

Fort Mill Planning Department



Development Activity Report December 2015 & Year End Summary

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

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

	December 2015	December 2014	Change (#)	Change (%)
Permits Issued	63	62	+1	+1.6%
Construction Value	\$6,482,324	\$42,377,341	-\$35,895,017	-84.7%
Permit Fees Collected*	\$35,985	\$211,414	-\$175,429	-83.0%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	1,241	1,197	+44	+3.7%
Construction Value	\$398,914,937	\$186,615,225	+\$212,299,712	+113.8%
Permit Fees Collected*	\$2,147,926	\$1,078,509	+\$1,069,417	+99.2%

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

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

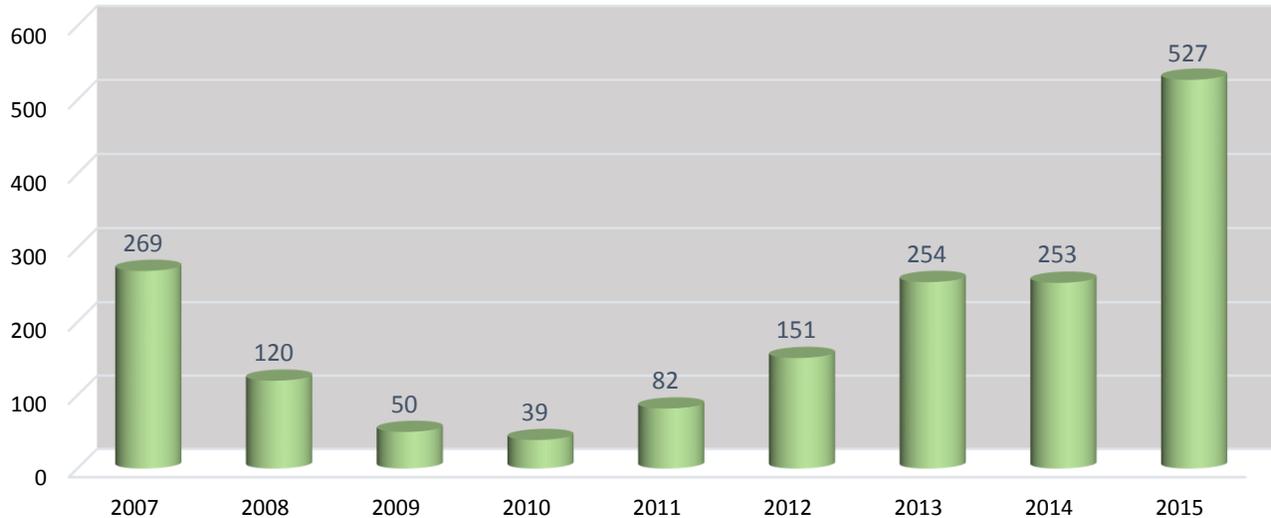
	December 2015	December 2014	Change (#)	Change (%)
Permits Issued	9	16	-7	-43.8%
Construction Value	\$3,721,628	\$7,460,654	-\$3,739,026	-50.1%
Avg. Permit Value	\$413,514	\$466,291	-\$52,777	-11.3%

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Permits Issued	527	253	+274	+108.3%
Construction Value	\$202,128,310	\$108,254,118	+\$93,874,192	+86.7%
Avg. Permit Value	\$383,545	\$427,882	-\$44,337	-10.4%

*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-Dec 2007-2015)



A total of 9 new single-family residential permits were issued during the month of December 2015, including 2 in the Preserve at River Chase, 1 in Springfield, 4 in Springview Meadows, 1 in Sutton Mill, and 1 in Waterside at the Catawba.

