

Fort Mill Planning Department



Development Activity Report October 2015

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

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

| | October 2015 | October 2014 | Change (#) | Change (%) |
|-----------------------|--------------|--------------|---------------|------------|
| Permits Issued | 94 | 148 | -54 | -36.5% |
| Construction Value | \$18,019,032 | \$5,372,405 | +\$12,646,627 | +235.4% |
| Permit Fees Collected | \$102,740 | \$34,585 | +\$68,155 | +197.1% |

Year-to-Date Permit Activity (All Permits) – January-October 2015 vs. January-October 2014

| | YTD 2015 | YTD 2014 | Change (#) | Change (%) |
|-----------------------|---------------|---------------|----------------|------------|
| Permits Issued | 1,109 | 1,062 | +47 | +4.4% |
| Construction Value | \$384,108,498 | \$133,088,654 | +\$251,019,844 | +188.6% |
| Permit Fees Collected | \$2,063,413 | \$799,206 | +\$1,264,207 | +158.2% |

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

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

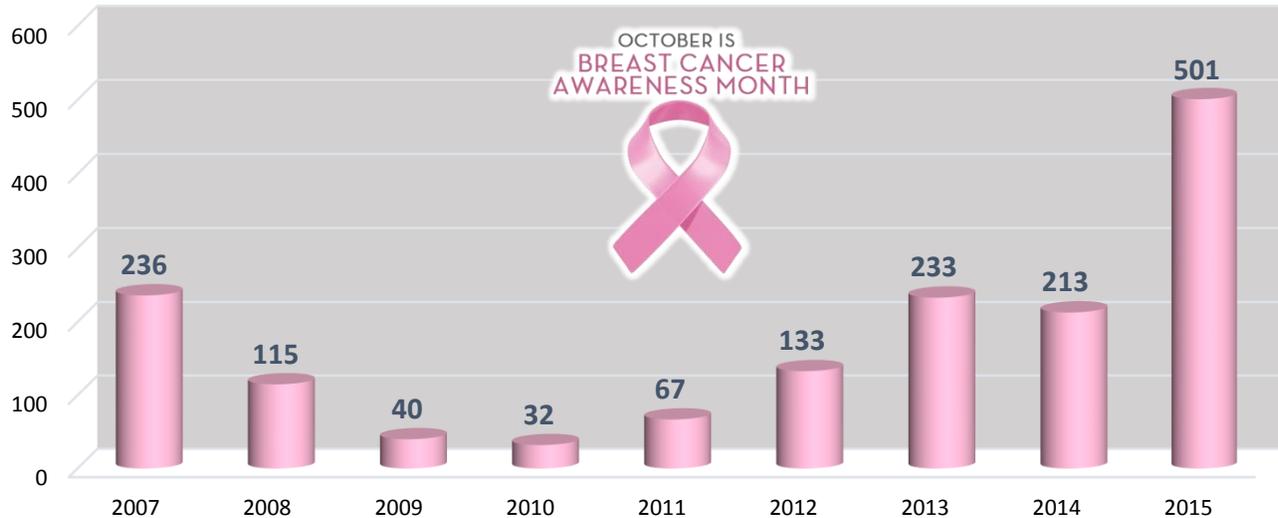
| | October 2015 | October 2014 | Change (#) | Change (%) |
|--------------------|--------------|--------------|---------------|------------|
| Permits Issued | 44 | 7 | +37 | +528.6% |
| Construction Value | \$17,222,253 | \$2,693,220 | +\$14,529,033 | +539.5% |
| Avg. Permit Value | \$391,415 | \$384,746 | +\$6,669 | +1.7% |

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

| | YTD 2015 | YTD 2014 | Change (#) | Change (%) |
|--------------------|---------------|--------------|----------------|------------|
| Permits Issued | 501 | 213 | +288 | +135.2% |
| Construction Value | \$191,683,753 | \$90,533,840 | +\$101,149,913 | +111.7% |
| Avg. Permit Value | \$382,602 | \$425,042 | -\$42,439 | -10.0% |

*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-Oct 2007-2015)



A total of 44 new single-family residential permits were issued during the month of October 2015, including 11 in Carolina Orchards, 5 in the Forest at Fort Mill, 2 in Massey, 11 in the Preserve at River Chase, 3 in Springfield, 1 in Springview Meadows, and 11 in Waterside at the Catawba.

