



PLANNING DEPARTMENT

TOWN OF FORT MILL

2016 WORK PLAN

Our Mission

The mission of the Fort Mill Planning Department is to ensure efficient, orderly, and sustainable development of the town's built environment by faithfully executing the zoning, land use, and development policies adopted by Town Council.

By serving as a professional resource for residents, landowners, current and prospective business owners, and town leaders, the Planning Department seeks to facilitate economic development, enhance quality of life, protect natural resources, and balance the interests of private property owners and the community at large, in an effort to make Fort Mill the premier community in which to live, work, learn, and do business.

Planning Department Staff



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Guiding Principles

In fulfilling our mission, the Fort Mill Planning Department will be guided by our commitment to the following principles:

Integrity

We hold ourselves to the highest ethical standards of our profession, and strive to provide expert advice and high-quality planning services to town leaders and the public. We are committed to upholding the values of due process, and ensuring the fair, consistent, and equal application of all land use and development regulations.

Transparency

Effective community planning is dependent upon the participation of a well-informed and engaged citizenry. We will encourage openness, inclusiveness, and responsiveness in all aspects of the planning process. We will ensure that accurate information is made available to town leaders and the public in a timely manner. We will also seek to maximize community participation through a variety of public outreach and educational opportunities.

Customer Service

We are dedicated to providing courteous, efficient, and reliable planning services to town leaders and the public. We will be accessible to all individuals, businesses, and organizations seeking to navigate the town's development process, and will provide the same level and quality of service regardless of a project's scope, type, or location.

Collaboration

We understand that planning does not take place in a vacuum; the activities we undertake in Fort Mill may impact – or be impacted by – the activities of other public and private sector entities. We believe that building relationships and maintaining open lines of communication are essential to local and regional planning efforts. We will continue to seek ways to improve coordination, maximize efficiency, and find common solutions to regional problems.

Continuous Improvement

We believe that planning is the primary means to achieve a desired end. While we will continually pursue opportunities to streamline our processes, improve our methods, evaluate our performance, and expand our knowledge, our primary objective is not to have better plans, regulations, or procedures, but a better, vibrant, and more prosperous community.

Core Functions

The Fort Mill Planning Department is responsible for the following functions:

Development Review

- Residential Site Plan Reviews
- Commercial Site Plan Reviews
- Accessory Use Permits
- Sign Permits
- Temporary Use Permits

Subdivision Review

- Sketch Plans
- Preliminary Plats
- Final Plats
- Recombination Plats
- Surety Bonds

Planning Services

- Comprehensive Planning
- Development Impact Fees & CIP
- Regional Planning
- Transportation Planning

Zoning Administration

- Maintenance of Official Zoning Map
- Zoning Confirmation & Interpretation
- Zoning Inspections & Enforcement
- Zoning Variances & Appeals

Historic Preservation

- Certificates of Appropriateness
- Certified Local Government Annual Reporting (SCDAH)
- Historic District Design Guidelines
- Special Tax Assessment for Rehabilitated Historic Properties

Economic Development

- Assisting New & Expanding Businesses
- Home Occupations
- Liaison to York County Economic Development Department
- Market Research & Site Selection Support

Other Services

- Annexation Ordinances
- Rezoning Ordinances
- Mixed Use & PND Concept Plans
- Development Agreements
- Text Amendments
- Customer Service & FOIA Requests
- Monthly Development Activity Reports
- Training for Planning & Zoning Officials
- Staff Support to the Fort Mill Planning Commission, Board of Zoning Appeals & Historic Review Board

Highlights from 2015

Residential Construction Permits

Single-Family Homes	527
Townhome Units	0
Apartment Units	0
Total Residential Valuation	\$202,128,310

Commercial Construction Permits

New Commercial Buildings	6
New Commercial Square Footage	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

Annexations Approved	4 (100%)
- Total # Acres Annexed	38.3
Annexations Not Approved	0 (0%)

Rezoning Ordinances

Rezoning Approved	5 (62.5%)
Rezoning Not Approved/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%)
Appeals & Variances Not Approved/Withdrawn	4 (50%)

