



**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 20, 2026
205 North White Street
6:00 PM**

CALL TO ORDER

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

APPROVAL OF MINUTES

1. Regular Meeting: December 16, 2025 [Pages 3-4]

OLD BUSINESS

1. **Commercial Appearance Review: The Print Shop** [Pages 5-12]
A request from Travis Tolson to grant Commercial Appearance Review approval for the height of the grain silo at The Print Shop.

NEW BUSINESS

1. **Commercial Appearance Review: McDonalds (Catawba Ridge Market)** [Pages 13-35]
A request from McDonalds USA LLC, to grant Commercial Appearance Review approval for the construction of a new McDonalds.
2. **Commercial Appearance Review: MPV Elizabeth LLC** [Pages 36-51]
A request from Bailey Patrick, MPV Elizabeth LLC, to grant Commercial Appearance Review approval for the construction of a 12,000 square foot neighborhood commercial building.
3. **Commercial Appearance Review : The Loom at Fort Mill** [Pages 52-69]
A request from Patrick Tormeno, BB+M Architecture, representing Unique USA. to grant Commercial Appearance Review approval for the construction of a new 4-story multifamily building with ground floor retail space.
4. **Preliminary Plat Request: Williams Reserve** [Pages 70-159]
A request from Mattamy Carolina Corporation to review and approve a preliminary plat for a proposed Planned Neighborhood Development (PND) called Williams Reserve consisting of 78.26 acres at the intersection of Fort Mill Parkway and Williams Road and along Williams Road. The applicant also is requesting a subdivision variance for the block length.
5. **Request for Approval of Street Names** [Pages 160-165]
A request from Mattamy Carolina Corporation to approve street names for the Williams Reserve PND project in Fort Mill.

6. **Comprehensive Plan and Downtown Master Plan: Fort Mill Our Path Forward** [Pages 166-178]
An ordinance adopting the **Fort Mill Our Path Forward -Comprehensive Plan and Downtown Master Plan**

ADJOURN

*The following press was notified of the meeting by email or fax in accordance with the Freedom of Information Act: **The Herald, CN2, WRHI, WSOC, and WBTV**. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website. The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.*

TOWN OF FORT MILL
PLANNING COMMISSION MEETING
December 16th, 2025
205 N. White Street
6:00 p.m.

Present: Chairman Mark Kerr, Vice Chairman Matt Lucarelli, Dan Stout, Jonathan Hutchinson, Sarah Curtis, Daniel Reynolds, Planning Director Penelope Karagounis, Deputy Planning Director Joey Adams-Raczkowski, Planner Emily Hawkins

Absent: Erin Pratt

Guest: See attached sign-in sheet

Chairman Mark Kerr called the Planning Commission meeting to order at 6:05 p.m. on Tuesday, December 16th, 2025.

APPROVAL OF MINUTES

Chairman Mark Kerr asked for a motion to approve Planning Commission meeting minutes from November 18th, 2025, to be made. Commissioner Sarah Curtis noted a correction to be made. Commissioner Jonathan Hutchinson made the motion. Commissioner Sarah Curtis seconded the motion. The motion to approve the minutes from November 18th, 2025, was approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. Commercial Appearance Review: 2 General Retail Stores – Catawba Ridge Market

Planner Emily Hawkins gave a brief overview of the request from ARIC Fort Mill, LLC to grant Commercial Appearance Review approval for the construction of two new general retail stores in Catawba Ridge Market.

Ms. Hawkins noted that the property is located at the intersection of Fort Mill Parkway and North Dobys Bridge Road and is part of the overall Catawba Ridge Market development. Ms. Hawkins explained that the site is currently zoned HC, Highway Commercial and is in the COD-N, Corridor Overlay District Node.

Ms. Hawkins indicated that the elevations and site plan for these two buildings originally received Commercial Appearance Review approval at the November 19, 2019, Planning Commission meeting but the applicant has since deviated from the originally approved plans. The most notable change to the buildings is the reduction of two tenant spaces in Building 1 and one tenant space in Building 2 causing minor elevation changes.

