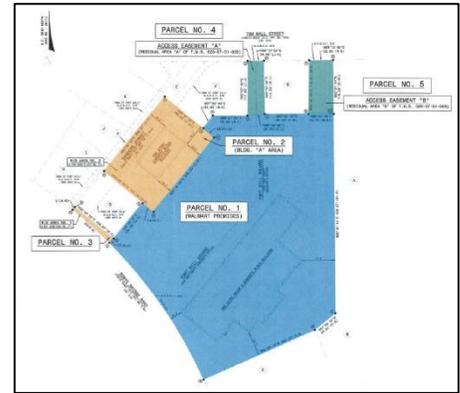
- **Approval of Master Road Name List: Carolina Orchards**
 - Applicant: Pulte Homes
 - Location: Carolina Orchards Subdivision (Springfield Parkway)
 - Zoning Designation: MXU Mixed Use
 - Request: Applicant requested approval of a master road name list for 40 new roads within the proposed Carolina Orchards Subdivision: Backyard Court, Bartlett Street, Birchway Drive, Birdsong Way, Bliss Drive, Bloom Street, Blush Drive, Bud Court, Bumblebee Lane, Burr Court, Bushel Drive, Carolina Orchards Blvd, Charmaine Drive, Cherrytree Drive, Currant Street, Delaney Drive, Fig Street, Fruitful Drive, Grove Place Drive, Grovefield Drive, Harvest Valley Lane, Haven Avenue, Honey Dew Lane, Kirby Drive, Larch Avenue, Leaf Walk Drive, Middlebury Lane, Olive Street, Peach Valley Lane, Peck Street, Plum Street, Red Leaf Drive, Redwing Street, Scout Lane, Summersong Lane, Sunkissed Lane, Sunnyview Lane, Sunrise Lane, Sweet Fig Way, and Turnberry Court
 - Disposition: PC approved the master road name list as submitted (6-0)

- **Request to Approve Road Name: Banks Road Connector**
 - Applicant: York County Addressing Office & Town Staff
 - Location: Banks Road Connector
 - Request: The York County Addressing Office and Town Staff requested approval of a new road name for the Banks Road Connector. Because of the grade separation resulting from the new Fort Mill Southern Bypass railroad overpass, the road was constructed to connect Banks Road and the new bypass. Wolf Pack Trail or Lane was recommended due to the road's proximity to Banks Trail Middle School, home of the Timberwolves. (Timberwolf Drive is already in use elsewhere in the Fort Mill area.)
 - Disposition: PC voted to approve Wolf Pack Trail as the new road name for the Banks Road Connector (7-0)



- **Subdivision Request: Fort Mill Square**

- Applicant: CWT Properties LLC
- Location: York County Tax Map Number 020-07-01-003 (100 Fort Mill Square)
- Acreage: 5.1 Acres +/-
- Zoning Designation: HC Highway Commercial / THCD
- Request: Approve the subdivision of one existing commercial parcel (containing the Fort Mill Square shopping center) into five commercial parcels.
- Buildable Lots: 5 Commercial Lots
- Disposition: PC approved the subdivision request (7-0)



- **Annexation Request: Kimbrell Property**

- Applicant: Development Solutions Group (Kent Olson)
- Location: York County Tax Map Numbers 736-00-00-080, 736-00-00-081 & 736-00-00-082
- Acreage: 28.6 Acres +/-
- Request: Applicant requested that the PC review and recommend approval of a development agreement for the proposed development of York County Tax Map Numbers 736-00-00-080, 736-00-00-081 & 736-00-00-082, containing approximately 28.6 Acres at the intersection of Kimbrell Road and N Dobys Bridge Road. The proposed development agreement would allow up to 100 age-targeted units on the property, or approximately 3.5 dwelling units per acre. The applicant has also offered a voluntary \$50,000 contribution toward municipal transportation improvements, enhanced architectural requirements for new construction, and commitments to intersection improvements at both ends of Kimbrell Road.
- Disposition: PC deferred consideration of the request and asked for a copy of the concept plan prior to voting on a recommendation (7-0)



- **Development Impact Fee Study Update**

- Summary: The town's consultant, Matt Noonkester of Stantec, provided a summary of the Development Impact Fee study. The study identified the maximum allowable impact fee charges permitted by law for new development (residential and non-residential). The study was divided into four service areas: Fire Protection, Municipalities, Parks & Recreation, and Transportation. Should the PC and council choose to proceed with the development of an impact fee program, the next steps would include revenue forecasting, development of a capital improvements plan, and preparation of an enacting ordinance.
- Disposition: PC accepted the Impact Fee Study as information. PC recommended moving forward with the impact fee process, and requested a follow-up joint meeting with the town council for further discussion and direction.

