

# M E M O R A N D U M



TO: Fort Mill Area Builders, Developers & Contractors  
FROM: Chris Pettit, Assistant Town Manager  
DATE: October 30, 2020  
SUBJECT: Changes to Development Impact Fee Discount Rates

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Dear Fort Mill Area Builders, Developers & Contractors:

On October 12, 2020, Fort Mill Town Council adopted an ordinance to increase the discount rates that are applied to the town's impact fees for Fire Protection (from 10% to 51% discount) and Municipal Facilities & Equipment (from 10% to 56% discount). No change in discount rate was adopted for the town's Parks & Recreation impact fee, which remains discounted at 10%. **These changes in discount rates becomes effective on November 12, 2020 and will result in a reduction in the amount of impact fees owed by developers for new construction projects in the Town of Fort Mill.**

The change was brought about in response to the ongoing COVID-19 pandemic and the effects it has had on the economy. Town Council has elected to make this change for the immediate future, with a planned reconsideration of the discount rates scheduled for March of 2021. Town Council may, however, at their own discretion choose to review the discount rates sooner or later than this as they have the authority to change the impact fee discount rates at any time by ordinance.

Any new construction permit that is picked up prior to November 12, 2020 will be subject to the current impact fees and their associated discount rates that went into effect on July 1, 2020. Permits that are picked up beginning on November 12, 2020 will be subject to the new discount rates and the resulting decrease in impact fees amounts owed.

Exhibit A (attached) provides a general overview of what the updated fees will be for a variety of new construction projects. (Please Note: Actual calculations may be slightly higher or lower due to rounding.)

Please feel free to contact me by phone at (803) 547-2034 or by email at [cpettit@fortmillsc.gov](mailto:cpettit@fortmillsc.gov) if you have any questions about this change.

Sincerely,

A handwritten signature in blue ink, appearing to be "CPettit", is written over a light blue horizontal line.

Chris Pettit, AICP  
Assistant Town Manager

**Exhibit A (Effective 11/12/2020)**  
**General Development Impact Fee Schedule**

Land Use Category	Unit of Analysis	10%	51%	56%	Total
		Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	
<b>Residential</b>					
Single Family Home	dwelling unit	\$1,342	\$283	\$471	\$2,096
Townhome	dwelling unit	\$1,342	\$283	\$471	\$2,096
Apartment/Condominium	dwelling unit	\$1,025	\$216	\$359	\$1,600
Mobile Home	dwelling unit	\$1,144	\$241	\$401	\$1,786
<b>Hotel/Motel</b>					
Hotel	room	—	\$141	\$84	\$225
All Suites Hotel	room	—	\$22	\$13	\$35
Business Hotel	room	—	\$29	\$17	\$46
Motel	room	—	\$31	\$19	\$50
Resort Hotel	room	—	\$467	\$280	\$747
<b>Recreational</b>					
Golf Driving Range	tee	—	\$61	\$36	\$97
Movie Theater	1,000 s.f.	—	\$358	\$214	\$572
Multiplex Movie Theater	1,000 s.f.	—	\$329	\$197	\$526
Amusement Park	acre	—	\$2,338	\$1,401	\$3,739
Water Slide Park	acre	—	\$2,189	\$1,313	\$3,502
Recreation Community Center	1,000 s.f.	—	\$258	\$154	\$412
<b>Institutional</b>					
School District Office	1,000 s.f.	—	\$689	\$413	\$1,102
Junior/Community College	1,000 s.f.	—	\$338	\$203	\$541
University/College	1,000 s.f.	—	\$713	\$428	\$1,141
Daycare	1,000 s.f.	—	\$543	\$326	\$869
Cemetery	acre	—	\$29	\$17	\$46
Prison	1,000 s.f.	—	\$4,079	\$2,446	\$6,525
Museum	1,000 s.f.	—	\$75	\$45	\$120
Library	1,000 s.f.	—	\$314	\$188	\$502
<b>Medical</b>					
Hospital	1,000 s.f.	—	\$689	\$413	\$1,102
Nursing Home	1,000 s.f.	—	\$555	\$333	\$888
Clinic	1,000 s.f.	—	\$1,005	\$603	\$1,608
Animal Hospital/Veterinary Clinic	1,000 s.f.	—	\$412	\$246	\$658
Medical/Dental Office	1,000 s.f.	—	\$974	\$584	\$1,558
<b>General Office</b>					
General Office Building	1,000 s.f.	—	\$723	\$433	\$1,156
Small Office Building	1,000 s.f.	—	\$494	\$296	\$790
Corporate Headquarters	1,000 s.f.	—	\$837	\$502	\$1,339
Single Tenant Office Building	1,000 s.f.	—	\$726	\$435	\$1,161
Government Office Building	1,000 s.f.	—	\$738	\$442	\$1,180
State Motor Vehicles Department	1,000 s.f.	—	\$438	\$263	\$701
US Post Office	1,000 s.f.	—	\$996	\$597	\$1,593
Government Office Complex	1,000 s.f.	—	\$623	\$374	\$997
Office Park	1,000 s.f.	—	\$762	\$457	\$1,219
Research and Development Center	1,000 s.f.	—	\$833	\$499	\$1,332
Business Park	1,000 s.f.	—	\$750	\$450	\$1,200
<b>General Retail</b>					
Building Materials/Lumber	1,000 s.f.	—	\$180	\$108	\$288
Variety Store	1,000 s.f.	—	\$161	\$96	\$257
Free Standing Discount Store	1,000 s.f.	—	\$526	\$315	\$841
Hardware Paint Store	1,000 s.f.	—	\$61	\$36	\$97
Nursery (Garden Center)	1,000 s.f.	—	\$760	\$455	\$1,215
Nursery (Wholesale)	1,000 s.f.	—	\$407	\$244	\$651
Shopping Center	1,000 s.f.	—	\$570	\$341	\$911
Auto Sales (New)	1,000 s.f.	—	\$606	\$363	\$969
Auto Sales (Used)	1,000 s.f.	—	\$528	\$317	\$845
Recreation Vehicle Sales	1,000 s.f.	—	\$153	\$92	\$245
Automobile Parts Sales	1,000 s.f.	—	\$399	\$239	\$638
Tire Store	1,000 s.f.	—	\$377	\$226	\$603
Supermarket	1,000 s.f.	—	\$345	\$207	\$552
Convenience Market	1,000 s.f.	—	\$380	\$227	\$607
Convenience Market with Gas Pumps	1,000 s.f.	—	\$623	\$374	\$997