Ted Barnes, representing the applicant, added that some material changes have been made as well. Chairman Mark Kerr asked if the material changes were consistent with the updated materials being used in the surrounding development to which Mr. Barnes indicated the new materials are the same as the Harris Teeter. Chairman Sarah Curtis asked if the square footage of the building has been reduced with the removal of some tenant spaces. Mr. Barnes indicated that the square footage has been reduced but not by a large amount. Chairman Dan Stout asked about the spacing between the two retail buildings. Deputy Planning Director Joey Adams- Raczkowski indicated he didn't know the exact measurements but around 25 – 30 feet. Chairman Jonathan Hutchinson requested clarification on the dumpster area screening. Ms. Hawkins indicated that screening has been shown surrounding the dumpster on the most recently submitted site plan.

Chairman Kerr entertained a motion. Vice Chairman Matt Lucarelli made a motion to recommend Commercial Appearance Review approval upon the condition that staff is allowed to make minor administrative changes. Commissioner Stout seconded that motion. By a vote of 6-0, the motion to recommend approval of the Commercial Appearance Review with the condition that staff can make minor administrative changes, was approved.

INFORMATION AND DISCUSSION

1. Boards and Commission Calendar 2026:

Planning Director Penelope Karagounis presented the Planning Commission meeting dates for 2026.

2. Comprehensive Plan Rewrite and Downtown Master Plan Update:

Planning Director Penelope Karagounis noted that Council provided comments, and the consultant is working to update the report. Ms. Karagounis indicated that she hopes to bring the Comprehensive Plan and Downtown Master Plan before the Planning Commission in January. Ms. Karagounis indicated that when the Planning Commission reviews the plans, they will be passing a resolution in support of the plans to Town Council.

Chairman Mark Kerr entertained a motion the adjourn the meeting. Commissioner Dan Stout made a motion to adjourn the meeting. Commissioner Daniel Reynolds seconded this motion. The motion of adjournment was approved by a vote of 6-0.

The meeting adjourned at 6:23 p.m.

Respectfully Submitted,
Emily Hawkins, Planner
January 7th, 2026



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary					
Request Type	X	Action (Old Bus.)		Action (New Bus.)	Info/Discussion
		Public Hearing		Executive Session	Other

Case Summary					
Case Type		Annexation		Rezoning	Text Amendment
		Subdivision Plat	X	Appearance Review	Other

Property Information	
Applicant	Travis Tolson
Property Owner	Blonde Brothers LLC
Property Location	113 Railroad Avenue
Tax Map Numbers	020-06-01-049 & 020-06-01-066
Current Zoning	LC, Local Commercial
Existing Use	The Print Shop
Title	

Request from Travis Tolson to grant Commercial Appearance Review approval for the height of the grain silo at The Print Shop.

Background Information

Site Characteristics

The property is located at 113 Railroad Avenue near the intersection with Spratt Street. It consists of 0.72 +/- acres and is currently used as a brewery.

Neighboring Uses

Direction	Zoning	Existing Use
North	LC	Liquor Store
South	GI	Vacant
East	LC	Office / Single Family Residence
West	N/A	Railroad Ave

Zoning Summary

The site is currently zoned LC, Local Commercial.

This item was presented at the April 20, 2021, Planning Commission meeting. At the time, the Planning Commission granted Commercial Appearance Review approval for a 24' grain silo.

Applicant Proposal

The applicant is seeking Commercial Appearance Review approval for a change in height of the grain silo to 31'. Applicant noted that height can be reduced to 29' with the removal of the top ladder.

The applicant brought the new silo to the October 21,2025 Planning Commission meeting for Commercial Appearance Review. At this meeting, the color change to "Signal Yellow" was approved but we were not made aware of the height change from 24' to 31'.

Staff Recommendation

The proposed plan generally complies with all zoning requirements. Staff recommends approval of this height adjustment.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the request
Name & Title	Emily Hawkins, Planner
Department	Planning Department
Date of Request	1/6/26
Legislative History	
Planning Commission	4/20/2021: Approved
Attachments	

- A. Aerial Map
- B. Site Plan
- C. New Elevations
- D. Previously Approved Elevations

