

Fort Mill Planning Department



Development Activity Report December 2014 & Year End Summary

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

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

	December 2014	December 2013	Change (#)	Change (%)
Permits Issued	62	44	+18	+40.9%
Construction Value	\$42,377,341	\$5,194,448	+\$37,182,893	+715.8%
Permit Fees Collected*	\$211,414	\$33,861	+\$177,553	+524.4%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	1,197	748	+449	+60.0%
Construction Value	\$186,615,225	\$123,210,993	+\$63,404,232	+51.5%
Permit Fees Collected*	\$1,078,509	\$738,686	+\$339,823	+46.0%

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

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

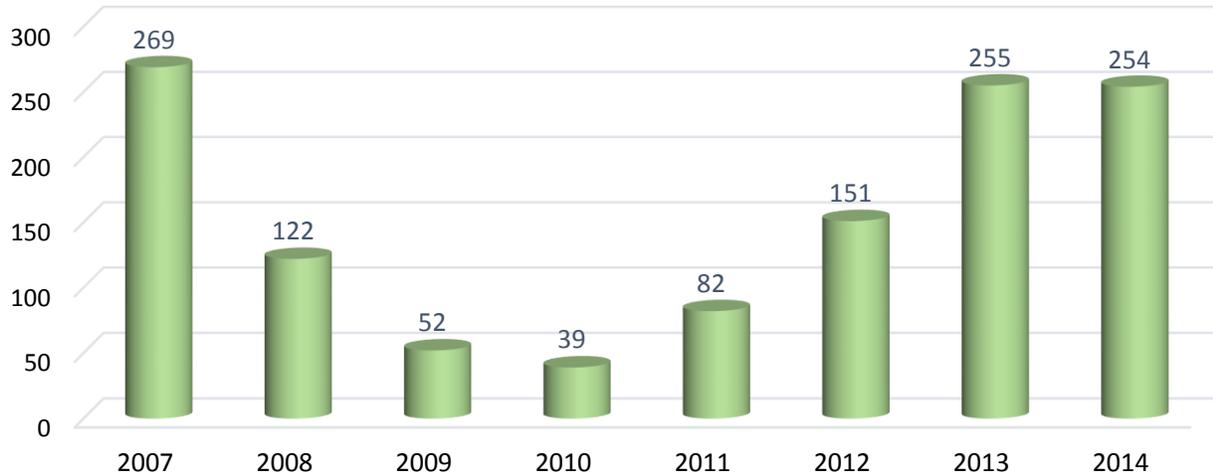
	December 2014	December 2013	Change (#)	Change (%)
Permits Issued	16	12	+4	+33.3%
Construction Value	\$7,460,654	\$5,014,043	+\$2,446,611	+48.8%
Avg. Permit Value	\$466,290	\$417,836	+\$48,454	+11.6%

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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	254	255	-1	-0.4%
Construction Value	\$108,676,276	\$105,756,851	+\$2,919,425	+2.8%
Avg. Permit Value	\$427,859	\$414,732	+\$13,127	+3.2%

*Permit fee collections are non-audited values. Actual collections may increase or decrease following the town's annual audit.

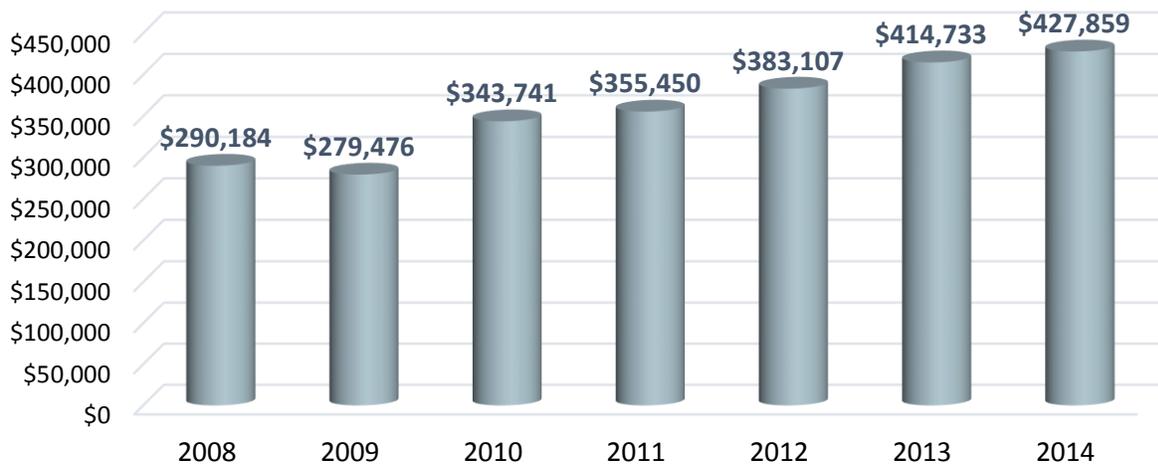
Year-to-Date Single-Family Residential Permits (2007-2014)