Discount Superstore	1,000 s.f.	—	\$548	\$328	\$876
Discount Club	1,000 s.f.	—	\$317	\$190	\$507
Sporting Goods Superstore	1,000 s.f.	—	\$1,578	\$946	\$2,524
Pharmacy with Drive-Through Window	1,000 s.f.	—	\$385	\$231	\$616
Furniture Store	1,000 s.f.	—	\$141	\$84	\$225
Beverage Container Recycling Depot	1,000 s.f.	—	\$217	\$130	\$347
Liquor Store	1,000 s.f.	—	\$696	\$418	\$1,114

<b>Industrial</b>					
Intermodal Truck Terminal	1,000 s.f.	—	\$640	\$384	\$1,024
General Light Industrial	1,000 s.f.	—	\$397	\$238	\$635
Industrial Park	1,000 s.f.	—	\$282	\$169	\$451
Manufacturing	1,000 s.f.	—	\$387	\$232	\$619
Warehousing	1,000 s.f.	—	\$83	\$49	\$132
Utility	1,000 s.f.	—	\$784	\$470	\$1,254
Specialty Trade Contractor	1,000 s.f.	—	\$669	\$401	\$1,070

<b>Services</b>					
Walk-In Bank	1,000 s.f.	—	\$1,040	\$623	\$1,663
Drive-In Bank	1,000 s.f.	—	\$767	\$460	\$1,227
Copy, Print, and Express Ship Store	1,000 s.f.	—	\$453	\$271	\$724
Quality Restaurant	1,000 s.f.	—	\$1,127	\$676	\$1,803
High-Turnover Restaurant	1,000 s.f.	—	\$1,286	\$771	\$2,057
Fast Food without Drive-Through Window	1,000 s.f.	—	\$1,261	\$756	\$2,017
Fast Food with Drive-Through Window	1,000 s.f.	—	\$2,521	\$1,511	\$4,032
Fast Food with Drive-Through (No Seating)	1,000 s.f.	—	\$3,254	\$1,951	\$5,205
Quick Lubrication Vehicle Shop	1,000 s.f.	—	\$1,059	\$635	\$1,694
Automobile Care Center	1,000 s.f.	—	\$596	\$358	\$954
Automobile Parks and Service Center	1,000 s.f.	—	\$365	\$219	\$584
Gas/Service Station	1,000 s.f.	—	\$1,062	\$636	\$1,698
Gas/Service Station with Convenience	1,000 s.f.	—	\$1,439	\$863	\$2,302
Super Convenience with Gas	1,000 s.f.	—	\$884	\$530	\$1,414