Attachment A: Aerial Map



Attachment C: New Elevations

TOP VIEW

ELEVATION VIEW

ITEM	QTY	PART #	DESCRIPTION	√1	√2
9	1	18556 - (SL)	Ø25" ANGLE RING - NO HOLES		
10	1	C1899-007	CUSTOM DECAL		
11	1	C1899-104	LADDER RECEIVER ROOF GOLDEN YELLOW		
12	1	C1899-105	LADDER 3' SECT FORMED GOLDEN YELLOW		
13	1	C1899-106	LADDER RECEIVER SIDEWALL GOLDEN YELLOW		
14	3	C1899-107	LADDER 4' SECT FORMED GOLDEN YELLOW		
15	1	C1899-108	LADDER 7' SECT FORMED TAB RAISED GOLDEN YELLOW		
16	1	C1899-109	SAFETY LADDER GOLDEN YELLOW		
17	1	30490	SAFETY LADDER BRACKET 9' ASSY (v.2)		
18	14	24244	LADDER MOUNT BRACKET 9' ASSY (v.2)		
19	1	C1899-102	SLIDE GATE ASSEMBLY, GOLDEN YELLOW		
20	1	C1899-103	CRANK PKG 9' BINS		
21	1	34151	KIT OWNER MANUAL/HOLDER		
22	1	19984	SERIAL NUMBER DECAL		
23	1	19977	ALL IN ONE WARNING DECAL		
24	2	22998	14" LIFT LUG (BEND 30°)		
25	1	C1899-110	R&P TO CHORETIME TRANSITION, GOLDEN YELLOW		
26	3	47008	VIEW GLASS, S.S. RING ASSM.		
27	1	C1899-115	HANDRAIL PKG 8'9" BIN GOLDEN YELLOW		
28	1	C1899-116	LADDER CAGE PKG GOLDEN YELLOW, 4-42"1'-78"		
29	1	C1899-114	MANWAY BOTTOM - GOLDEN YELLOW		
30	1	C1899-112	MANHOLE 22in TRIPLE LATCH LID, GOLDEN YELLOW		
31	1	34027 - (SL)	PVR 8in ASSEMBLY 8oz		
32	1	C1899-111	4" SCH.40 SCROLL BOX ASSEMBLY (Ø25"), GOLDEN YELLOW		
33	1	18749 - (SL)	Ø4" SCH40 STEEL 90 ELBOW		
34	1	C1899-004	FILL PIPE Ø4" x SCH.40 x 10.767" LG		
35	1	C1899-005	FILL PIPE Ø4" x SCH.40 x 3'-4" LG		
36	1	50020	FILL PIPE Ø4" x SCH.40 x 20'-0" W/ THREADED END		
37	4	18026	CLAMP COMPRESSION 4 5IN		
38	3	29068	BRACKET FILL / VENT PIPE 6'-10"		
39	1	C1899-006	BRACKET FILL / VENT PIPE ON LEG		
40	1	18745 - (SL)	CAMLOCK COUPLER 4IN 400-A-AL		
41	1	18746 - (SL)	CAMLOCK CAP 4IN DUST CAP ALUM		
42	1	C1899-113	VENT PIPE PKG 17' SIDEWALL (22'-10" LG), GOLDEN YELLOW		
43	1	42088	FILTER SOCK 8" - B8		
44	1	20084	CLAMP, 8" LIGHT DUTY #63128		

COATING SPECIFICATIONS
 EXTERIOR PREP: SSPC-SP1, SP2, SP3
 EXTERIOR COATING: GOLDEN YELLOW
 INTERIOR PREP: SSPC-SP1, SP2, SP3
 INTERIOR COATING: BONE WHITE
 ACCESSORY COLOUR: GOLDEN YELLOW

DESIGN NOTES
 DESIGN LOCATION: ROCK HILL, SC
 MAX. PRODUCT DENSITY: 35 p.c.f
 (FREE FLOWING MATERIAL)
 DESIGN PRESSURES: +8oz/-0.4oz PRESS/VAC
 SEISMIC: Ss = 0.274 (U.S.)
 WIND: 90 mph (U.S.)
 FOUNDATION ENGINEER TO DESIGN ANCHOR BOLTS

