

Fort Mill Planning Department



Development Activity Report November 2014

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

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

	November 2014	November 2013	Change (#)	Change (%)
Permits Issued	73	44	+29	+65.9%
Construction Value	\$11,149,230	\$4,443,468	+\$6,705,762	+150.9%
Permit Fees Collected	\$67,839	\$27,656	+\$40,183	+145.3%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	1,135	704	+431	+61.2%
Construction Value	\$144,237,884	\$118,016,545	+\$26,221,339	+22.2%
Permit Fees Collected	\$867,045	\$704,825	+\$162,220	+23.0%

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

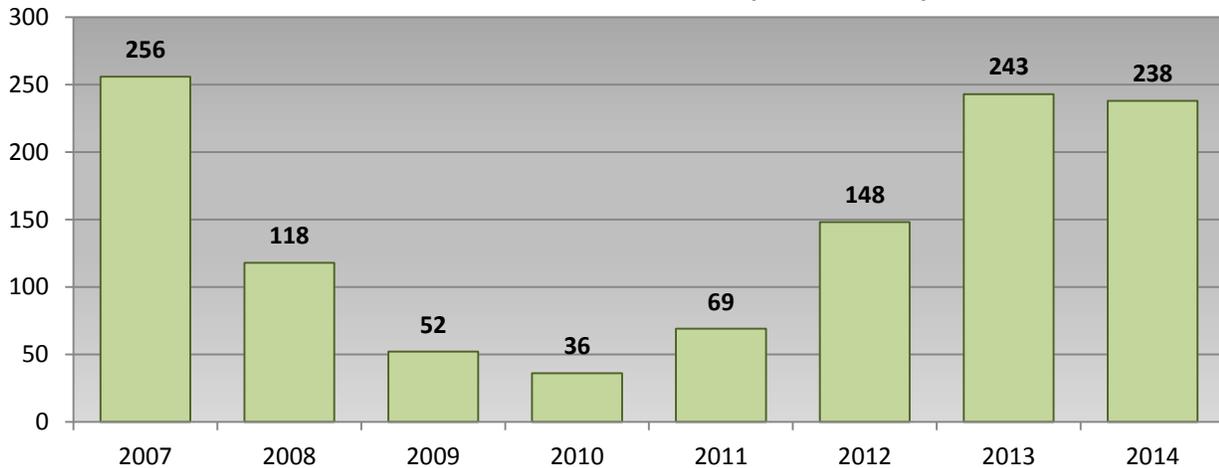
Monthly Permit Activity (Single-Family Residential) – November 2014 vs. November 2013

	November 2014	November 2013	Change (#)	Change (%)
Permits Issued	24	9	+15	+166.7%
Construction Value	\$10,259,624	\$4,147,940	+\$6,111,684	+147.3%
Avg. Permit Value	\$427,484.33	\$460,882.22	-\$33,398	-7.2%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	238	243	-5	-2.1%
Construction Value	\$101,215,622	\$100,742,808	+\$472,814	+0.5%
Avg. Permit Value	\$425,275.72	\$414,579.46	\$10,696	+2.6%

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



A total of 24 new single-family residential permits were issued during the month of November 2014, including 2 in the Forest at Fort Mill, 2 in Kimbrell Crossing, 7 in Massey, 9 in the Preserve at River Chase, 2 in Springfield, and 2 in Springview Meadows.

- **Forest at Fort Mill**
 - 158 Monterey Oaks Circle
 - 189 Monterey Oaks Circle
- **Kimbrell Crossing**
 - 455 Kimbrell Crossing Drive
 - 905 Oleander Branch Court
- **Massey**
 - 1790 Felts Parkway
 - 1794 Felts Parkway
 - 1798 Felts Parkway
 - 1807 Felts Parkway
 - 1815 Felts Parkway
 - 1094 Kings Bottom Drive
 - 1184 Kings Bottom Drive
- **Springfield**
 - 426 Kirkbride Court
 - 2201 Tatton Hall Road
- **Preserve at River Chase**
 - 1008 Arges River Drive
 - 1163 Arges River Drive
 - 2012 Bosna Lane
 - 2027 Bosna Lane
 - 2033 Bosna Lane
 - 755 Lagan Court
 - 790 Lagan Court
 - 3024 Slaney Court
 - 873 Tyne Drive
- **Springview Meadows**
 - 1103 Crescent Moon Drive
 - 1123 Crescent Moon Drive

Monthly Permit Summary (Commercial)