- **Carolina Orchards**

- 665 Honey Dew Lane
- 669 Honey Dew Lane
- 909 Sunrise Lane
- 915 Sunrise Lane
- 921 Sunrise Lane
- 925 Sunrise Lane
- 929 Sunrise Lane
- 941 Sunrise Lane
- 947 Sunrise Lane
- 951 Sunrise Lane
- 955 Sunrise Lane

- **Preserve at River Chase**

- 1095 Arges River Drive
- 1142 Arges River Drive
- 1201 Arges River Drive
- 1207 Arges River Drive
- 6012 Drave Lane
- 6047 Drave Lane
- 4035 Thames Circle
- 4144 Thames Circle
- 4177 Thames Circle
- 4220 Thames Circle
- 867 Tyne Drive

- **Springview Meadows**

- **Forest at Fort Mill**

- 130 Monterey Oaks Circle
- 163 Monterey Oaks Circle
- 171 Monterey Oaks Circle
- 218 Monterey Oaks Circle
- 216 Monterey Oaks Circle

- **Massey**

- 1320 Kings Bottom Drive
- 1340 Kings Bottom Drive

- **Springfield**

- 1212 Edbrooke Lane
- 324 Meares Court
- 307 Newington Court

- **Waterside at the Catawba**

- 2204 Elmview Lane
- 2010 Lily Lake Lane
- 2030 Lily Lake Lane
- 1095 Shiloh Bend Trail
- 1176 Shiloh Bend Trail
- 1188 Shiloh Bend Trail
- 2381 Talon Point Circle
- 2385 Talon Point Circle
- 2389 Talon Point Circle
- 1471 Tomkins Knob Drive

Monthly Permit Summary (Commercial)

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

- **Founder's House:** 210 N. White Street (Conference Room Renovation)
- **Ladle's:** 526 Mercantile Place, Suite 104 (Restaurant Upfit)
- **Walmart Neighborhood Market:** 500 N Dobys Bridge Road (Sign)

New Businesses

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

- **Georgia's Families in Transition:** 818 Tom Hall Street, Suite 118 (Counseling Center)

Impact Fee Collections

Impact Fee Collections – October 2015

| | Residential | Commercial | Combined Total |
|---|-----------------|-------------|-----------------|
| Impact Fee Collections (By Category) | | | |
| Fire Protection | \$6,533 | \$0 | \$6,533 |
| Municipal Facilities & Equipment | \$16,779 | \$0 | \$16,779 |
| Parks & Recreation | \$55,051 | \$0 | \$55,051 |
| Transportation | \$0 | \$0 | \$0 |
| Total Fee Collections | \$78,363 | \$0 | \$78,363 |
| Monthly Summary | | | |
| Total Number of Construction Permits | 43 | 0 | 43 |
| Total Construction Value | \$16,695,299 | \$0 | \$16,695,299 |
| Fee Collections as % of Construction Value | 0.47% | 0.0% | 0.47% |
| % Residential vs. % Commercial | 100.0% | 0.0% | 100.0% |

Impact Fee Collections – Year-to-Date 2015

| | Residential | Commercial | Combined Total |
|---|-----------------|-------------|-----------------|
| Impact Fee Collections (By Category) | | | |
| Fire Protection | \$6,533 | \$0 | \$6,533 |
| Municipal Facilities & Equipment | \$16,779 | \$0 | \$16,779 |
| Parks & Recreation | \$55,051 | \$0 | \$55,051 |
| Transportation | \$0 | \$0 | \$0 |
| Total Fee Collections | \$78,363 | \$0 | \$78,363 |
| Year-to-Date Summary | | | |
| Total Number of Construction Permits | 43 | 0 | 43 |
| Total Construction Value | \$16,695,299 | \$0 | \$16,695,299 |
| Fee Collections as % of Construction Value | 0.47% | 0.0% | 0.47% |
| % Residential vs. % Commercial | 100.0% | 0.0% | 100.0% |