CUSTOMER APPROVAL

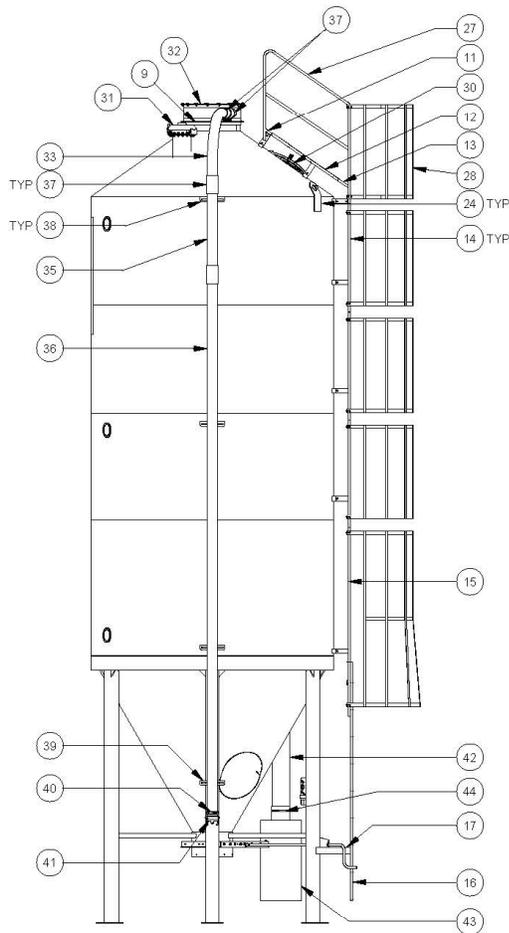
Reviewed and accepted.
 Revise and resubmit. - Work may proceed.
 Revise and resubmit. - Work shall not proceed.

SIGN: _____
 DATE: _____

A	DESCRIPTION	DATE	JNF
REV			DESIGNER

REVISION HISTORY

MERIDIAN		PROJECT/CUSTOMER NAME:	
www.meridianmfg.com		PIEDMONT FARM SYSTEMS (LEGAL REMEDY BREWING COMPANY)	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		PART DESCRIPTION:	WEIGHT: 4223.83 lbmass
		917-60-35	VOLUME: 1308 ft³
DRAWN BY:	DRAWN BY DATE:	CHECKED BY:	PART/DRAWING NUMBER:
JNF	4/4/2017	DS	SO1899(W)
		REV:	SCALE:
		A	1 / 65
			SHEET No:
			1 OF 2



VIEW A

CUSTOMER APPROVAL

- Reviewed and accepted.
- Revise and resubmit.
- Work may proceed.
- Revise and resubmit.
- Work shall not proceed.

SIGN: _____
DATE: _____



www.meridianmfg.com

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4/4/2017

CHECKED BY:
DS

PART/DRAWING NUMBER:
SO1899(W)

REV:
A

SCALE:
1 / 60

SHEET No:
2 OF 2

Attachment D: Previously Approved Elevations

BREWERY RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

02

BREWERY FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

01

REVISIONS

NO.	DATE	DESCRIPTION
01	01/15/20	ISSUED FOR PERMIT

FORT MILL BREWERY

113 RAILROAD AVENUE, FORT MILL, SC 29715

REDCLAY DESIGN, INC.
1000 PARK RD., SUITE 250
FARMVILLE, NC 27830
919-585-5555



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	McDonald’s USA LLC
Property Owner	Harris Teeter Properties, LLC
Property Location	Outparcel 3 at Catawba Ridge Market
Tax Map Numbers	020-120-1353 (updated parcel number since plat recording)
Current Zoning	HC Highway Commercial
Existing Use	Vacant
Title	

Request from McDonald’s USA LLC to grant Commercial Appearance Review approval for the construction of a location on Outparcel 3 at Catawba Ridge Market.

Background Information

Site Characteristics The property is located on Fort Mill Parkway and North Dobys Bridge Road in the proposed Catawba Ridge Market commercial development. It consists of 1.16 +/- acres and is currently vacant.

Neighboring Uses	Direction	Zoning	Existing Use
	North	HC / COD-N	Undeveloped - Catawba Ridge MKT
	South	COD-N	Fort Mill Parkway
	East	HC / COD-N	Undeveloped - Catawba Ridge MKT
	West	HC / COD-N	Undeveloped – Catawba Ridge MKT

Zoning Summary The site is currently zoned Highway Commercial and is in the COD-N, Corridor Overlay District.

Dimensional Requirements:

- Maximum building height: 45'
- Minimum front yard setback: 35'
- Minimum side yard setback: 10'
- Minimum rear yard setback: 35'

Parking Requirements (for uses given):

- Total spaces provided: 47 spaces (2 ADA)
- The rear façade of buildings shall not be visible from the corridor and shall be oriented away from view from the corridor or shall be screened by landscaped buffers.
- All off-street parking, loading, and service areas shall be screened from view of the corridor.
- Restaurant: 1 per 3 persons of max fire rate capacity (77 people).

