

Fort Mill Planning Department



Development Activity Report November 2015

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

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

	November 2015	November 2014	Change (#)	Change (%)
Permits Issued	69	73	-4	-5.5%
Construction Value	\$9,010,857	\$11,149,230	-\$2,138,373	-19.2%
Permit Fees Collected*	\$45,931	\$67,839	-\$21,908	-32.3%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	1,178	1,135	+43	+3.8%
Construction Value	\$392,119,355	\$144,237,884	+\$247,881,471	+171.9%
Permit Fees Collected*	\$2,112,031	\$867,045	+\$1,244,986	+143.6%

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

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

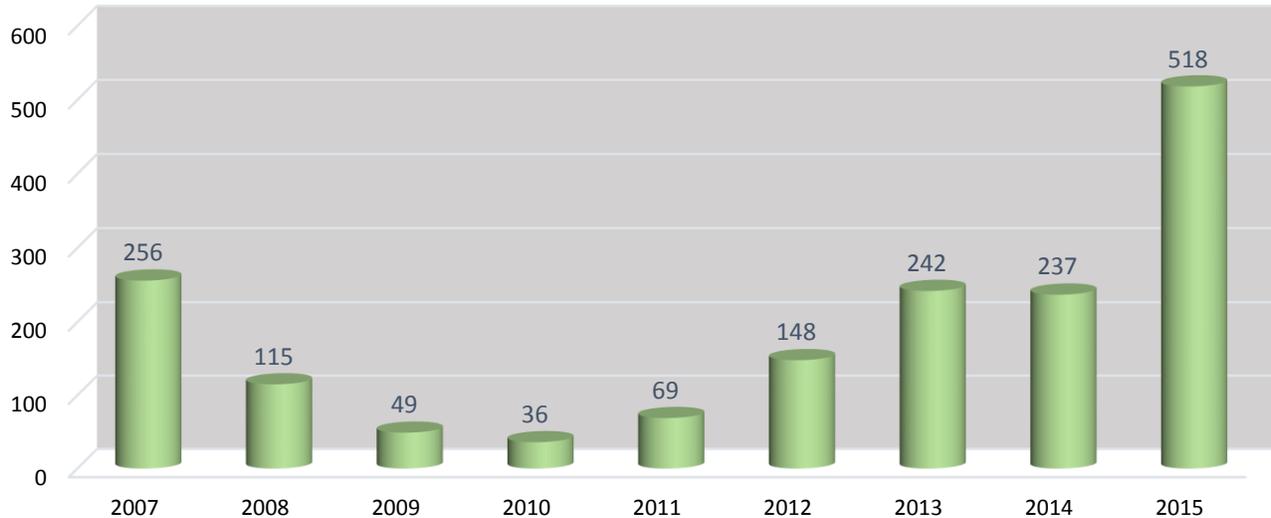
	November 2015	November 2014	Change (#)	Change (%)
Permits Issued	17	24	-7	-29.2%
Construction Value	\$6,608,370	\$10,259,624	-\$3,651,254	-35.6%
Avg. Permit Value	\$388,728	\$427,484	-\$38,757	-9.1%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	518	237	+281	+118.6%
Construction Value	\$198,292,123	\$100,793,464	+\$97,498,659	+96.7%
Avg. Permit Value	\$382,803	\$425,289	-\$42,486	-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-Nov 2007-2015)



A total of 17 new single-family residential permits were issued during the month of November 2015, including 1 in the Preserve at River Chase, 3 in Springfield, 4 in Sutton Mill, and 9 in Waterside at the Catawba.

- **Preserve at River Chase**
 - 4136 Thames Circle
- **Springfield**
 - 1297 Edbrooke Lane
 - 2069 Tatton Hall Road
 - 2085 Tatton Hall Road
- **Sutton Mill**
 - 1319 Misty Morning Court
 - 1572 Spring Blossom Trail
 - 1616 Still River Way
 - 1770 Still River Way
- **Waterside at the Catawba**
 - 512 Brier Knob Drive
 - 1338 Corey Cabin Court
 - 1355 Corey Cabin Court
 - 1361 Corey Cabin Court
 - 1362 Corey Cabin Court
 - 2240 Elmview Lane
 - 2248 Elmview Lane
 - 2256 Elmview Lane
 - 2377 Talon Point Circle