Certificates of Appropriateness (Historic District)

COA's Approved	9 (100%)
COA's Not Approved/Withdrawn	0 (0%)

Ordinances & Text Amendments Approved

Text Amendment Ordinances	2
MXU Project Ordinances	3
Development Agreement Ordinances	1
Comprehensive Plan Amendments	1

Special Projects & Milestones

Jan. 2015:	Unified Development Ordinance initiated.
Jun. 2015:	Federal Historic Preservation Grant awarded.
Jun. 2015:	First hotel opens in town limits. (Hampton Inn)
Aug. 2015:	Development Impact Fee Ordinance adopted.
Aug. 2015:	Five year Capital Improvements Plan adopted.
Oct. 2015:	Impact fee collections began Oct. 1, 2015.

Strategic Priorities for 2016





Strategic Priority #1 Enhance Quality

GOAL 1.1 Enhance the overall quality of new development within the Town of Fort Mill.

STRATEGY 1.1 A Update existing regulatory tools to maximize the quality and consistency of new development.

- Performance Measure(s)
- 1.1 A (1): Complete and present a draft Corridor Overlay District (COD/COD-N) Design Manual for review and approval. *(Target: March 2016)*
 - 1.1 A (2): Complete and present a draft Unified Development Ordinance (UDO) for review and approval. *(Target: April 2016)*

GOAL 1.2 Preserve the integrity of the town's historic resources and encourage investment in the historic district.

STRATEGY 1.2 A Establish architectural standards for new construction and rehabilitation projects in the Historic District.

- Performance Measure(s)
- 1.2 A (1): Complete and present a draft Historic District Design Guidelines Manual for review and approval. *(Target: September 2016)*

STRATEGY 1.2 B Utilize tax incentives to encourage investment in the town's Historic District.

- Performance Measure(s)
- 1.2 B (1): Complete and present a draft amendment to the town's Special Tax Assessment for Rehabilitated Historic Properties Ordinance to maximize the incentives available for rehabilitation projects. *(Target: March 2016)*
 - 1.2 B (2): Submit a formal request to York County to encourage the county's adoption of a Special Tax Assessment for Rehabilitated Historic Properties Ordinance. *(Target: March 2016)*



Strategic Priority #1

Enhance Quality (Continued)

GOAL 1.3 Expand planning-related knowledge and core competency of all planning staff and appointed officials.

STRATEGY 1.3 A Ensure that all appointed officials meet or exceed state-mandated training requirements.

Performance Measure(s)

- 1.3 A (1): All new appointees to the Planning Commission, Board of Zoning Appeals and Historic Review Board shall complete the state-mandated six-hour orientation course within 12 months from the original date of appointment. *(Ongoing)*
- 1.3 A (2): Planning staff will host, in conjunction with the City of Tega Cay, a minimum of four 1.5-hour continuing education classes (one per quarter) to ensure that all planning and zoning officials are able to meet the state's three-hour continuing education requirement. *(Ongoing)*

STRATEGY 1.3 B Pursue professional development opportunities for planning staff.

Performance Measure(s)

- 1.3 B (1): All planning staff shall complete a minimum of 16 hours of continuing education credits during the current calendar year. *(Target: December 2016)*
- 1.3 B (2): All planning staff shall obtain and/or maintain professional certification by the American Institute of Certified Planners. *(Target: December 2016)*

GOAL 1.4 Monitor and improve the quality of planning services.

STRATEGY 1.4 A Solicit feedback on existing service levels and customer expectations.

Performance Measure(s)

- 1.4 A (1): Initiate an online survey to determine existing levels of customer satisfaction and potential opportunities for improvement. *(Target: April 2016)*



Strategic Priority #2

Improve Coordination

GOAL 2.1 Improve coordination among town departments.

STRATEGY 2.1 A Establish internal procedures to ensure consistency and minimize duplication among town departments.