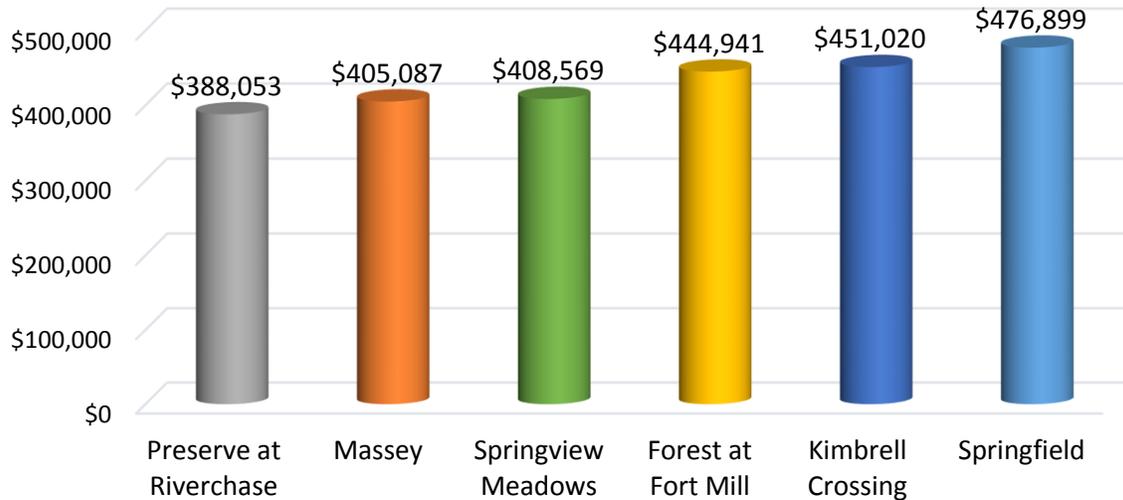
A total of 16 new single-family residential permits were issued during the month of December 2014, including 3 in the Forest at Fort Mill, 1 in Kimbrell Crossing, 4 in Massey, 4 in the Preserve at River Chase, 3 in Springfield, and 1 in Springview Meadows.

- **Forest at Fort Mill**
 - 217 Monterey Oaks Circle
 - 225 Monterey Oaks Circle
 - 233 Monterey Oaks Circle
- **Kimbrell Crossing**
 - 479 Kimbrell Crossing Drive
- **Massey**
 - 1758 Felts Parkway
 - 1797 Felts Parkway
 - 1154 Kings Bottom Drive
 - 217 Stanhope Drive
- **Preserve at River Chase**
 - 1169 Arges River Drive
 - 2006 Bosna Lane
 - 3018 Slaney Court
 - 3042 Slaney Court
- **Springfield**
 - 730 Bannerman Lane
 - 1626 Fairintosh Drive
 - 2194 Tatton Hall Road
- **Springview Meadows**
 - 1111 Crescent Moon Drive