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, October 20, 2014, to review the following requests:

- **Variance Request: 400 Unity Street**

- Applicant: Patricia Brohm
 - Location: 400 Unity Street, York County Tax Map Number 020-04-26-001
 - Zoning Designation: R-10 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a 6' wooden privacy fence to extend beyond the principal structure into a front yard
 - Disposition: BOZA approved a variance to allow a 6' privacy fence to be located in front of the principal structure; provided, however, if Duke shall maintain a power line easement along the front of the property, the fence may not extend into the easement area (5-0)
- **Variance Request: 102 Meacham Street**
 - Applicant: Walter W. Hartness, Jr.
 - Location: 102 Meacham Street, York County Tax Map Number 020-06-01-057
 - Zoning Designation: R-10 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a detached carport in front of a primary residence, and a reduction of the 5' side yard setback requirement on both sides of the property
 - Disposition: BOZA approved a variance to reduce the side yard setback from 5' to 1' on the right side of the property, so as to allow the installation of a carport in that location; provided, the carport may not extend past the front corner of the residence. The BOZA denied the reduction in the side yard setback from 5' to 2' on the left side of the property. The BOZA also denied the request to allow the carports to encroach beyond the principal structure and into the front yard.
- **Variance Request: 120 E Hill Street**
 - Applicant: George McGuigan
 - Location: 120 E Hill Street, York County Tax Map Number 020-04-22-007
 - Zoning Designation: R-15 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a reduction of the 5' side yard setback requirement for an accessory carport structure
 - Disposition: BOZA approved a variance to allow a detached carport to encroach 4' into the required side yard setback within the rear yard of the property (4-0)

Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of October 2014 due to a lack of items for consideration.

Upcoming Meetings & Events

- | | |
|---|---|
| <ul style="list-style-type: none"> ● Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. November 10, 2014 ○ 7:00 PM | <ul style="list-style-type: none"> ● Historic Review Board Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tues. November 11, 2014 ○ 4:30 PM |
| <ul style="list-style-type: none"> ● Board of Zoning Appeals Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. November 17, 2014 | <ul style="list-style-type: none"> ● Town Council & Planning Commission Mtg. <ul style="list-style-type: none"> ○ The Spratt Building ○ Wed. November 19, 2014 |

○ 6:00 PM

● **RFATS Policy Committee Meeting**

- Manchester Meadows
- Fri. November 21, 2014
- 12:00 PM

● **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. November 25, 2014
- 7:00 PM

○ 5:00 PM

● **Town Council Meeting**

- Fort Mill Town Hall
- Mon. November 24, 2014
- 7:00 AM

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

Did you know?

Building Codes

In accordance with Section 6-9-10 of the Code of Laws of South Carolina, as amended, the town has adopted, and currently enforces, the following **mandatory** building codes:

- International Building Code (2012 Edition)
- International Residential Code (2012 Edition)
- International Fire Code (2012 Edition)
- International Plumbing Code (2012 Edition)
- International Mechanical Code (2012 Edition)
- International Fuel Gas Code (2012 Edition)
- International Energy Conservation Code (2009 Edition)
- National Electrical Code (2011 Edition)

In addition, the town has adopted the following **permissive** codes:

- International Existing Building Code (2012 Edition)
- International Property Maintenance Code (2012 Edition)
- International Swimming Pool and Spa Code (2012 Edition)



Digital copies of most adopted codes may be accessed on the International Code Council (ICC) website at the following address: <http://publicecodes.cyberregs.com/icod/IC-P-2012-000019.htm>. A copy of each code is also maintained on file in the office of the building official. Unless otherwise provided by town code, the provisions of these codes shall control the construction, use, maintenance, and occupancy of all dwellings, dwelling units, buildings and/or structures within the area of jurisdiction of the town.

All government and public buildings and facilities constructed in the town shall also adhere to the accessibility requirements of S.C. Code 1976, §§ 10-5-210 through 10-5-320, as amended, including compliance with ICC/ANSI A117.1, Accessible and Useable Buildings and Facilities.

For more information about building codes within the Town of Fort Mill, please contact Wayne Hunter, Building Official, by phone at (803) 547-2034 or by email at whunter@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](#)