News & Project Updates

Annual New Home Permits Surpass 500 Mark

Through the end of October, the town has issued a total of 501 new single-family home permits. This marks the first time on record that the town has issued more than 500 new home permits in a single calendar year. New home construction is up 135.2% compared to the first ten months of 2014.



First Lots Recorded in Masons Bend Subdivision

On October 26th, the first 141 lots were recorded in the Masons Bend subdivision, near the intersection of Sutton Road and I-77. The project, which is being developed by Crescent Communities, will have more than 650 single-family homes at build out. New home construction is expected to begin in early 2016.

York County Planners Attend SCAPA Annual Conference

Planners from Fort Mill, Tega Cay, Rock Hill and York County attended the Annual SCAPA Conference, October 14th through 16th, aboard the USS Yorktown in Mount Pleasant. A keynote address was given by current national APA President (and former York County Deputy Planning Director) Carol Rhea.



York County Hosts Economic Development Summit

Representatives from the Town of Fort Mill joined nearly 100 business and community leaders at the second annual York County Economic Development Summit, held October 22nd in Rock Hill. A variety of breakout sessions were held on topics such as business climate, infrastructure and workforce development.

Fort Mill Hosts Training Session for Planning & Zoning Officials

On October 29th, the town hosted a joint training session for planning and zoning officials from the Town of Fort Mill and City of Tega Cay. David Hooper of RFATS and Cole McKinney of the Catawba Regional Council of Governments presented on the topics of transportation and regional planning.



Annexations

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

- **Ordinance No. 2015-21**

An ordinance annexing York County Tax Map Number 728-00-00-011

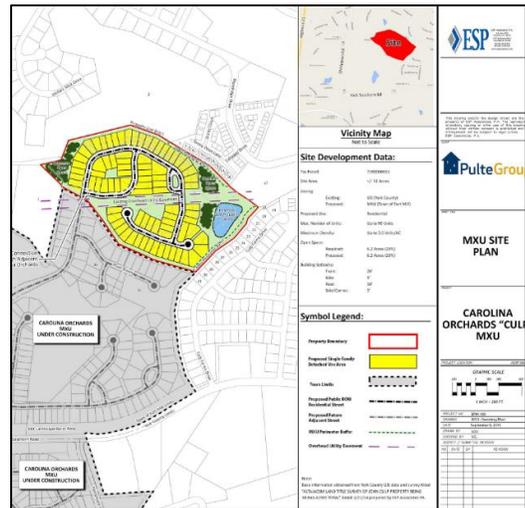
- Applicant: John Culp (Owner); Pulte Home Corporation (Applicant)
- Location: York County Tax Map Number 728-00-00-011 (101 Hunter Oaks Lane)
- Acreage: 30.94 +/- Acres
- Current Zoning: UD (County)
- Zoning Requested: MXU Mixed Use
- Disposition: Approved second reading of annexation ordinance with MXU zoning. (6-0)
- Date Approved: October 12, 2015



- **Ordinance No. 2015-22**

An ordinance adopting a mixed use concept plan and development conditions for the Carolina Orchards “Culp” MXU Project

- Applicant: Pulte Home Corporation
- Location: York County Tax Map Number 728-00-00-011 (101 Hunter Oaks Lane)
- Acreage: 30.94 +/- Acres
- Zoning Designation: MXU Mixed Use
- 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.
- Disposition: Approved second reading of concept plan and development conditions. (5-1)
- Date Approved: October 12, 2015