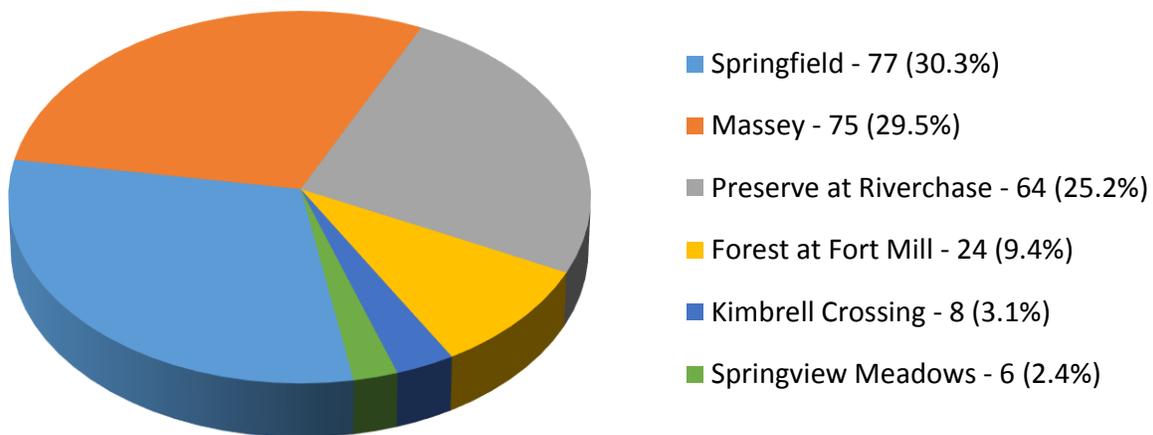
Average Annual New Home Permit Values (All Permits)



2014 Average Annual New Home Permit Values (By Subdivision)



2014 New Home Permits (By Subdivision)



Monthly Permit Summary (Commercial)

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

- **Lash Group:** 1420 SC Highway 160 W (Commercial Office Construction)
- **Asian Bistro:** 526 Mercantile Place, Suite 101 & 102 (Commercial Upfit, Restaurant)
- **Great Clips:** 516 Mercantile Place, Suite 105 (Commercial Upfit, Hair Salon)
- **Highway 55 Burgers Shakes & Fries:** 516 Mercantile Place, Suite 101 (Commercial Upfit, Restaurant)
- **Hobo's:** 213 Main Street (Commercial Upfit & Outdoor Patio, Restaurant)
- **KM Martial Arts:** 506 Mercantile Place, Suite 102 (Commercial Upfit, Karate Dojo)
- **iColor Nail Salon:** 516 Mercantile Place, Suite 103 & 104 (Commercial Upfit, Nail Salon)
- **Nation Ford High School:** 1400 AO Jones Boulevard (Monument Sign with LED Display)
- **Rains Group:** 308 Springcrest Drive (Commercial Upfit, Consulting Office)
- **Springs Global:** 205 N White Street (Reroofing)

New Businesses

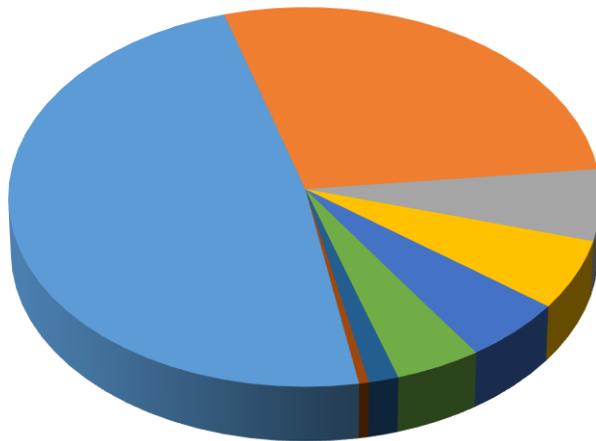
There were no new business licenses issued during the month of December 2014.