Performance Measure(s)

- 2.1 A (1): Assign a Development Coordinator to receive and distribute development applications for review and approval. The Development Coordinator will track all applications, consolidate and distribute comments, and serve as the central point of contact between reviewers and applicants. *(Target: January 2016)*
- 2.1 A (2): Establish a Development Review Team made up of representatives from the Planning, Building, Engineering, Fire, Public Works, Stormwater and Utilities Departments. *(Target: February 2016)*
- 2.1 A (3): Establish a standing meeting date for the Development Review Team, and hold meetings on a monthly or bi-weekly basis. *(Ongoing)*

GOAL 2.2 Improve coordination with regional planning partners.

STRATEGY 2.2 A Participate in joint planning efforts with neighboring jurisdictions.

Performance Measure(s)

- 2.2 A (1): Meet with representatives from the Fort Mill School District to determine ten-year needs and identify targeted locations for future school facilities. *(Target: March 2016)*
- 2.2 A (2): Monitor and participate in all public meetings related to the York County Comprehensive Plan Update. *(Ongoing)*



Strategic Priority #2

Improve Coordination (Continued)

GOAL 2.2 Improve coordination with regional planning partners. (Continued)

STRATEGY 2.2 B Maintain open channels of communication with neighboring jurisdictions and outside agencies.

Performance Measure(s)

- 2.2 B (1): Develop an email notification list to provide initial notification of all annexation ordinances to York County, SCDOT, SCRFA, public safety agencies, and utility providers, within 24 hours from the date of adoption. *(Target: February 2016)*
- 2.2 B (2): Conduct an audit of the town's municipal boundaries to ensure consistency between the town's official map (maintained by the Catawba Regional COG) and York County GIS. *(Target: March 2016)*
- 2.2 B (3): Update the town's zoning layer on York County GIS within 30 days of Town Council's adoption of the new UDO. *(Target: June 2016)*
- 2.2 B (4): Participate in quarterly meetings with planning staff from York County, Lancaster County, City of Tega Cay, and the Catawba Regional COG. *(Ongoing)*
- 2.2 B (5): Participate in semi-annual informational meetings with staff from the York County Economic Development Department. *(Ongoing)*
- 2.2 B (6): Attend all RFATS Technical Team & Policy Committee Meetings. *(Ongoing)*
- 2.2 B (7): Invite representatives from the Fort Mill School District and York County Economic Development Department to lead quarterly continuing education sessions for planning and zoning officials. *(Target: February 2016 and August 2016)*



Strategic Priority #2

Improve Coordination (Continued)

GOAL 2.3 Advance the town's legislative priorities for the 2016 legislative session.

STRATEGY 2.3 A Build coalitions to advocate on behalf of the town's legislative priorities.

Performance Measure(s)

- 2.3 A (1): Contact the Fort Mill School District, York County, the Municipal Association of South Carolina, and each member of the York County legislative delegation to seek support for a permanent exemption from development impact fees for schools, churches and government facilities. *(Target: March 2016)*
- 2.3 A (2): Contact the Fort Mill School District, York County, Municipal Association of South Carolina, York County Regional Chamber of Commerce, and each member of the York County legislative delegation to seek support for a one year suspension (or permanent repeal) of the Certificate of Need Program for hospitals and medical facilities. *(Target: March 2016)*



Strategic Priority #3 Maximize Efficiency

GOAL 3.1 Minimize the time and effort required for customers to conduct business with the town.

STRATEGY 3.1 A Utilize technological tools to make services more accessible and convenient for customers.

- Performance Measure(s)
- 3.1 A (1): In conjunction with the Building, Finance, Fire, Stormwater and Utilities Departments, implement an online permitting program to allow customers to submit permit applications and supporting materials, pay permit fees, check permit status, and schedule inspections electronically. *(Target: December 2016)*

GOAL 3.2 Minimize turnaround times for the review and approval of development applications.

STRATEGY 3.2 A Pursue opportunities to track and reduce turnaround times.

- Performance Measure(s)
- 3.2 A (1): Change the Planning Commission's standing meeting date from the 4th Tuesday of each month to the 3rd Tuesday of each month. *(Target: January 2016)*
 - 3.2 A (2): Establish targeted turnaround times for all planning services and track overall performance on development applications. *(Target: March 2016)*

STRATEGY 3.2 B Secure resources for the preservation and/or enhancement of existing services.