Monthly Permit Summary (Commercial)

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

- **A Lock-It Storage:** 1399 SC Highway 160 E (Three Self Storage Buildings)
- **DR Horton Inc:** 481 Munn Road, Suite 150 (Interior Office Renovation)

New Businesses

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

- **Leona & Simone:** 526 Mercantile Place, Suite 103 (Dress Shop)

Impact Fee Collections

Impact Fee Collections – November 2015

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$2,583	\$244	\$2,827
Municipal Facilities & Equipment	\$6,633	\$146	\$6,780
Parks & Recreation	\$21,764	\$0	\$21,764
Transportation	\$0	\$0	\$0
Total Fee Collections	\$30,981	\$391	\$31,371
Monthly Summary			
Total Number of Construction Permits	17	1	18
Total Construction Value	\$6,608,370	\$1,847,664	\$8,456,034
Fee Collections as % of Construction Value	0.47%	0.02%	0.37%
% From Residential vs. % From Commercial	98.8%	1.2%	100.0%

Impact Fee Collections – Year-to-Date 2015

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$9,116	\$244	\$9,361
Municipal Facilities & Equipment	\$23,412	\$146	\$23,558
Parks & Recreation	\$76,815	\$0	\$76,815
Transportation	\$0	\$0	\$0
Total Fee Collections	\$109,343	\$391	\$109,734
Year-to-Date Summary			
Total Number of Construction Permits	60	1	61
Total Construction Value	\$23,303,668	\$1,847,664	\$25,151,332
Fee Collections as % of Construction Value	0.47%	0.02%	0.44%
% From Residential vs. % From Commercial	99.7%	0.3%	100.0%

News & Project Updates

Site Work Begins at Future Pleasant Knoll Middle School

Clearing and grading work has begun for the future Pleasant Knoll Middle School on Pleasant Road. Construction of the three-story school, the district's fifth middle school, is expected to begin in 2016, with a scheduled completion date of 2017. The project was included in the district's 2015 bond referendum.



Neighborhood Meeting Held for Proposed Hensley Road Project

On November 17th, Planning Department staff participated in a community meeting between the developers of a proposed development project on Hensley Road and neighboring property owners in Savannah Place and Heritage Court.

Planning Director Speaks to Fort Mill High School Science Classes

On November 12th, Planning Director Joe Cronin was a guest speaker for Ms. West and Ms. Tongson’s Environmental Science classes at Fort Mill High School, where students were learning about land use, urbanization and sustainability. Planning Director Cronin spoke to four classes about the duties and challenges of city planners, and gave an update about current projects in Fort Mill.



Town Officials Participate in School District Planning Workshop

On November 16th, Councilwoman Lisa McCarley and Planning Director Joe Cronin joined nearly 50 school and community leaders for a strategic planning workshop at the Fort Mill School District Office. The school district is seeking to update its strategic plan in an effort to fulfill its mission of putting “Children First... Every Day.”

Annexations

There were no new annexations approved by Town Council during the month November 2015.

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	4	6	-2	-33.3%
Total # Acres Annexed	38.3	409.9	-371.6	-90.7%

Rezoning

There were no rezonings approved by Town Council during the month November 2015.

Ordinances & Text Amendments

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

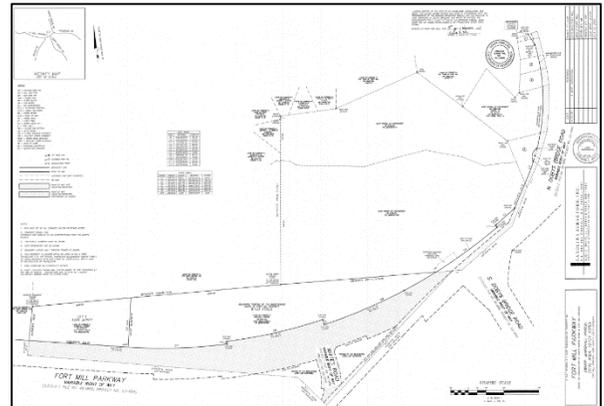
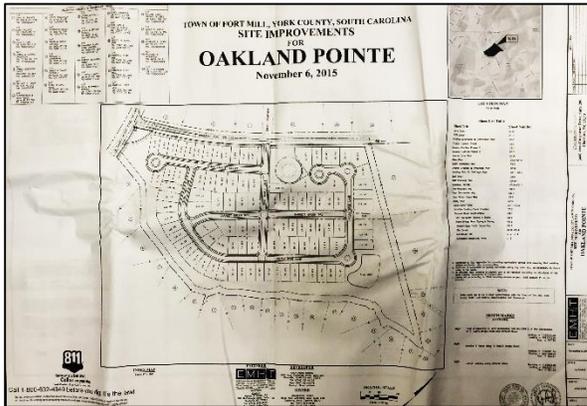
New Subdivisions