Year End Planning & Zoning Permit Summary

2014 Zoning Permit Summary

	2014	2013	Change (#)	Change (%)
New Construction - Single-Family Residential	278	259	+19	+7.3%
New Construction - Multi-Family Residential	0	1	-1	-100.0%
New Construction - Commercial/Non-Residential	9	5	+4	+80.0%
Residential Addition	3	11	-8	-72.7%
Accessory Use (Fence, Pool, Spa, Shed, Patio, etc.)	161	138	+23	+16.7%
New Business Occupancy	35	12	+23	+191.7%
Subdivision Plats	31	11	+20	+181.8%
Signs	26	24	+2	+8.3%
Other	34	29	+5	+17.2%
TOTAL	577	490	+87	+17.8%

2014 Zoning Permits (By Type)



- New Construction - SF Residential (48.2%)
- Accessory Use (27.9%)
- New Business Occupancy (6.1%)
- Other (5.9%)
- Subdivision Plats (5.4%)
- Signs (4.5%)
- New Construction - Comm./Non-Res. (1.6%)
- Residential Addition (0.5%)
- New Construction - MF Residential (0.0%)

Year End Residential Lot/Unit Inventory Summary

The chart below provides a summary of the inventory levels for all **active** residential projects. Active residential projects include subdivisions that have been recorded, in whole or in part, as of December 31, 2014. The following projects are classified as active: Forest at Fort Mill, Kimbrell Crossing, Massey, Preserve at River Chase, Springfield, Springview Meadows, Waterside at the Catawba, and Well Ridge.

Active Residential Projects	2014	2013	Change (#)	Change (%)
Active Projects	8	5	+3	+60.0%
Total Lots Permitted:	3,098	1,732	+1,366	+78.9%
Total Lots Recorded to Date:	1,397	1,021	+376	+36.8%

Total Lots Recorded & Developed:	949	695	+254	+36.5%
Total Lots Recorded & Undeveloped:	448	326	+122	+37.4%
Total Lots Unrecorded (Future Phases):	1,701	711	+990	+139.2%
Remaining Inventory (Unrecorded & Undeveloped)	2,149	1,037	+1,112	+107.2%

The chart below provides a summary of inventory for all **approved** residential projects. Approved residential projects include subdivisions that have been approved or entitled for development; however, as of December 31, 2014, either no lots have been recorded, or development of the property has not yet commenced. Most projects on this list are anticipated to become active during 2015. The following projects are classified as approved: Carolina Orchards, Kimbrell Property, Masons Bend (Crescent Tract), Masons Bend (Kanawha Tract), Pecan Ridge, Rutledge Property, Sutton Mill, and the Willis Pleasant/Vista Property.

Approved Residential Projects	2014	2013	Change (#)	Change (%)
Approved Projects	8	2	+6	+300.0%
Total Lots Permitted:	2,835	1,279	+1,556	+121.7%
Total Lots Recorded to Date:	0	0	0	N/A
Total Lots Unrecorded:	2,835	1,279	+1,556	+121.7%
Remaining Inventory (Unrecorded & Undeveloped)	2,835	1,279	+1,556	+121.7%

The chart below provides a summary of the **total inventory** for all active and approved projects as of December 31, 2014. Given the large number of new projects approved during 2014, the total number of residential projects, permitted lots, and remaining and/or entitled inventory has more than doubled since the end of 2013.

Active & Approved Residential Projects	2014	2013	Change (#)	Change (%)
Active & Approved Projects	16	7	+9	+128.6%
Total Lots Permitted:	5,933	3,011	+2,922	+97.0%
Total Lots Recorded to Date:	1,397	1,021	+376	+36.8%
Total Recorded Lots Developed:	949	695	+254	+36.5%
Total Recorded Lots Undeveloped:	448	326	+122	+37.4%
Total Lots Unrecorded:	4,536	1,990	+2,546	+127.9%
Remaining Inventory (Unrecorded & Undeveloped)	4,984	2,316	+2,668	+115.2%

The charts below provide a summary of the remaining inventory (by subdivision) for all active and approved projects as of December 31, 2014:

Active Projects	Total # Permitted	Total # Undeveloped	Total # Unrecorded	Inventory (#)	Inventory (%)
Forest at Fort Mill	85	30	0	30	35.3%
Kimbrell Crossing	79	26	0	26	32.9%
Massey	923	84	616	700	75.8%
Preserve at River Chase	231	69	98	167	72.3%
Springfield	618	78	0	78	12.6%
Springview Meadows	87	26	55	81	93.1%
Waterside at the Catawba	1,048	116	932	1,048	100.0%
Well Ridge	27	19	0	19	70.4%
Total Active	3,098	448	1,701	2,149	69.4%