- **Preserve at River Chase**
 - 6004 Drave Lane
 - 4094 Thames Circle
- **Springview Meadows**
 - 2020 Angel Oak Drive
 - 2025 Angel Oak Drive
 - 2029 Angelk Oak Drive
 - 2037 Angel Oak Drive
- **Springfield**
 - 1296 Edbrooke Lane
- **Sutton Mill**
 - 1761 Still River Way
- **Waterside at the Catawba**
 - 1609 Appledale Court

Monthly Permit Summary (Commercial)

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

- **Courtyard by Marriott:** 1385 Broadcloth Street (Hotel Foundation & Site Work)
- **Fort Mill Square Multi-Tenant Building:** 400 N Dobys Bridge Road (Interior Upfit)

New Businesses

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

- **Ladle's:** 526 Mercantile Place, Suite 104 (Restaurant)
- **Sam's Mart:** 810 Tom Hall Street (Gas Station)

2015 Year End Summary

Residential Construction Permits	
Single-Family Homes Permitted	527
- Carolina Orchards	11 (1.5% Built Out)
- Forest at Fort Mill	20 (87.1% Built Out)
- Kimbrell Crossing	0 (65.8% Built Out)
- Massey Phase 1	41 (76.5% Built Out)
- Preserve at River Chase	79 (60.6% Built Out)
- Springfield	47 (94.8% Built Out)
- Springview Meadows	31 (42.5% Built Out)
- Sutton Mill	47 (51.6% Built Out)
- Waterside at the Catawba	248 (23.7% Built Out)
- Well Ridge	0 (29.6% Built Out)
- Other	3
Townhome Units Permitted	0
Apartment Units Permitted	0
Total Residential Construction Valuation	\$202,128,310
Average New Home Construction Value	\$383,545

Commercial Construction Permits	
New Commercial Buildings Permitted	6
- New Commercial Buildings: A Lock-It Self Storage; Fort Mill Square Shell Building; Harris Teeter Fuel Station; LPL Financial; Springfield Town Center Building I; Walmart Neighborhood Market	
New Commercial Square Footage Permitted	552,929
Total Commercial Valuation	\$189,307,350

Subdivision Plats	
Sketch Plans Approved	1
Preliminary Plats Approved	5
Final Plats Approved	30
- Total # New Residential Lots	858
- Total # New Commercial Lots	18
Recombination Plats Approved	3

Annexation Ordinances	
Annexation Requests Approved	4 (100.0%)
- Total # of Acres Annexed	38.3
Annexation Requests Not Approved or Withdrawn	0 (0.0%)

Rezoning Ordinances	
Rezoning Requests Approved	5 (62.5%)
Rezoning Requests Not Approved or Withdrawn	3 (37.5%)

Board & Commission Meetings Held	
Planning Commission	14
Board of Zoning Appeals	7
Historic Review Board	7
UDO Advisory Committee	8

Zoning Appeals & Variances		
Appeals & Variances Approved	4	(50.0%)
Appeals & Variances Not Approved or Withdrawn	4	(50.0%)

Certificates of Appropriateness (Historic District)		
Certificates of Appropriateness Approved	9	(100.0%)
Certificates of Appropriateness Not Approved or Withdrawn	0	(0.0%)

Ordinances & Text Amendments	
Text Amendments (Zoning Code) Ordinances Approved	2
MXU Project Ordinances Approved	3
Development Agreement Ordinances Approved	1
Comprehensive Plan Amendment Ordinances Approved	1

Special Projects & Milestones	
Jan. 2015	Unified Development Ordinance (UDO) initiated.
Jun. 2015	Federal Historic Preservation Grant awarded by SC Dept. of Archives & History.
Jun. 2015	First hotel (Hampton Inn & Suites) opens in the town limits.
Aug. 2015	Development impact fee ordinance adopted by Fort Mill Town Council.
Aug. 2015	Five year Capital Improvements Plan adopted by Fort Mill Town Council.
Oct. 2015	Impact fee collections began for all permits issued on/after October 1, 2015.