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

- **Preliminary Plat: Oakland Pointe**
 - Applicant: Calatlantic Homes
 - Location: York County Tax Map No. 020-11-01-195, -196 & -197
 - Acreage: 28.97 +/- Acres
 - Zoning Designation: R-5 Residential
- **Subdivision Plat: Hinson Property**
 - Applicant: Marshall Hinson
 - Location: York County Tax Map No. 020-12-01-202
 - Acreage: 12.134 +/- Acres
 - Zoning Designation: HC

- Buildable Lots: 100
- Disposition: Approved by town staff on November 30, 2015

- Buildable Lots: 2
- Disposition: Approved by Planning Commission on November 24, 2015



Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, November 24, 2015, to review the following requests:

- **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)
- Acreege: 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 recommend in favor of the annexation request with a zoning designation of R-5 Residential. (3-1)



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

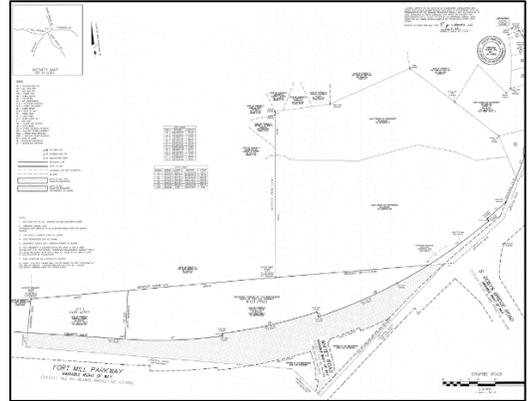
- Applicant: Decker National
- Location: York County Tax Map Number 020-06-01-045 (120 Academy Street)
- Acreege: 0.27 +/- Acres
- Zoning Designation: LC Local Commercial
- Request: Applicant requested appearance review and approval for a 2,778 +/- square foot commercial building (shell only), which is proposed for construction at 120 Academy Street.
- Disposition: PC voted to grant commercial appearance review approval for the proposed multi-tenant commercial building, and delegated to staff the ability to approve modifications to the window designs using one of the following options: amending the design to include shorter



windows (single pane or multi-pane, with tinting allowed, but no frosted glass) above a brick band in the center of the building, or replacing the windows in the center with the same door-window combination included at both ends of the building. (3-1)

- **Subdivision Request: Hinson Property**

- Applicant: Marshall Hinson
- Location: York County Tax Map Number 020-12-01-202 (Fort Mill Parkway & Whites Road)
- Acreage: 12.134 +/- Acres
- Zoning Designation: HC Highway Commercial
- Request: Applicant requested approval to subdivide an existing 12.134 acre parcel into two parcels containing 3.001 and 9.133 acres.
- Disposition: PC voted to approve the subdivision plat as submitted. (4-0)



- **Rezoning Request: 1462 & 1466 N Dobys Bridge Road**

- Applicant: The Crossing Ministries
- Location: York County Tax Map Numbers 020-11-01-110 & 020-11-01-111 (1462 & 1466 N Dobys Bridge Road)
- Acreage: 7.6 +/- Acres
- Current Zoning: R-15 Residential
- Zoning Requested: GR-A General Residential
- Request: Applicant requested a rezoning of the property from R-15 to GR-A. If approved, the property would allow up to 8 residential dwelling units per acre, or a maximum of 60 units.
- Disposition: PC voted to defer consideration of the rezoning requested, and recommended that the applicant meet with staff to evaluate the possibility of alternate residential zoning designations, including R-5 and RT-4. (4-0)