Approved Projects	Total # Permitted	Total # Undeveloped	Total # Unrecorded	Inventory (#)	Inventory (%)
Carolina Orchards	632	0	632	632	100.0%
Kimbrell Property	100	0	100	100	100.0%
Mason's Bend - Crescent	405	0	405	405	100.0%
Mason's Bend - Kanawha	239	0	239	239	100.0%
Pecan Ridge	200	0	200	200	100.0%
Rutledge Property	235	0	235	235	100.0%
Sutton Mill	93	0	93	93	100.0%
Willis Pleasant/Vista Property	931	0	931	931	100.0%
Total Approved	2,835	0	2,835	2,835	100.0%

Project Updates

2014 Building Permit Collections Top \$1 Million

For the first time on record, total building permit fee collections topped the \$1 million mark during calendar year 2014. Total permit activity in 2014 was up 60% compared to 2013, and revenues from building permits increased by 46% year-over-year.



Waterside at the Catawba Phase 1

The first three subdivision plats for Waterside at the Catawba, Phase 1, were approved by town staff and recorded by Lennar Homes in December 2014. Maps 1-3 of Phase 1 will contain 116 single-family homes near the intersection of Whites Road & JW Wilson Road.

Springfield Phase 4 Build Out

With the issuance of a building permit for 1626 Fairintosh Drive (Lot # 268) on December 9, 2014, residential permits have now been issued for all 138 lots within Phase 4 of the Springfield subdivision. Of the 618 total parcels in Springfield, less than 80 developable lots now remain.



Crescent Communities Parks & Recreation Contribution

On December 8, 2014, James Martin, VP of Crescent Communities, presented the town with a check in the amount of \$150,000. This contribution was made as part of the Kanawha (Mason's Bend) Development Agreement. Funds will be used for recreation facilities.

Annexations

There was one new annexation ordinance, and one associated development agreement ordinance, approved by Town Council during the month December 2014:

- **Ordinance No. 2014-32**

An ordinance annexing York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, containing approximately 28.6 acres at the intersection of North Dobys Bridge Road and Kimbrell Road

- Applicant: Del Bradshaw (Trustee) & Woodward Associates LLC
- Location: York County Tax Map Numbers 736-00-00-080, 736-00-00-081 & 736-00-00-082
- Acreage: 28.6 Acres
- Zoning Requested: R-5 Residential
- Disposition: Approved 2nd reading of annexation ordinance with R-5 zoning (4-1)
- Date Approved: December 8, 2014



- **Ordinance No. 2014-33**

An ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement for property located at York County Tax Map Numbers 736-00-00-080, 736-00-00-081 and 736-00-00-144, such parcels containing approximately 28.6 acres located at the intersection of North Dobys Bridge Road and Kimbrell Road; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto

- 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
- 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. As part of the 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 tree located at the intersection of North Dobys Bridge Road and Kimbrell Road; turn lanes will be installed at both ends of Kimbrell Road; sidewalks and landscaped buffers will be provided along the Kimbrell and North Dobys Bridge Road frontages; 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 proposed concept plan was also included
- Disposition: Approved 2nd reading of the ordinance adopting a development agreement (4-1)
- Date Approved: December 8, 2014



There was one additional annexation ordinance that was tabled (postponed indefinitely) by council during the month of December 2014:

- **Annexation Request: William & Sidney White Property**

An ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p), containing approximately 35 acres on Whites Road

- Applicant: William A. White J. & Sidney E. White III
- Location: York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p)
- Acreage: 35 +/- Acres
- Current Zoning: RUD (County)
- Zoning Requested: R-5 Residential
- Disposition: **Tabled (6-0)**
- Date: December 8, 2014



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

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	7	5	+2	+40.0%
Total # Acres Annexed	438.5	547.28	-108.78	-19.9%