- Performance Measure(s)
- 3.2 B (1): Pursue funding for additional staffing needs and/or contracted services in FY 2016-17. *(Target: September 2016)*
 - 3.2 B (2): Pursue funding in the FY 2016-17 budget to initiate a ten-year update to the town's 2008 Comprehensive Plan. *(Target: September 2016)*



Strategic Priority #3

Maximize Efficiency (Continued)

GOAL 3.3 Improve the organization and accessibility of planning documents and records.

STRATEGY 3.3 A *Implement a formal records management plan.*

Performance Measure(s)

- 3.3 A (1): Develop a master spreadsheet of all existing subdivision bonds and letters of credit, including expiration dates, if applicable. *(Target: March 2016)*
- 3.3 A (2): Identify a dry, climate controlled, and secure location for the permanent storage of all subdivision plats and construction drawings. *(Target: June 2016)*
- 3.3 A (3): Implement an archiving system to facilitate easy access to subdivision plats and other planning related documents. *(Target: June 2016)*

GOAL 3.4 Improve the consistency of planning services provided to residents and business owners.

STRATEGY 3.4 A *Update and standardize administrative procedures.*

Performance Measure(s)

- 3.4 A (1): Develop an Administrative Procedures Manual outlining procedural requirements for all planning services. *(Target: July 2016)*
- 3.4 A (2): Develop and implement new application forms. *(Target: July 2016)*
- 3.4 A (3): Develop and implement surety bond guidelines for bonded subdivision plats. Guidelines shall include a schedule of approved unit costs prepared by a qualified engineer. Unit costs will be reviewed and updated on an annual basis. *(Target: June 2016)*



Strategic Priority #4

Economic Development

GOAL 4.1 Increase commercial investment, job growth, and diversification of the town's tax base.

STRATEGY 4.1 A Identify barriers to economic development and opportunities for commercial growth.

Performance Measure(s)

- 4.1 A (1): Complete a comprehensive evaluation of the cost of building and operating a business in Fort Mill (one-time and recurring) compared to neighboring cities and counties. *(Target: July 2016)*
- 4.1 A (2): Complete a Retail Leakage Analysis to identify opportunities for increasing and retaining consumer spending in the Fort Mill area. *(Target: December 2016)*
- 4.1 A (3): Engage representatives from the York County Regional Chamber of Commerce, York County Economic Development, Fort Mill Economic Council, and local business owners to identify strengths, weaknesses, opportunities and threats related to economic development in the Town of Fort Mill. *(Ongoing)*

STRATEGY 4.1 B Implement policies designed to reduce development costs and spur commercial growth.

Performance Measure(s)

- 4.1 B (1): Complete and present a draft Economic Development Incentive Ordinance for review and approval. *(Target: September 2016)*
- 4.1 B (2): Complete and present recommended amendments to the town's fee schedule for commercial projects. *(Target: September 2016)*
- 4.1 B (3): Complete and present a draft Commercial Annexation Incentive Ordinance for review and approval. *(Target: December 2016)*



Strategic Priority #4

Economic Development (Continued)

GOAL 4.1 Increase commercial investment, job growth, and diversification of the town's tax base. (Continued)

STRATEGY 4.1 C Pursue targeted economic development projects.

- Performance Measure(s)
- 4.1 C (1): Finalize an agreement for the redevelopment of the Hinson Family Property at the bottom of Main Street. *(Target: June 2016)*
 - 4.1 C (2): Support efforts to locate new commercial projects at Kingsley, Springfield Town Center, Avery Plaza, Downtown Fort Mill, and Fort Mill Parkway. *(Ongoing)*

STRATEGY 4.1 D Consider participation in the MASC Main Street South Carolina program.