Impact Fee Collections

Impact Fee Collections – December 2015

	Residential	Commercial	Combined Total
Impact Fee Collections (By Category)			
Fire Protection	\$1,367	\$0	\$1,367
Municipal Facilities & Equipment	\$3,512	\$0	\$3,512
Parks & Recreation	\$11,522	\$0	\$11,522
Transportation	\$0	\$0	\$0
Total Fee Collections	\$16,401	\$0	\$16,401
Monthly Summary			
Total Number of Construction Permits	9	0	9
Total Construction Value	\$3,721,628	\$0	\$3,721,628
Fee Collections as % of Construction Value	0.44%	0.00%	0.44%
% From Residential vs. % From 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	\$10,484	\$244	\$10,728
Municipal Facilities & Equipment	\$26,924	\$146	\$27,070
Parks & Recreation	\$88,337	\$0	\$88,337
Transportation	\$0	\$0	\$0
Total Fee Collections	\$125,745	\$390	\$126,135

Year-to-Date Summary			
Total Number of Construction Permits	69	1	70
Total Construction Value	\$27,139,856	\$1,847,664	\$28,987,520
Fee Collections as % of Construction Value	0.46%	0.02%	0.44%
% From Residential vs. % From Commercial	99.7%	0.3%	100.0%

News & Project Updates

Construction Begins at Carolina Orchards Model Home Village

New home construction has begun at Carolina Orchards, a 730-home senior community (55+) by Del Webb located on Springfield Parkway. As of December, work was underway on a 5,000 square foot sales center, as well as an eleven-home model village. New home sales are expected to begin in the first quarter of 2016.



Nation Ford Land Trust Receives Grant from Carolina Thread Trail

The Nation Ford Land Trust received a \$150,000 grant from the Carolina Thread Trail to build approximately two miles of natural surface trail on the Fort Mill side of the Catawba River. This trail will connect future trails in the Masons Bend subdivision to the U.S. 21 Bridge, and Riverwalk in Rock Hill. The Carolina Thread Trail will span 15 counties across North and South Carolina.

New Restaurant Opens at Springfield Town Center

A new restaurant opened at Springfield Town Center on December 3, 2015. Ladle's, a gourmet soup, salad and sandwich shop, joins Highway 55 Burgers Shakes and Fries, Papa John's, and Cherry Asian Fusion (under construction) as the newest restaurant options near the intersection of Springfield Parkway and Hwy 21.



Annexations

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

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

	YTD 2015	YTD 2014	Change (#)	Change (%)
Total # Annexations	4	7	-3	-42.9%
Total # Acres Annexed	38.3	438.5	-400.2	-91.3%

Rezoning

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

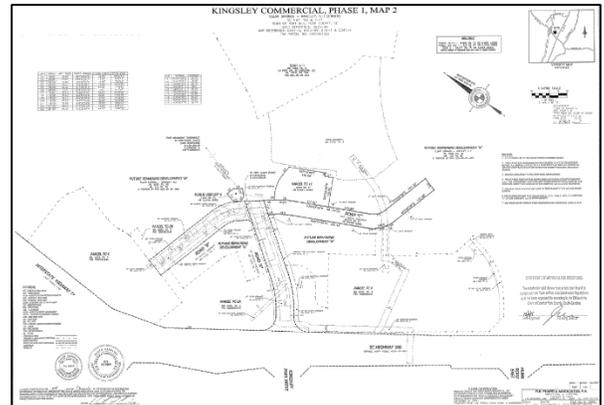
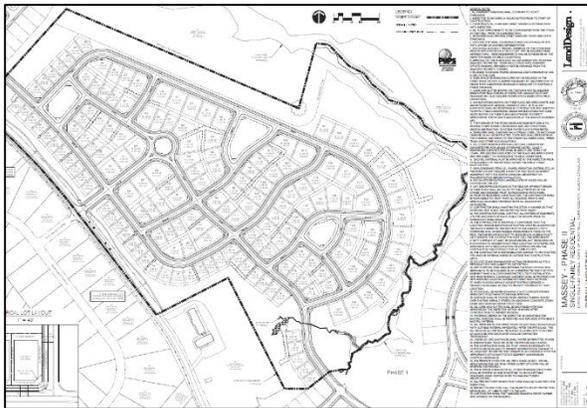
Ordinances & Text Amendments