Rezoning

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

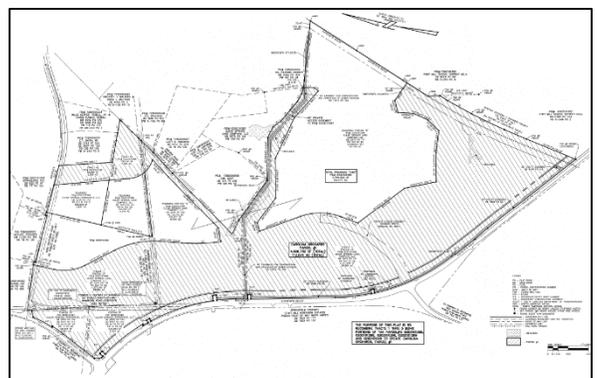
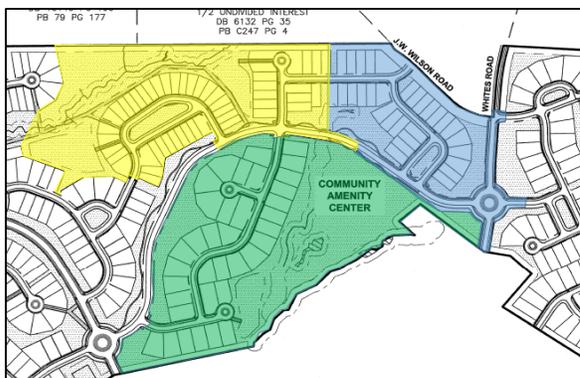
Ordinances & Text Amendments

There were no new development related ordinances or text amendments approved by council during the month of December 2014.

New Subdivisions

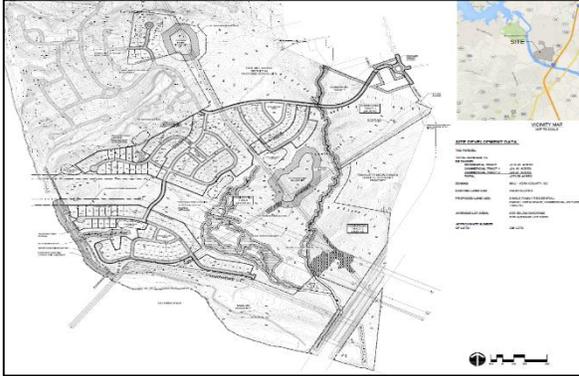
There were 6 new subdivision plats approved during the month of December 2014:

- **Final Plat: Waterside at the Catawba, Phase 1, Maps 1-3**
 - Applicant: Lennar Homes
 - Location: Whites Road
 - Acreage: 65.85 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 116 Single Family Lots
 - Disposition: Plat approved by town staff on December 4, 2014
- **Boundary Survey: Springfield Tract (Future Carolina Orchards Subdivision)**
 - Applicant: Clear Springs Land Co.
 - Location: Springfield Parkway
 - Acreage: 112.64 +/- Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 1 (Boundary Survey)
 - Disposition: Plat approved by town staff on December 11, 2014



- **Sketch Plan: Masons Bend (Kanawha Tract)**

- Applicant: Crescent Communities LLC
- Location: Sutton Road & I-77
- Acreage: 273.50 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 239 Single Family Lots
- Disposition: Sketch plan approved by town staff on December 4, 2014



- **Sketch Plan: Masons Bend (Crescent Tract)**

- Applicant: Crescent Communities LLC
- Location: Suttonview Road
- Acreage: 276.30 +/- Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 405 Single Family Lots
- Disposition: Sketch plan approved by town staff on December 11, 2014



Two additional plat for the Forest at Fort Mill, Phases 2 and 3, were approved by Planning Department staff on December 11, 2014. These plats included corrections only, and no new lots or roadways were recorded.

Planning Commission Meeting Summary

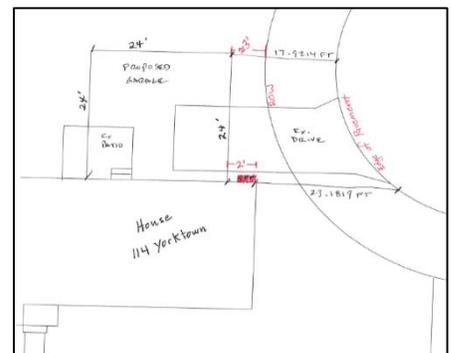
The Planning Commission (PC) did not meet in December due to a lack of items for consideration.

Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, December 15, 2014, to review the following request(s):

- **Variance Request: 114 Yorktown Street**

- Applicant: Michael Fling, Jr.
- Location: 114 Yorktown Street, York County Tax Map Number 020-01-17-080
- Zoning Designation: R-15 Residential
- Request: Applicant requested a variance from the 35' front yard setback so as to allow for the construction of a garage approximately 3' from the right-of-way
- Disposition: BOZA determined that there were other options for locating a garage elsewhere on the property that did not require a variance and, therefore, the request did not meet the four criteria required by state law. The BOZA voted to deny the variance request. (6-0)

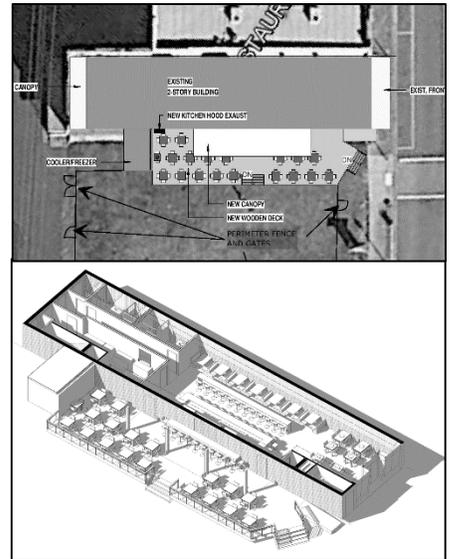


Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, December 9, 2014, to review the following request(s):

- **Certificate of Appropriateness: 203 & 213 Main Street**

- Applicant: JM & JC, LLC
- Location: 203 & 213 Main Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval for exterior modifications to the vacant lot at 203 Main Street and the existing building at 213 Main Street related to a proposed restaurant with indoor and outdoor dining
- Disposition: The HRB approved the request for a certificate of appropriateness, in part. The following items were approved: installation of a cooler/freezer with three sides screened with a wooden screen, painted black in color; installation of two side doors to match the front door (silver anodized aluminum with glass panels); installation of a metal art deco awning on the side of the building to match the awning located on the Main Street frontage; installation of a restaurant bar, with associated televisions angled away from Confederate Park and Main Street; and installation of a wooden deck, including stops and ramps, on the vacant lot at 203 Main Street. The HRB deferred consideration of the following items, and asked for additional details related to each item prior to approval: perimeter fencing; deck railing; landscaping; exterior lighting; and signage. (6-0)



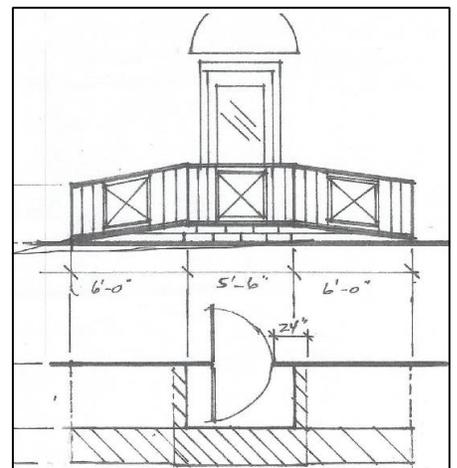
- **Certificate of Appropriateness: 123 N. White Street**

- Applicant: Amy Johnson / Collier Hall / UC Synergetic
- Location: 123 N. White Street
- Zoning Designation: GI / Historic Overlay
- Request: Applicant requested approval to install a retaining wall and landscaping around the sign at N. White Street and McCammon Street
- Disposition: HRB determined that the proposed materials (landscape blocks) did not match the materials of the existing sign or building. HRB voted to defer the request and asked the applicant to bring back an alternate design with matching materials. (6-0)



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

- Applicant: GDK Partners
- Location: 124 Main Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install a handicapped ramp on the Confederate Street side of the building, paint over the Fest-i-Fun mural, and install signage on the Main and Confederate Street frontages
- Disposition: HRB approved the request for a certificate of appropriateness to allow for the construction of a handicapped ramp along the Confederate Street, to paint over the Fest-i-Fun mural, and to install signage along both street frontages; provided, however, only



one projecting sign may be permitted pursuant to the zoning ordinance, unless the applicant applies for and obtains a separate variance from the Board of Zoning Appeals. (6-0)