Landscaping Standards:

- Street trees shall consist of canopy trees planted within the streetscape zone (the first 15 feet of the setback closest to the corridor) at rate of one tree per 50 linear feet along all corridor frontages. Tree spacing shall be not more than 60 feet and not less than 40 feet on center. At planting, street trees shall be a minimum of two inches in caliper (measured four feet above ground level) or eight feet in height.
- Additionally, all new development shall provide landscaping within the setback in accordance with this subsection. For purposes of this subsection, the planting area shall be determined by multiplying the lot frontage, less driveways, times the minimum required setback width to determine required planting area. *Trees*: for every 2,500 square feet of planting area, a minimum of two trees shall be planted. At least 50 percent of the trees planted to meet this requirement shall be canopy trees. At planting, required trees shall be a minimum of two inches in caliper (measured four feet above ground level), and shall have a mature height of at least 35 feet. *Shrubs*: for every 2,500 square feet of planting area, a minimum of ten shrubs shall be planted. At least 50 percent of the shrubs planted shall be evergreen.
- Parking areas shall be planted with trees a minimum of two inches in caliper measured six inches above ground level, so that there is at least one tree per ten parking spaces within the parking lot. Such trees shall be adequately staked and protected by curbing against damage by vehicles. A minimum planting area, equivalent to 18 square feet per tree shall be provided.
- Screening of refuse collection facilities shall provide secure, safe, and sanitary facilities for the storage and pickup of refuse. Such facilities shall be convenient to collection and shall be appropriate to the type

and size of use being served. All refuse storage facilities shall be screened on three sides by a solid wooden fence or masonry wall and a tight evergreen hedge. The fourth side shall be angled to minimize the view of the refuse collection facility or shall be screened by an opaque gate made of durable materials. The screening shall be of sufficient height and design to effectively screen the facility from the view of nearby residential uses, streets, adjacent properties, and recreational facilities.

Architectural features:

Article II, Section 24(5)(C) of the Zoning Ordinance provides the following architectural guidelines for the COD-N.

- 1) Materials:
 - a. Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood, or Hardiplank.
 - b. No mirrored glass shall be permitted on any facades in COD-N and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.
 - c. Corrugated metal shall not be used in any façade.
- 2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.

Applicant Proposal

The applicant is seeking Commercial Appearance Review approval for a new 3,859 SF single-story quick service restaurant with two drive-thru lanes. Exterior materials are comprised of brick masonry, fiber cement lap siding and trim, as well as an aluminum canopy system and trim. A dumpster enclosure is also proposed, constructed of a single-color brick cladding to match a portion of the building.

Staff Recommendation

The proposed plan is pending review and generally complies with most zoning requirements. Staff has reached out to the applicant to discuss diversifying the brick pattern and color of the dumpster enclosure to be more consistent with the main building given the prominent location of this enclosure to future development within Catawba Ridge and along Mary Hinson Drive. Should the Planning Commission wish to grant commercial appearance review approval, staff would request including language in the approval motion to allow for minor modifications to be made by staff, to include the dumpster enclosure aesthetic appearance as well as the density of plantings around the enclosure.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.