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

- **Shoppes at Clebourne:** 106 Clebourne Street (Commercial Upfit, Subway & IASOC Insurance)
- **Jim & Katie Henson:** 124 Main Street (Interior Demolition)
- **Little Caesar's:** 101 B Spratt Street (Sign)

New Businesses

The following new business licenses were issued during the month of November 2014:

- **It's All by Design:** 124 Confederate Street (Gift Boutique)
- **Chelsea & Savannah:** 124 Confederate Street (Art Studio & Art Classes)
- **Little Caesar's:** 101 B Spratt Street (Restaurant)

Project Updates

Springfield Town Center

Construction activities are nearing completion at Springfield Town Center, located near the intersection of Springfield Parkway and US Highway 21. The new retail center will be anchored by a 53,000 SF Harris Teeter grocery store, which is scheduled to open in early 2015.



Kingsley #6 Office Building

Construction is also nearing completion for the Kingsley #6 office building, located at 234 Kingsley Park Drive. The 60,000 SF building will house additional office space for Canadian-based paper maker, Domtar. The building is scheduled to open in early 2015.

Sutton Mill Subdivision

Clearing and grading activities are nearly complete and public infrastructure is now being installed at the new Sutton Mill subdivision, located between Sutton Road and Harris Road. The project, which is being developed by M/I Homes, will have 93 single-family residences.



Annexations

There were no new annexations approved by Town Council during the month November 2014.

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	6	5	+1	+20.0%
Total # Acres Annexed	409.9	547.28	-137.38	-25.1%

Rezoning

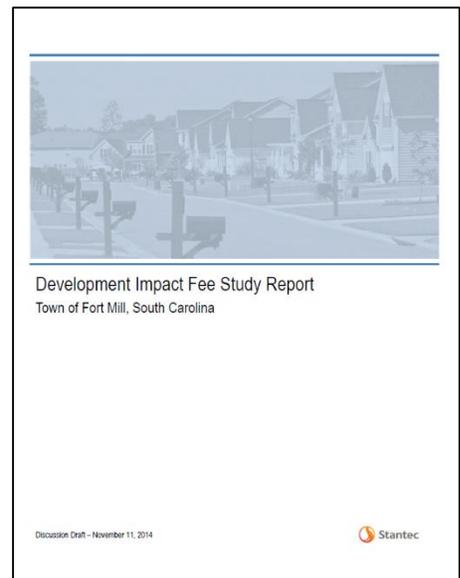
There were no rezoning ordinances approved by council during the month of November 2014.

Ordinances & Text Amendments

Planning Commission Meeting Summary

The Planning Commission (PC) held a joint meeting with Fort Mill Town Council on Wednesday, November 19, 2014, at the Spratt Building in downtown Fort Mill. The purpose of the meeting was to continue discussions related to traffic/transportation issues and strategies, and to review the findings of the recently completed Development Impact Fee Study.

- **Transportation Issues & Strategies:** A discussion took place between members of Town Council and the Planning Commission regarding the future vision for the Town of Fort Mill. Items discussed included the town's comprehensive plan, the balance of residential and commercial growth, quality of life issues, the importance of public spaces, and the town's identity. As the discussion shifted back to traffic and transportation, Planning Director Cronin presented a list of strategies and best practices which could be implemented to address transportation-related issues within the town. Mayor Funderburk asked staff to prepare a survey to be distributed to members of Town Council and the Planning Commission. Once feedback has been collected, staff will report back to the group with the findings and recommendations.
- **Development Impact Fee Study:** The town's consultant, Matt Noonkester of Stantec, provided a summary of the Development Impact Fee Study. The study identified the maximum allowable impact fees permitted by law for new development (residential and non-residential). The study was divided into four service areas: Fire Protection, Municipal Facilities, Parks & Recreation, and Transportation. Based on the findings of the study, the maximum allowable fee was identified to be \$4,273 per single family residence, \$2,391 per apartment, and \$2,235 per condo/townhome. A master fee schedule was also presented which showed the fee amounts for various non-residential uses, such as office, retail, industrial, and institutional uses (including schools and religious institutions). Mr. Noonkester then presented a housing affordability analysis, which evaluated the effect of an impact fee on the affordability of housing in the Fort Mill area. Mr. Noonkester's analysis found that the median home would remain affordable to a family making the median household income, even if the full fee amount was implemented. Mr. Noonkester stated that because the study was broken out into four categories, council could adopt fees for all, some, or none of the categories. Mr. Noonkester added that most cities and counties that adopt a fee will also include a "discount rate." Should council choose to proceed with the enactment of an impact fee program, the next steps would include revenue forecasting, development of a capital improvements plan, and preparation of an enacting ordinance. Following a discussion of the report, Mayor Funderburk recommended that council take some time to evaluate the information presented. Council will make a determination as to if, and how, they would like to proceed, and will provide additional direction and recommendations to the Planning Commission at a later date. Additional information about the impact fee study may be found on the town's [website](#).