Upcoming Meetings & Events

- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. January 12, 2015
 - 7:00 PM
- **Historic Review Board Meeting**
 - Fort Mill Town Hall
 - Tue. January 13, 2015
 - 4:30 PM
- **Training Session for Planning Officials**
 - The Spratt Building
 - Thu. January 22, 2015
 - 7:00 PM
- **RFATS Policy Committee Meeting**
 - Manchester Meadows
 - Fri. January 23, 2015
 - 12:00 PM
- **Town Council Meeting**
 - Fort Mill Town Hall
 - Mon. January 26, 2015
 - 7:00 AM
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. January 26, 2015
 - 6:00 PM
 - *Note: Date changed due to holiday*
- **Planning Commission Meeting**
 - The Spratt Building
 - Wed. January 28, 2015
 - 6:30 PM
 - *Note: Date changed due to election*
- **UDO Advisory Committee Meeting**
 - The Spratt Building
 - Wed. January 28, 2015
 - 7:00 PM

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

Did you know?

Unified Development Ordinance

On December 8, 2014, the Fort Mill Town Council approved a contract with LSL Planning, a Michigan-based planning and zoning consulting firm, to assist with the development of a new Unified Development Ordinance (UDO) for the Town of Fort Mill.



The Town of Fort Mill's current zoning ordinance was first adopted in 1969, with major updates taking place in 1983 and 1991. Much has changed in the two and a half decades since the last major update, including: new mandates from the state and federal level; updated case law from state and federal courts; changes to the local, regional, and national economies; increased demands on local infrastructure (such as roads and utility systems) due to high levels of residential and commercial growth; a changing vision for the community (as expressed through the town's recently updated Comprehensive Plan); changing

demographics; new trends in consumer demands; and updated best practices from communities throughout the state and nation.

The purpose of a UDO is to update and consolidate all ordinances related to the use and development of property into a single, user-friendly document. In addition to updating the town’s zoning regulations, the UDO will include new protocols and procedures for the subdivision of property; updates to various land development codes; enhancements to storm water, open space and environmental requirements; and the establishment of architectural and design guidelines.

The UDO will also reorganize the town’s development codes using a standard outline and format:

- Introduction & General Provisions
- Administration & Decision-Making Authority
- Procedures & Processes
- Zoning Districts & Use Regulations
- Development & Design Standards
- Subdivision Standards
- Sustainable Development Standards and/or Incentives
- Nonconformities
- Penalties & Enforcement
- Updated Definitions and Use Lists

Month	1	2	3	4	5	6	7	8	9	10	11	12
I. Organize												
1.1 Start-up Meeting	▼											
1.2 Tour	▼											
II. Understand												
2.1 Review Current Regulations and Plans												
2.2 Technical Assessment												
2.3 Interviews			▼									
2.4 User Groups			▼									
III. Articulate												
3.1 Blueprint												
3.2 Review			▼									
3.3 Town Council Meeting			▼									
3.4 Working Draft												
3.5 Review					▼	▼						
3.6 Formal Draft												
3.7 Public Forum								▼				
3.8 Planning Commission Presentation									▼			
3.9 Final Draft												
IV. Completion												
4.1 Final Draft											▼	
4.2 Adoption												
4.3 Planning Commission Recommendation												
4.4 Town Council Adoption												
▼ Meetings with staff and/or Town Council and Planning & Zoning Commission												

A UDO Advisory Committee has been established to assist town staff and the consultant with reviewing and providing recommendations on the draft ordinance. The UDO Advisory Committee is made up of the seven members of the Fort Mill Planning Commission, as well as the chairmen of the Board of Zoning Appeals and Historic Review Board. The UDO Advisory Committee will meet on an as-needed basis.



Development of a new UDO is anticipated to be a year-long process, with a final draft document expected to be completed in early 2016. A series of stakeholder meetings, as well as opportunities for public review and comment, will also be offered as part of the UDO process.

To follow the progress of the UDO, please visit our website at www.fortmillsc.gov, or follow us on Facebook or Twitter at facebook.com/fortmillsc and twitter.com/townoffortmill.

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

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