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

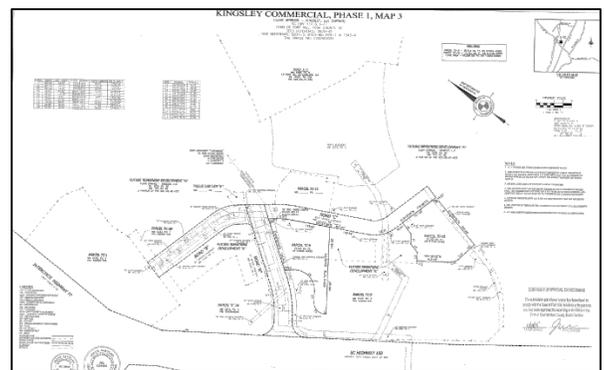
New Subdivisions

There were three subdivision plats approved during the month of December 2015:

- **Preliminary Plat: Massey Phase 2 (Revised)**
 - Applicant: Jen Worth Carolina 6 LLC
 - Location: York County Tax Map No. 020-12-01-272
 - Acres: 68.173 +/- Acres
 - Zoning Designation: PND
 - Buildable Lots: 161
 - Disposition: Approved by Town Staff on December 11, 2015
 - Note: Preliminary plat revision
- **Final Plat: Kingsley Commercial Ph 1 Map 2**
 - Applicant: Clear Springs Kingsley LLC
 - Location: York County Tax Map No. 020-09-01-022
 - Acres: 1.169 +/- Acres
 - Zoning Designation: MXU
 - Buildable Lots: 1 (& 1 Public Use Lot)
 - Disposition: Approved by Town Staff on December 9, 2015
 - Note: TC-11 and Public Use Lot only.



- **Final Plat: Kingsley Commercial Phase 1, Map 3**
 - Applicant: Clear Springs Kingsley LLC
 - Location: York County Tax Map No. 020-09-01-022
 - Acres: 1.54 +/- Acres
 - Zoning Designation: MXU
 - Buildable Lots: 2
 - Disposition: Approved by Town Staff on December 18, 2015
 - Note: TC-6 and TC-10 only.



Planning Commission Meeting Summary

The Planning Commission (PC) met on Wednesday, December 16, 2015, to review the following requests:

- **Annexation Request: 1544 Sam Smith Road**
 - Applicant: Darryl Trull (Owner)
 - Location: York County Tax Map Number 657-00-00-114 (1544 Sam Smith Road)
 - Acreage: 4.48 +/- Acres
 - Current Zoning: RC-I (County)
 - Zoning Requested: LI Limited Industrial
 - Request: Applicant requested annexation of a 4.48 +/- acre parcel, with a zoning designation of LI Limited Industrial.
 - Disposition: PC voted to recommend in favor of the annexation request with a zoning designation of LI Limited Industrial. (4-2)



- **2016 Planning Commission Meeting Dates**
 - Applicant: N/A – Requested by Town Staff
 - Request: Staff requested that the PC consider changing its standing meeting date from the fourth Tuesday of each month to the third Tuesday. This change would allow all actions requiring a public hearing (including annexations, rezonings and text amendments) to be advertised at least 15 days in advance of the first town council meeting in the following month. This change, if approved, would reduce typical turnaround times by two to four weeks.
 - Disposition: PC voted to change its standing meeting date from the fourth Tuesday of each month to the third Tuesday of each month, beginning in January 2016. All meetings will take place in council chambers at Fort Mill Town Hall (112 Confederate Street), beginning at 7:00 PM.