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

| | YTD 2015 | YTD 2014 | Change (#) | Change (%) |
|-----------------------|----------|----------|------------|------------|
| Total # Annexations | 4 | 7 | -3 | -42.9% |
| Total # Acres Annexed | 38.3 | 411.6 | -373.3 | -90.7% |

Rezoning

There was one rezoning ordinance approved by Town Council during the month of October 2015:

- **Ordinance No. 2015-20**

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 020-12-01-120 and 020-12-01-202, containing approximately 32.1 +/- acres located at the intersection of Fort Mill Parkway and S Dobys Bridge Road, from PND Planned Neighborhood Development to HC Highway Commercial

- 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)
- Acreage: 32.1 +/- Acres
- Current Zoning: PND Planned Neighborhood Dev.
- Zoning Requested: HC Highway Commercial
- Disposition: Approved second reading of rezoning ordinance from PND to HC. (6-0)
- Date Approved: October 12, 2015



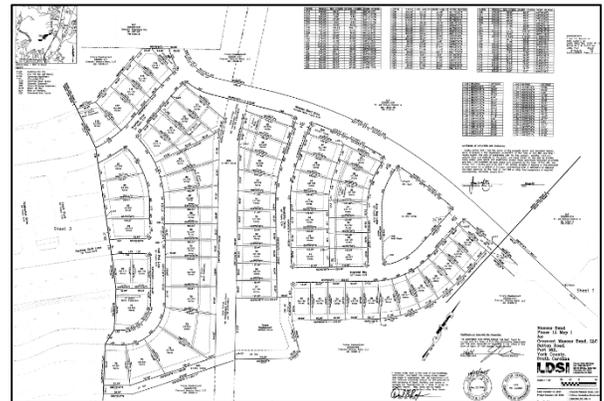
Ordinances & Text Amendments

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

New Subdivisions

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

- **Final Plat: Masons Bend Phase 1, Map 1**
 - Applicant: Crescent Masons Bend LLC
 - Location: York County Tax Map No. 020-20-01-038
 - Acreage: 16.728 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 24
 - Disposition: Approved by town staff on October 23, 2015
- **Final Plat: Masons Bend Phase 1A, Map 1**
 - Applicant: Crescent Masons Bend LLC
 - Location: York County Tax Map No. 020-20-01-017 & 020-20-01-043
 - Acreage: 71.479 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 117
 - Disposition: Approved by town staff on October 23, 2015

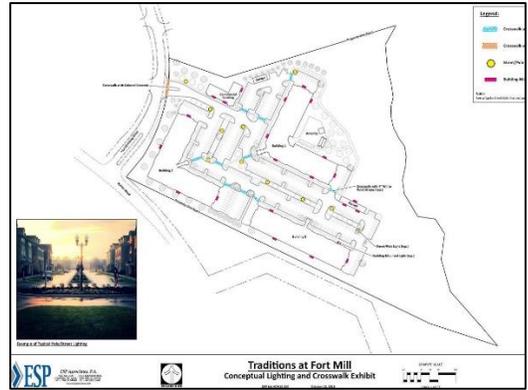


Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, October 27, 2015, to review the following requests:

- **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 approval of lighting and crosswalk designs for a 252-unit senior apartment project. The applicant was seeking to install acorn-style lighting fixtures in the rear parking lot, and smooth crosswalks (rather than brick pavers or stamped concrete) between parking areas and residential buildings due to potential safety concerns and tripping hazards for elderly and handicapped residents.
- Disposition: PC voted to approve the installation of cast-in-place smooth concrete crosswalks within the interior parking lot, and a matching stamped concrete pattern for the crosswalk along River Crossing Drive. The colors of each crosswalk are to be consistent with the color of the building. Consideration of the lighting plan was deferred until a standard has been adopted for the corridor overlay district. (6-0)