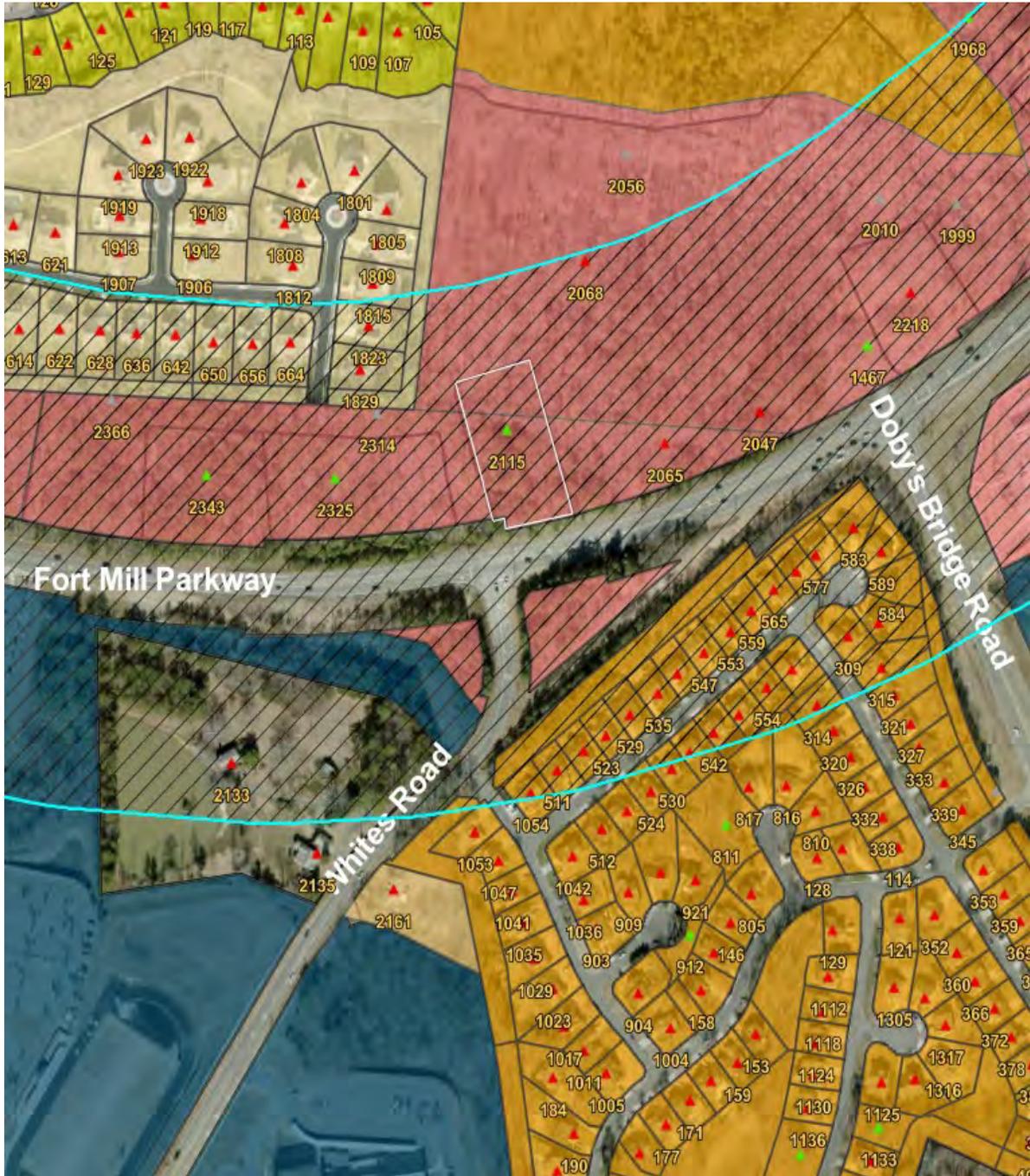
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the request, conditioned upon allowing staff to administratively approve minor adjustments to the proposed plan to satisfy the comments and requirements made by staff.
Name & Title	Joey Adams-Raczkowski, Deputy Planning Director
Department	Planning Department
Date of Request	12/30/2025
Legislative History	
Planning Commission	10/21/2025: Pre-submittal Commercial Appearance Review.
Attachments	

- Aerial Map
- Zoning Map
- Commercial Appearance Review Application
- Proposed Plans and Elevations
- Materials Board

Aerial Map



Zoning Map (Highway Commercial with COD-N Overlay)



Date Received: _____
Planning Commission Date: _____



Planning Department
200 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-835-2337

Commercial Appearance Review Application

General Information

Applicant Name: McDonalds USA LLC

Applicant Address: 110 N Carpenter St. Chicago, IL 60607

Email: katie.fitzjarrald@kimley-horn.com Phone: 630-623-3000

Property Owner Name: Harris Teeter Properties LLC

Property Owner Address: 701 Crestdale Rd Matthews, NC 28105

Email: _____ Phone: _____

Submission Checklist

- Completed application
- Full set of elevations with dimensions
- Site plan
- Landscape plan
- Building material samples

***there is no fee associated with this application**

Property Information

Property Address: Fort Mill Pkwy & Whites Road Tax Map ID #: 0201201202

Proposed Use: Drive Thru Restaurant Zoning Designation: Highway Commercial

Please provide a brief narrative of the proposed scope of work:

We are proposing to construct a new McDonalds and associated parking.

DocuSigned by:
Applicant Signature: Vivian Valdivia
EF9745FCA7E744F...