The Planning Commission (PC) held its regular meeting on Tuesday, November 25, 2014, to review the following requests(s):

- **Development Agreement: Development Solutions Group (Kimbrell Property)**

- Applicant: Development Solutions Group / Kent Olson
- Location: York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144 (Kimbrell Property)
- Acreage: 28.6 +/- Acres
- Zoning Designation: R-5 Requested (Annex. Pending)
- Request: Applicant requested approval of a development agreement for a planned residential subdivision on a 28.6 acre collection of parcels located at the intersection of N Dobys Bridge Road and Kimbrell Road. These parcels are currently pending annexation with a requested zoning designation of R-5 Residential. As part of the proposed agreement, the developer has offered the following concessions: Total density will be limited to 100 single-family detached units (3.5 dwelling units per acre); all homes will feature enhanced architectural materials, such as brick, stone and hardie plank; development plans will be reviewed by a certified arborist to ensure the preservation of the significant oak tree located at the intersection of N Dobys Bridge Road and Kimbrell Road; turn lanes will be installed at both ends of Kimbrell Road; and the developer will make a voluntary contribution of \$50,000 (\$500 per residence at the time of permitting) for off-site transportation improvements. As proposed, the agreement will last for a period of five years. A conceptual development plan was also included (see map above).
- Disposition: PC recommended in favor of the development agreement, with the following amendments: Developer shall install landscaped buffer (min. 10 feet) and sidewalks (min. 5 feet) along Kimbrell Road and N Dobys Bridge Road (7-0)



Prior to adjourning, the Planning Commission unanimously agreed to change their next meeting date from December 23rd to December 16th. The meeting will take place at 7:00 PM in council chambers.

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of November 2014 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, November 11, 2014, to review the following requests:

- **Certificate of Appropriateness: 301 Tom Hall Street**

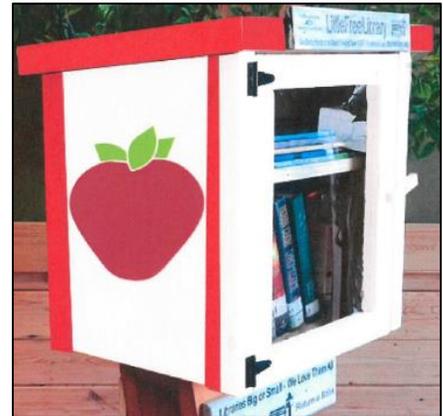
- Applicant: Unity Presbyterian Church
- Location: 301 Unity Street
- Zoning Designation: HC / Historic Overlay
- Request: Applicant requested approval to demolish the old pastor's house, also known as the "manse," located on the Unity Presbyterian Church campus. Due to extensive structural and mechanical issues, the estimated cost to repair the structure was found to exceed the value of the building.



- Disposition: The HRB found that the manse had no historic value, and approved the application for certificate of appropriateness to demolish the structure, as requested (4-0)

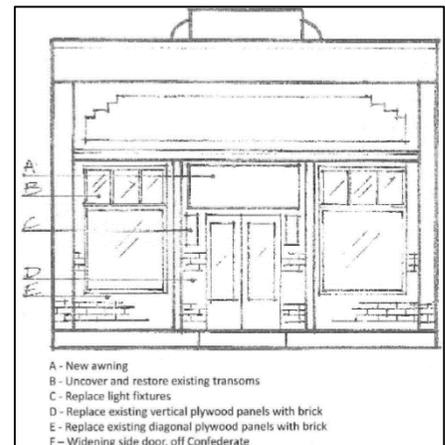
- **Certificate of Appropriateness: 345 N. White Street**

- Applicant: Town of Fort Mill / Kimberly Starnes
- Location: 345 N. White Street
- Zoning Designation: GI / Historic Overlay
- Request: Applicant requested approval to install a freestanding “Little Free Library” near the playground at Walter Y. Elisha Park. The structure would be made out of wood, and would include a glass panel on the door. The structure was proposed to be painted white and red, with a strawberry theme in honor of the South Carolina Strawberry Festival, which is held annually in Walter Y. Elisha Park.
- Disposition: HRB approved the application for certificate of appropriateness to install the Little Free Library, as submitted (4-0)