- **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 Highway Commercial
- Request: Applicant requested appearance review and approval for a proposed four-story, 87-room Holiday Inn Express hotel. The modifications requested by the PC at the September meeting, including the addition of brick on the ground floor along all four sides of the building, were included in the revised building design.
- Disposition: PC voted to approve the revised building design, as submitted. (6-0)



- **Annexation Request: Patterson Property**

- Applicant: Woodrow W. Patterson, Jr., Patricia C. Patterson & Teresa P. Weyeneth (Owners)
- Location: York County Tax Map Numbers 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311 (1122 Hensley Road)
- Acreage: 8.1 +/- Acres
- Current Zoning: RC-I (County)
- Zoning Requested: R-5 Residential
- Request: Applicants requested annexation of four parcels, containing approximately 8.1 +/- acres, with a zoning designation of R-5 Residential.
- Disposition: PC voted to defer consideration of the request until the November meeting so that the applicant may have time to meet with neighboring property owners. (6-0)



- **Comm. Appearance Review: Academy Street Shell Bldg.**

- Applicant: Decker National
- Location: York County Tax Map Number 020-06-01-045 (120 Academy Street)
- Acreage: 0.27 +/- Acres
- Zoning Designation: LC Local Commercial
- Request: Applicant requested appearance review and approval for a 2,778 +/- square foot commercial building (shell only), which is proposed for construction at 120 Academy Street.
- Disposition: PC expressed concerns about the operational garage doors on the front façade of the building. PC voted to DENY the request as submitted, and invited the applicant to submit a revised design for consideration at the November meeting. (4-2)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on October 19, 2015, to review the following request:

- **Variance Request: 101 Sharonview Street**

- Applicant: Tricia Plucker
- Location: York County Tax Map Number 020-01-17-055 (101 Sharonview Street)
- Zoning Designation: R-15 Residential
- Request: Applicant requested a variance from the zoning ordinance to allow an accessory structure (storage shed) to be located in front of the principal structure on a corner lot.
- Disposition: By a vote of 4-2, the BOZA determined that the request met three of four the conditions required to grant a variance. By a vote of 3-3, the BOZA failed to make a determination that the request would not harm the character of the district. Therefore, the variance request was DENIED.



Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on October 13, 2015, to review the following request:

- **Certificate of Appropriateness: 204 Main Street**

- Applicant: Don Duncan/Halcyon Hills Photography
- Location: York County Tax Map Number 020-03-01-003 (204 Main Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to repaint the non-brick area over the front entry door, and to install a 10' x 2' business sign on the front façade of the building.
- Disposition: The HRB approved the certificate of appropriateness, as requested. (5-0)



Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. November 9, 2015
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. November 16, 2015
 - 6:00 PM
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Thu. November 19, 2015
 - 6:30 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. November 23, 2015
 - 7:00 AM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tue. November 10, 2015
 - 4:30 PM
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Wed. November 18, 2015
 - 6:30 PM
- **RFATS Policy Committee Meeting**
 - Manchester Meadows
 - Fri. November 20, 2015
 - 12:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. November 24, 2015
 - 7:00 PM

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

Did you know?

Property Taxes

By the end of October, all real property owners in York County should receive their property tax bill for the 2015 tax year. Each year, the town receives dozens of phone calls and emails regarding property tax calculations. Below is an excerpt from the South Carolina Department of Revenue's *South Carolina Property Tax, 2015 Edition*, publication which explains the three steps used to calculate property taxes:

1. **Valuation:** Real property (other than agricultural real property and most property subject to a negotiated fee in lieu of taxes) is appraised to determine its fair market value. Real property must be reappraised on a countywide basis every five years. The increase in the fair market value of any parcel is limited to 15% during a countywide reassessment. This cap on value remains in effect until an "assessable transfer of interest" or "ATI" occurs. (*NOTE: The last countywide reassessment in York County was completed in 2015.*)
2. **Assessment Ratio:** Assessment ratios for each class of property are established within the State Constitution. All manufacturing and utility property is assessed at 10.5%. Commercial personal property is also assessed at 10.5%. A person's primary residence is assessed at 4%, if qualified for the legal residence rate; other real property (including