Please submit all materials to Lauren Hebert at lhebert@fortmillsc.gov at least three weeks prior to the meeting date.

Article V of the Town of Fort Mill Zoning Ordinance outlines the following standards for Commercial Development Appearance Review:

Sec. 1. - Purpose.

Commercial development appearance review shall be required for all proposed commercial or office development in all zoning districts except the historic district. Compliance with the requirements for commercial development appearance review shall be required in addition to the requirements of the underlying zoning district. The purpose of commercial development appearance review is:

- 1) To promote Fort Mill's economic viability by encouraging commercial development that enhances the character of the town;
- 2) To enhance and protect property values by encouraging excellent design;
- 3) To encourage architectural freedom, imagination, and variety, and to encourage creative design solutions that will enhance the town's visual appearance.

Sec. 2. - Definitions.

As used in this section, words and terms shall have the following definitions:

- 1) Appearance review committee: The municipal committee responsible for ensuring that proposed commercial development complies with the appearance review standards for proposed commercial development.
- 2) Proposed commercial development: All new exterior construction or addition which adds square footage associated with commercial uses except for maintenance, minor repairs, restoration, and temporary structures. Commercial uses include all retail, business, and office uses.

Sec. 3. - Site plan.

A site plan prepared by a registered engineer or architect shall be submitted for all proposed commercial development. The site plan shall be drawn to scale and shall be accompanied by a narrative, as appropriate, showing and outlining the following:

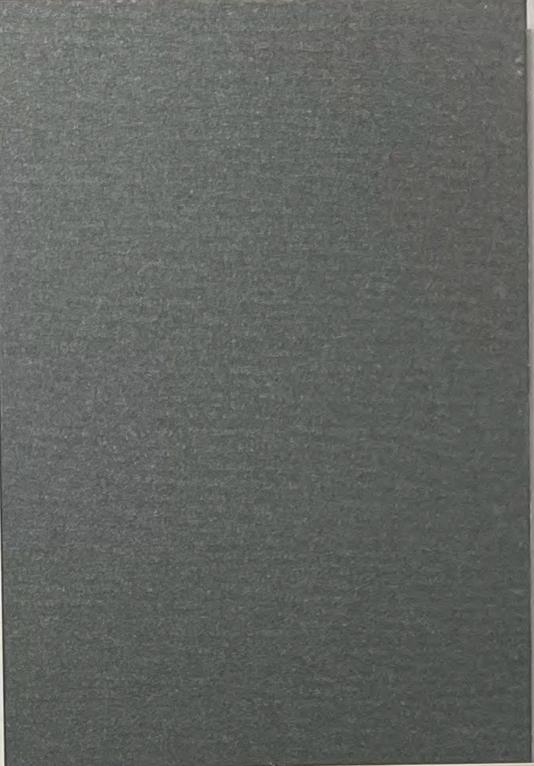
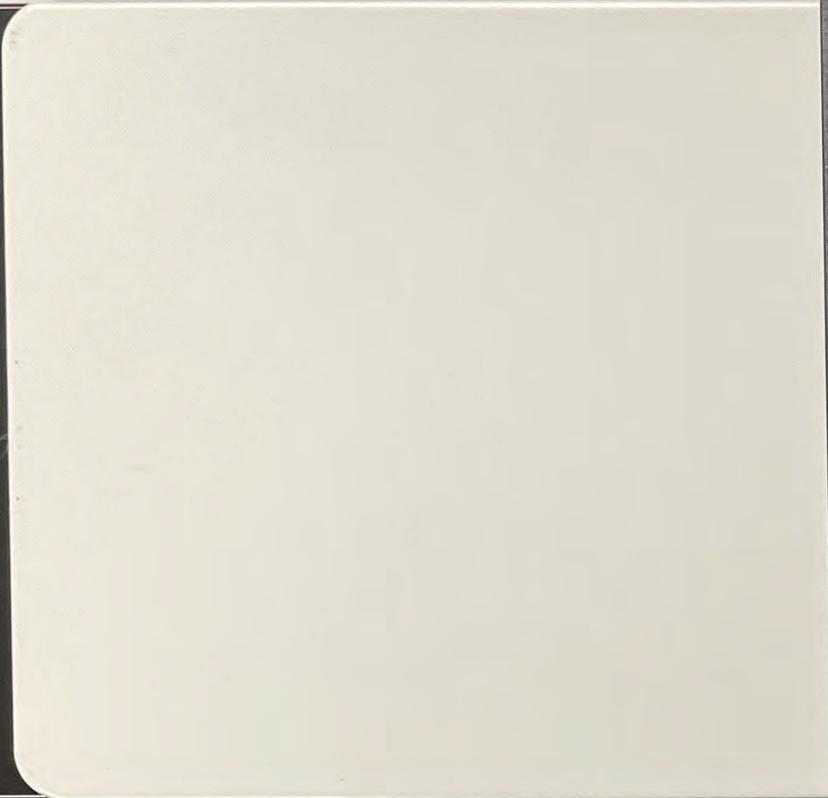
- A) Name and address of applicant and site;
- B) Scale and north point;
- C) Total land area of site in square feet;
- D) Property boundaries;
- E) Location and dimensions of parking areas;
- F) Number of off-street and on-street parking spaces required by regulations and proposed;
- G) Location, use, elevations, and dimensions of proposed buildings and buildings within 50 feet of the site boundaries;
- H) Location and dimensions of proposed easements, conduits, and rights-of-way;
- I) Existing and proposed landscaping and plant materials, including the type, size, number, and spacing of plants;
- J) Type, height, and location of night lighting;
- K) Location and height of proposed signs; proposed setbacks of signs, elevation of each face of the proposed sign; size of letters and graphics; colors and frame materials and details;
- L) Loading areas and facilities;
- M) Pedestrian access;
- N) Location, height, and details of walls and fences;
- O) Curb cuts;
- P) Designation of the kind, color, and texture of all exterior materials.