Board of Zoning Appeals Meeting Summary

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

Historic Review Board Meeting Summary

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

Upcoming Meetings & Events

- | | |
|---|--|
| <ul style="list-style-type: none"> • UDO Advisory Committee Meeting <ul style="list-style-type: none"> ○ The Spratt Building ○ Tue. January 5, 2016 ○ 6:30 PM • Town Council Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Mon. January 11, 2016 ○ 7:00 PM | <ul style="list-style-type: none"> • UDO Advisory Committee Meeting <ul style="list-style-type: none"> ○ The Spratt Building ○ Wed. January 6, 2016 ○ 6:30 PM • Historic Review Board Meeting <ul style="list-style-type: none"> ○ Fort Mill Town Hall ○ Tue. January 12, 2016 ○ 4:30 PM |
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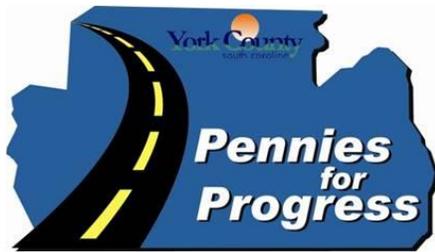
- **Board of Zoning Appeals Meeting**
 - Fort Mill Town Hall
 - Mon. January 18, 2016
 - 6:00 PM
- **York County Pennies for Progress Meeting**
 - York County Administration Building
 - Wed. January 20, 2016
 - 6:00 PM
- **Planning Commission Meeting**
 - Fort Mill Town Hall
 - Tue. January 19, 2016
 - 7:00 PM
- **RFATS Policy Committee Meeting**
 - Manchester Meadows
 - Fri. January 22, 2016
 - 12:00 PM

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

Did you know?

York County Pennies for Progress Commission

On September 8, 2015, York County Council adopted a resolution establishing a commission for the purpose of formulating and recommending a projects list in anticipation of a fourth round of the Pennies for Progress capital projects sales tax program. Commission members were appointed on October 19, 2015.

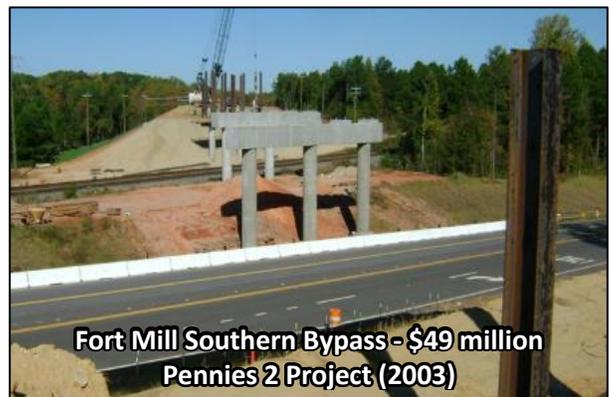


Former Fort Mill Mayor Danny Funderburk, Fort Mill Parks and Recreation Director Brown Simpson, and Carowinds Chief Operating Officer Jerry Helms, were appointed by York County Council. Carl Dicks and John Gettys were appointed by the City of Rock Hill, the largest municipality in the county, and Charles Plemmons was appointed to represent the county's eight smaller municipalities, including Fort Mill, Tega Cay, Clover, York, Smyrna, Hickory Grove, Sharon and McConnells.

Over the next 18 months, the commission will identify and evaluate proposed roadway projects, project future sales tax revenues, solicit public feedback, educate residents on the benefits of the Pennies program, and develop a final project list and ballot question for review and approval by York County Council.

Pending approval of the commission's project list by York County Council, a referendum is anticipated to be held in November 2017.

York County voters approved the first Pennies for Progress sales tax in 1997, and have since reauthorized the program in 2003 and 2011. To date, the program has generated more than \$400 million for roadway improvements throughout York County, including more than \$100 million worth of projects currently planned in the Fort Mill Township.



For more information about the York County Pennies for Progress program, or to follow the commission's progress, please visit www.penniesforprogress.net.

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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FORT MILL

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