- Performance Measure(s)
- 4.1 D (1): Present a request to Town Council to establish an Economic Development Advisory Committee. *(Target: April 2016)*
 - 4.1 D (2): Present a request to Town Council to endorse the town's participation in the Main Street South Carolina Program. *(Target: April 2016)*
 - 4.1 D (2A): Submit a formal application to the Municipal Association of South Carolina to participate in the Main Street South Carolina program. *(Target: September 2016)*
 - 4.1 D (2B): Pursue funding in the FY 2016-17 budget and potential sponsorships for Main Street program start-up costs. *(Target: September 2016)*
 - 4.1 D (2C): Pursue funding in the FY 2016-17 budget to develop a Downtown Master Plan. *(Target: September 2016)*



Strategic Priority #5 **Public Outreach**

GOAL 5.1 Improve access to news and information from the Fort Mill Planning Department.

STRATEGY 5.1 A Utilize existing channels to enhance distribution of news and information.

- Performance Measure(s)
- 5.1 A (1): Maintain a list of active residential and commercial development projects on the Planning Department website. *(Target: April 2016)*
 - 5.1 A (2): Complete and distribute Monthly Development Activity Reports within five business days from the close of each month. *(Ongoing)*
 - 5.1 A (3): Prepare and distribute at least one planning-related press releases and/or social media post per month during 2016. *(Ongoing)*

STRATEGY 5.1 B Make planning staff available to participate in education and outreach efforts.

- Performance Measure(s)
- 5.1 B (1): Attend meetings of the York County Regional Chamber of Commerce, neighborhood homeowners' associations, and community organizations, and provide community updates upon request. *(Ongoing)*
 - 5.1 B (2): Participate in radio, television and newspaper interviews on behalf of the town. *(Ongoing)*
 - 5.1 B (3): Participate in classroom presentations and student career days for the Fort Mill School District. *(Ongoing)*



Strategic Priority #5

Public Outreach (Continued)

GOAL 5.2 Increase public participation in the planning process.

STRATEGY 5.2 A Encourage participation by actively engaging residents and business owners.

- Performance Measure(s)
- 5.2 A (1): Design and implement an online portal to solicit and collect public comments on pending annexations, rezonings and text amendments. *(Target: March 2016)*
 - 5.2 A (2): Gauge community interest in a jointly hosted Citizens Planning Academy with planners and elected officials from Tega Cay and York County. *(Target: June 2016)*

GOAL 5.3 Increase awareness of the role of the Planning Department and professional planning staff.

STRATEGY 5.3 A Pursue opportunities to promote the value and purpose of community planning.

- Performance Measure(s)
- 5.3 A (1): Develop an official logo to create a brand identity for the Fort Mill Planning Department. *(Target: March 2016)*
 - 5.3 A (2): Request town council's adoption of a resolution designating October as "Community Planning Month" in the Town of Fort Mill. *(Target: October 2016)*
 - 5.3 A (3): Host a community open house and/or interactive tour for interested residents, business owners and media representatives to highlight the role of the Planning Department and other planning related agencies. *(Target: October 2016)*



Strategic Priority #6 Transportation Planning

GOAL 6.1 Minimize traffic congestion through expansion of the town's transportation network.

STRATEGY 6.1 A Support efforts to identify and fund improvements to the town's roadway network.

Performance Measure(s)

- 6.1 A (1): Submit a letter of support on behalf of York County's application to the SCTIB for interchange improvements on I-77 at Sutton Road, SC 160, Gold Hill Road, and Carowinds Boulevard. *(Target: January 2016)*
- 6.1 A (2): Finalize an agreement with SCDOT and provide local matching funds for the Clebourne & N. White Street intersection project. *(Target: September 2016)*
- 6.1 A (3): Actively participate in planning efforts related to York County's fourth Pennies for Progress capital projects sales tax program. *(Ongoing)*
- 6.1 A (4): Provide public notice of all York County Pennies for Progress meetings and encourage public participation from residents, business owners and elected officials from the Fort Mill area. *(Ongoing)*

STRATEGY 6.1 B Identify opportunities to promote alternate modes of transportation.

Performance Measure(s)

- 6.1 B (1): Work with York County, the City of Tega Cay and RFATS to expand the York County Access demand response program to serve residents of Fort Mill Township. *(Target: July 2016)*
- 6.1 B (2): Work with developers and neighboring property owners to promote pedestrian connectivity projects on Springfield Parkway and S Dobys Bridge Road. *(Ongoing)*



Strategic Priority #6

Transportation Planning (Continued)

GOAL 6.2 Minimize the impact of new development on the existing transportation network.