Property Assessment Ratios

| Assessment Ratio | Property Type |
|------------------|---|
| 4.0% | Owner-Occupied Residences |
| 6.0% | Non Owner-Occupied Residences Commercial Property Personal Property (Vehicles, Boats, etc.) |
| 10.5% | Manufacturing Property Utility Property Commercial Personal Property |

commercial and non-owner-occupied residential) is assessed at 6%. Personal motor vehicles are assessed at 6%. The fair market value is multiplied by the assessment ratio to produce the “assessed value” of a particular piece of property. Taxes are levied based on this assessed value.

3. **Millage:** Each taxing jurisdiction determines its tax rate annually by dividing the cost of its annual budget by the total assessed value within the taxing jurisdiction. This results in a fraction in thousandths (mills), is known as the millage rate. The millage rates for property located within the Town of Fort Mill are shown in the charts on the right. *(NOTE: Pursuant to Act 388 of 2006, all 4.0% owner-occupied residences are exempt from the operating portion of the school millage.)*

Pursuant to state law, property taxes must be paid by January 15th of each year in order to avoid escalating penalties ranging from 3% to 15%. Delinquent properties are also subject to liens and tax sale.

Tax Rates for Owner-Occupied Residences

| | Tax Levy | % of Total |
|--|--------------|---------------|
| York County - Operations | 52.5 | 20.7% |
| York County - Bonds | 6.3 | 2.5% |
| York County - Millage Agencies | 10.9 | 4.3% |
| Town of Fort Mill | 86.0 | 33.9% |
| Fort Mill School District - Operations | 0.0 | 0.0% |
| Fort Mill School District - Bonds | 98.2 | 38.7% |
| TOTAL | 253.9 | 100.0% |

Tax Rates for All Other Property Classifications

| | Tax Levy | % of Total |
|--|--------------|---------------|
| York County - Operations | 52.5 | 11.7% |
| York County - Bonds | 6.3 | 1.4% |
| York County - Other | 10.9 | 2.4% |
| Town of Fort Mill | 86.0 | 19.1% |
| Fort Mill School District - Operations | 196.2 | 43.6% |
| Fort Mill School District - Bonds | 98.2 | 21.8% |
| TOTAL | 450.1 | 100.0% |

There are several entities involved in the local taxation process:

- **Taxing Jurisdictions:** Elected officials from all taxing entities (Fort Mill Town Council, York County Council & Fort Mill School Board) must annually adopt their millage (tax) rates. To view the millage rates for all taxing jurisdictions within York County, please [click here](#).
- **York County Assessor’s Office:** The Assessor’s Office appraises and assesses the fair market valuation for all real property in York County. The Assessor’s Office also processes applications for assessment as legal residence. The Assessor’s Office may be reached at (803) 684-8526.
- **York County Auditor’s Office:** The Auditor’s Office omputes property tax bills based upon the adopted millage rates of each taxing jurisdiction, and the assed valuation determined by the Assessor’s Office. The Auditor’s Office also determines eligibility for the homestead exemption (65 years of age, permanently disabled, or legally blind). The Auditor’s Office may be reached at (803) 684-8501.
- **York County Treasurer/Tax Collector’s Office:** The Treasurer’s Office collects and records tax payments, and pursues collection of delinquent property taxes. The Treasurer’s Office may be reached at (803) 684-8527.

To view and/or pay property taxes online, property owners may visit the York County Online tax search by clicking [here](#).

| SAMPLE #1 | SAMPLE #2 |
|---|---|
| \$100,000 Owner-Occupied Residence | \$100,000 Non Owner-Occupied Residence |
| Fair Market Value x Assessment Ratio x Millage Rate | Fair Market Value x Assessment Ratio x Millage Rate |
| \$100,000 x 4.0% x .2539 = \$1,015.60 | \$100,000 x 6.0% x .4501 = \$2,700.60 |

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](#)