- **Final Plat: Massey Phase 2, Map 1**

- Applicant: Jen Worth Carolina 6 LLC
- Location: York County Tax Map Number 020-12-01-202 (S Dobys Bridge Road)
- Acreage: 16.589 +/- Acres
- Zoning Designation: PND Planned Neighborhood Development
- Request: Applicant requested approval for Phase 2, Map 1, of the Massey subdivision, containing a total of 49 single-family lots.
- Disposition: PC voted to defer consideration of the request. (4-0)



- **Capital Improvements Plan Amendment**

- Applicant: N/A – Initiated by Town Council and Staff
- Request: Staff requested consideration of an amendment to the town's Capital Improvements Plan (CIP), adopted in August 2015, to add Fire Station #2 on S Dobys Bridge Road to the list of

eligible projects, adjust the cost estimates for the south region police substation (which will be co-located with Fire Station #2), and to update the cover page, index, and appendices A and B to reflect these amendments.

- Disposition: PC voted to recommend in favor of amending the town's CIP, as requested. (4-0)



- **Capital Improvements Plan Amendment**

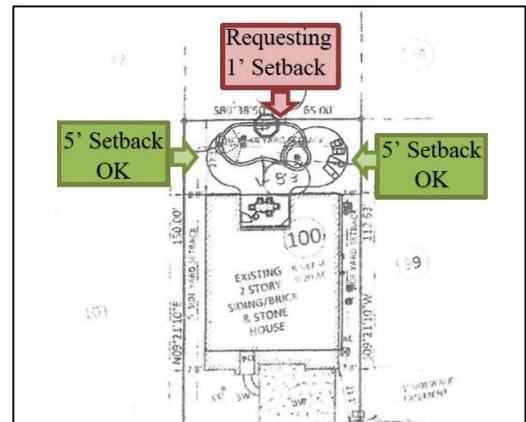
- Applicant: N/A – Initiated by Town Council and Staff
- Request: Staff requested consideration of an ordinance amending the town's Comprehensive Plan so as to incorporate the amended CIP within the Priority Investment Element contained within Volume 2: Fort Mill Tomorrow.
- Disposition: PC voted to recommend in favor of amending the town's Comprehensive Plan to reflect changes to the CIP. (4-0)

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on November 16, 2015, to review the following request:

- **Variance Request: 3025 Slaney Court**

- Applicant: Brian & Maura Glynn
- Location: York County Tax Map Number 020-27-01-121 (3025 Slaney Court)
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested a variance from the zoning ordinance to allow the installation of an in-ground pool within the 5' rear yard setback
- Disposition: The BOZA determined that the request did not meet the four criteria required for a variance. Therefore, the variance request was DENIED. (3-2)

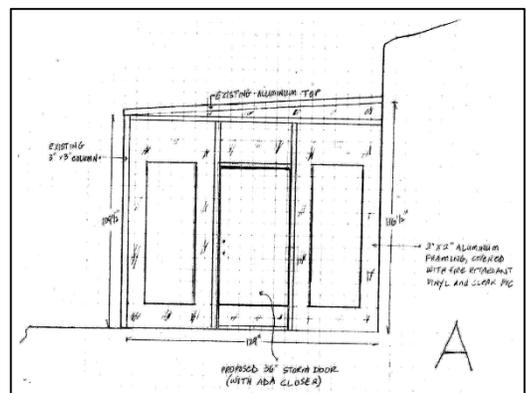


Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on November 30, 2015, to review the following request:

- **Certificate of Appropriateness: 213 Main Street**

- Applicant: Hobo's / Jason Cloud
- Location: York County Tax Map Number 020-02-01-005 (213 Main Street)
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install a temporary black vinyl enclosure around the outdoor seating area at Hobo's restaurant during the winter months.
- Disposition: The HRB approved the certificate of appropriateness, as requested. (7-0)



Upcoming Meetings & Events

- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tue. December 8, 2015
 - 4:30 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Wed. December 16, 2015
 - 7:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. December 14, 2015
 - 7:00 PM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. December 21, 2015
 - 6:00 PM

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

Did you know?