STRATEGY 6.2 A Implement policies to improve the assessment and mitigation of off-site traffic impact.

- Performance Measure(s)
- 6.2 A (1): Define and incorporate traffic impact analysis (TIA) requirements in the new UDO. *(Target: June 2016)*
 - 6.2 A (1): Implement regulatory tools within the new UDO to enhance interconnectivity between developments, encourage the mixture of uses, limit curb cuts, and promote alternate modes of transportation. *(Target: June 2016)*
 - 6.2 A (1): Coordinate with regional jurisdictions and RFATS on the review of TIA's for large projects of regional significance. *(Ongoing)*

GOAL 6.3 Improve the quality and life expectancy of future roads dedicated to the town for public maintenance.

STRATEGY 6.3 A Review and improve standards and procedures related to road construction and inspection.

- Performance Measure(s)
- 6.3 A (1): Implement a formal policy for the inspection, dedication, and acceptance of town maintained roadways. *(Target: February 2016)*
 - 6.3 A (2): Pursue funding in the FY 2016-17 budget to review and update the town's road design guidelines. *(Target: September 2016)*

Looking Ahead to 2016

Residential Construction

With the issuance of 527 single-family permits, 2015 was a record year for residential construction in the Town of Fort Mill. While some existing subdivisions, such as the Forest at Fort Mill and Springfield, are quickly approaching build out, several new projects are expected to come online in 2016, including Carolina Orchards, Massey Phases II and III, Oakland Pointe, and Pecan Ridge. Three new multi-family projects are also expected to begin construction in 2016, including 238 apartments in Kingsley Town Center, 98 units in Legacy Phase II on Pleasant Road, and 252 age-restricted units at the Traditions at Fort Mill on Sutton Road. It is feasible that Fort Mill could see as many as 1,000 new residential permits issued during 2016.

Impact Fees

Fort Mill Town Council adopted a development impact fee ordinance on August 24, 2015. Due to a delayed effective date in the ordinance, the town began charging impact fees on all new development permits issued on or after October 1, 2015. During the fourth quarter of 2015, the town collected a total of \$126,135 for capital improvements related to parks and recreation, fire protection and municipal facilities and equipment. Based on projected construction activity, the Planning Department anticipates between \$1.4 million and \$1.6 million in impact fee collections during 2016.

Commercial Construction

Between 2010 and 2015, the town permitted a total of 18 new commercial buildings, an average three per year. As 2015 drew to a close, the town received an influx of new commercial applications. By early 2016, at least 10 new commercial projects are expected to be under construction.

Significant commercial development is expected to continue at Kingsley. Permits for a new Courtyard by Marriott hotel, a restaurant, and three mixed use buildings are expected to be issued in early 2016. The new headquarters of the Lash Group is expected to open in March 2016, and work will continue at LPL Financial, with a targeted completion date of 2017.

Two additional hotels are planned, including Holiday Inn Express on Carolina Place Drive, and Sleep Inn on Sutton Road. A shell building on Academy Street, a dental office on Mercantile Place, and a QuikTrip at SC Highway 160 and Springfield Parkway, are also expected to begin in 2016.



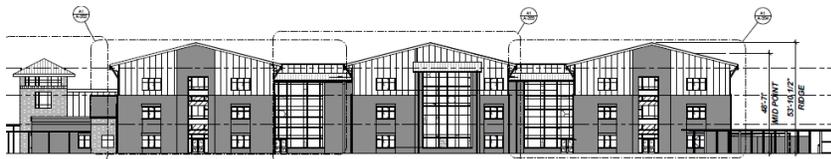
LPL Financial - Kingsley

Looking Ahead to 2016 (Continued)

Community Facilities

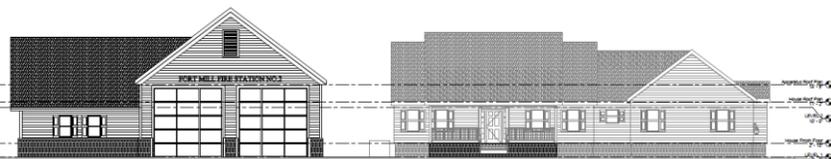
In order to keep up with residential and commercial growth, several community facilities are planned for 2016.