- **Certificate of Appropriateness: 124 Main Street**

- Applicant: GDK Partners
- Location: 124 Main Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to rehabilitate the exterior façade of the building on both the Main Street and Confederate Street sides
- Disposition: HRB approved the request for a certificate of appropriateness for the following exterior modifications: the building may be repainted using gray with white trim (a non-identical gray of the same family may also be permitted), provided the mural on the Confederate Street side may not be painted over without subsequent approval by the HRB; the existing awnings may be replaced with new solid-colored or black and white striped awnings, with scalloped bottoms; the existing windows may be replaced with new insulated windows and the original transoms may be re-exposed, provided historically appropriate details and ornamentation are maintained for all windows and transoms; existing lighting fixtures may be replaced with new metal fixtures in the style proposed by the applicant; the plywood paneling on the front façade may be removed and replaced with an appropriate brick or brick veneer (painted white to match); the existing doorway on the Confederate Street side may be widened to 3’; and the existing door on the Confederate Street side may be replaced with a glass panel door, painted black to match the front doors. (4-0)



Upcoming Meetings & Events

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. December 8, 2014
- 7:00 PM

- **Historic Review Board Meeting**

- Fort Mill Town Hall
- Tues. December 9, 2014
- 4:30 PM

- **Board of Zoning Appeals Meeting**

- Fort Mill Town Hall
- Mon. December 15, 2014
- 6:00 PM

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. December 22, 2014
- 7:00 AM

- **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. December 16, 2014
- 7:00 PM

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

Did you know?

Development Impact Fees

As communities grow, the demands placed on surrounding infrastructure continue to rise. Eventually, these demands will necessitate additional capacity improvements to maintain adequate levels of public service.

Impact fees represent financial payments made from a developer to the local government for funding certain off-site capital improvements needed to accommodate future growth. Fees may be collected for many different public facilities and services, including: transportation, municipal facilities (functions such as public works, planning/zoning, building/permitting, engineering, and administration), storm water, police, fire protection, water, sewer and parks. Impact fees generally provide a means for orderly development by mitigating the negative impacts of new growth, while passing costs onto new development rather than existing taxpayers. Impact fees are most useful in communities that are experiencing rapid growth and have significant land available for development.



The State of South Carolina grants cities and counties the authority to collect impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Section 6-1-910 et seq. of the SC Code of Laws). Many of the fastest growing communities in the state have adopted impact fees, including: the Cities of Beaufort, Charleston, Goose Creek, Myrtle Beach and Rock Hill; the Towns of Hilton Head, Mount Pleasant and Summerville; and the Counties of Beaufort, Berkeley and Dorchester. The Fort Mill School District is one of only two districts in the state that implemented a school impact fee (\$2,500 per home) before such fees were prohibited by the state legislature for funding school improvements.

As part of the process for developing an impact fee program, a city or county must prepare and adopt the following:

- An impact fee study report that documents existing conditions, future capital needs and implementation costs. The study also identifies the maximum allowable impact fees (by category) which may be charged in accordance with the rules and requirements of the Act;
- A report that estimates the effect of impact fees on the availability and affordability of housing;
- A capital improvements plan (CIP) that identifies capital improvements that qualify for impact fee funding. Eligible costs may include design, engineering, acquisition, financing and construction costs. (Administrative and operating costs are not eligible for impact fee funding); and
- A development impact fee ordinance.



Once adopted, revenues from impact fees must be maintained in a separate, interest-bearing account. All monies not spent within three years of the date they are scheduled to be encumbered in the CIP must be returned to the owner of record of the property for which the impact fee was collected. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the impact fee account. State law also requires that impact fee studies must be reviewed and updated every five years.



The process to create an impact fee program was initiated on April 14, 2014, when Town Council adopted a resolution directing the Planning Commission to complete an impact fee study and report its findings back to Council. The town's impact fee study, which was completed in November 2014, identifies the maximum allowable fees in the following categories: fire, municipal facilities, parks and recreation, and transportation.

If adopted by Town Council (wholly or in part), impact fees would be applied to all new residential and non-residential development in the Town of Fort Mill. A decision is expected in early 2015.

For more information about the town's impact fee study, please visit our [website](#) or call the Fort Mill Planning Department at (803) 547-2116.

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

Joe Cronin

Planning Director

Town of Fort Mill

Phone: (803) 547-2116

Fax: (803) 547-2126

Email: jcronin@fortmillsc.gov

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