School Construction

Section 6-9-110 of the South Carolina Code of Laws exempts school district facilities from municipal and county ordinances and regulations which require the purchase or acquisition of a local permit, license, or other device utilized to enforce a building standard. Instead, all school plans and specifications are reviewed, approved and inspected by the South Carolina Department of Education's Office of School Facilities (OSF). State law requires that all construction, improvement and renovation of public school buildings and property must comply with the latest standards and specifications set forth in the *South Carolina School Facilities Planning and Construction Guide*.



While schools are exempt from local building permit and inspection requirements, school facilities are **NOT** exempt from local zoning regulations. A district must receive zoning approval from the local jurisdiction prior to construction of any school facility. The South Carolina Local Government Comprehensive Planning Enabling Act also requires coordination between local governments and school districts regarding the location and construction of public facilities, including schools, within the Priority Investment Element of the local government's comprehensive plan.

The Fort Mill School District is currently one of the fastest growing districts in the State of South Carolina. Between 2011 and 2015, a total of 6 schools have been opened or expanded in the Fort Mill area, including:

- Banks Trail Middle School (Oct. 2011)
- Dobys Bridge Elementary School (Aug. 2014)
- Tega Cay Elementary School (Aug. 2014)
- Riverview Elementary School (Jan. 2015)
- Fort Mill High School Expansion (Aug. 2015)
- Nation Ford High School Expansion (Aug. 2015)

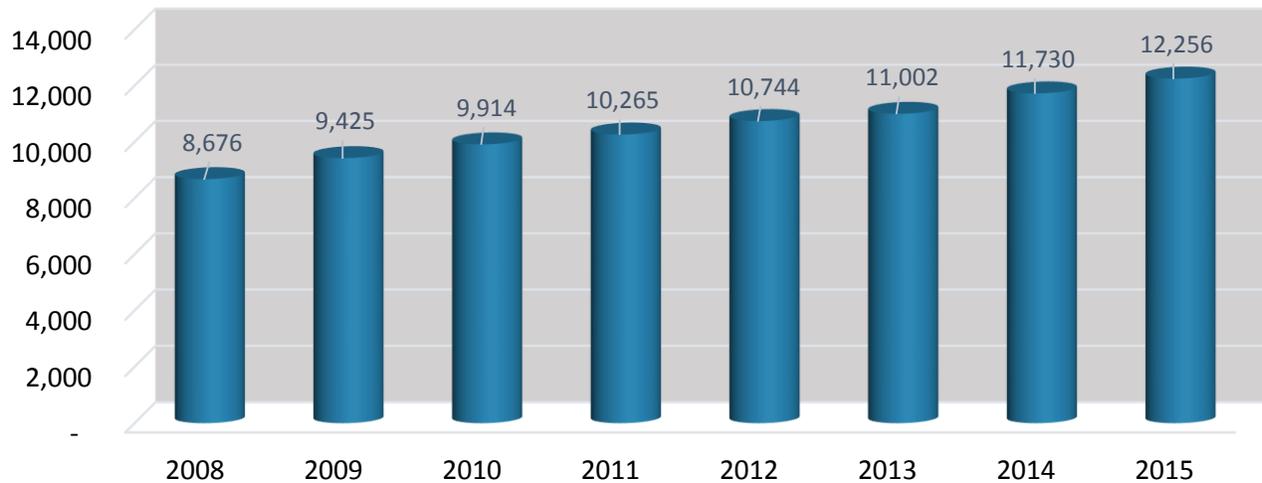


In May 2015, Fort Mill voters approved a \$226 million bond referendum to build a new middle school at the intersection of Pleasant Road and Vista Road, and a third high school near the intersection of Fort Mill Parkway and Whites Road. The bond also included funding for renovations to existing facilities, land for future school sites, technology improvements, district facilities, buses, and a new aquatics center.



Since 2008, enrollment in Fort Mill schools has grown by more than 40%. Despite rapid growth, the Fort Mill School District continues to be rated among the best in South Carolina, with absolute ratings of “Excellent” on SC Annual School District Report Cards each year since 2008.

Fort Mill School District Enrollment (2008-2015)



Source: SC Annual School District Report Cards (2008-2015)

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](#)