In May 2015, voters in Fort Mill Township approved a \$226 million bond referendum for new school facilities. In 2016, construction is expected to begin on the new Pleasant Knoll Middle School on Pleasant Road. The FMSD is also expected to begin design work on a third high school, which will be located near the intersection of Fort Mill Parkway and Whites Road.



Pleasant Knoll Middle School – Pleasant Road

In November 2015, town council voted to proceed with a design contract for Fire Station #2. The temporary station on N Dobys Bridge Road is expected to be converted into a fully staffed, 24-hour station, and will also include a police substation.



Fire Station #2 – S Dobys Bridge Road

Transportation

Transportation will be a key planning issue in 2016. Phase 2 of Fort Mill Parkway is expected to be opened to traffic by the spring of 2016, completing the southern loop around Fort Mill. By providing a critical link between Interstate 77 and SC Highway 160 East, this project will improve road connectivity in the southern and eastern part of town, and will reduce traffic congestion in and around downtown Fort Mill.

In October 2015, York County Council appointed a six member commission to prepare recommendations for a fourth installment of the Pennies for Progress capital sales tax program. The commission has been charged with identifying and prioritizing roadway and intersection improvements projects throughout the county. Once the commission's recommendations have been finalized and endorsed by County Council, the Pennies 4 referendum is anticipated to go before voters in November of 2017.

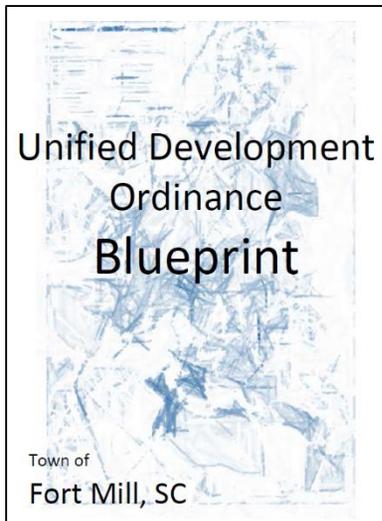
In January 2016, York County is also expected to submit an application to the SC Transportation Infrastructure Bank (SCTIB) for funding to complete interchange improvements at Interstate 77 and Carowinds Boulevard (Exit 90), Gold Hill Road (Exit 88), SC Highway 160 (Exit 85), Sutton Road (Exit 83) and Celanese Road (Exit 82). The total project cost for all five interchange projects is expected to exceed \$100 million.

Looking Ahead to 2016 (Continued)

Unified Development Ordinance

In January 2015, the town began work on a comprehensive re-write of all land use, zoning and development regulations, with the intent of updating and consolidating all requirements into a single Unified Development Ordinance (UDO). LSL Planning, a Michigan-based consulting firm, was brought in to assist planning staff and a UDO Advisory Committee with development of the draft ordinance

By the end of 2015, the draft UDO was approximately 75% complete. Following an opportunity for public review and



comment, the final draft is expected to be completed during the first quarter of 2016, and will then be submitted to Town Council for review and adoption. It is expected that the new UDO will be adopted by ordinance in the late spring or early summer of 2016.

In order to transition to the new UDO, a town-wide rezoning is also planned to take place in 2016.

Historic District Design Guidelines

In June of 2015, the town was awarded a Federal Historic Preservation Grant to develop and adopt a set of objective, locally-inspired and historically appropriate design guidelines for new construction, rehabilitation, and modifications to existing buildings within the town's Historic District.

A professional services contract will be awarded in January of 2016, and work on the Design Guidelines Manual will commence shortly thereafter. As a requirement of the grant award, the project must be completed by September 2016.

The primary goals of the Historic District Design Guidelines are to preserve the integrity of the town's historic resources, and to ensure predictability and consistency in decisions related to design, architecture and materials within the Historic District.



Main Street Fort Mill in the early 1900's



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