Sec. 4. - Appearance review.

- 1) Commercial development appearance review by the appearance review committee shall be required for all zoning permits and special exceptions for proposed commercial developments to ensure conformity with the appearance standards.
- 2) Applications for commercial development appearance review shall be submitted on an application form obtained from the zoning administrator. No application shall go before the appearance review committee until the required site plan and an application fee have been submitted. The amount of the application fee shall be established by the town council during adoption of the annual budget ordinance.
- 3) Appearance review committee:
 - A) The appearance review committee is created.
 - B) Purpose: The appearance review committee shall be responsible for making recommendations on zoning and special exception permit applications for proposed commercial development.
 - C) Membership: The appearance review committee shall consist of the members of the Fort Mill Planning Commission.
 - D) Organization:
 - 1) The chairman of the planning commission shall serve as the chairman of the appearance review committee.
 - 2) The appearance review committee shall operate under the procedures and rules that govern the actions of the planning commission.

Sec. 5. - Appearance standards.

- 1) Relationship of building site:
 - A) The proposed commercial development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.
 - B) Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from the streets.
 - C) Utility services shall be underground.
- 2) Relationship to adjoining areas:
 - A) Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials, and other methods.
 - B) Landscaping shall provide a transition to adjoining property.
 - C) Texture, building lines, and mass shall be harmonious with adjoining property. Monotonous texture, lines, and mass shall be avoided.
- 3) Landscaping: Landscaping shall conform to article IV and other sections of this ordinance.
- 4) Building design:
 - A) Architectural style is not restricted. Quality of design and compatibility with surrounding uses shall provide the basis of the evaluation of the appearance of a proposed commercial development.
 - B) Materials shall be of good architectural character and shall be harmonious with adjoining buildings.
 - C) Materials shall be suitable for the type and design of the building. Materials which are architecturally harmonious shall be used for all exterior building walls and other exterior building components.
 - D) Materials and finishes shall be of durable quality.
 - E) Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportion and relationships to one another.
 - F) Colors shall be harmonious and shall use compatible accents.
 - G) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with materials harmonious with the building.
 - H) Monotony of design shall be avoided. Variation in vegetation, detail, form, and siting shall be used to provide visual interest.
- 5) Signs:
 - A) Signs shall conform to the provisions of article III and this article.
 - B) Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
 - C) Every sign shall be designed as an integral
- 6) Miscellaneous structures: Miscellaneous structures and hardware shall be part of the architectural concept of the project. Materials, scale, and colors shall be compatible with the building and surrounding uses.



McDonald's Restaurant

1974 Mary Hinson Court
Fort Mill, SC 29715
Site Code: 039-1055 National # 39968

Sherwin Williams 9166 Drift of Mist

Hollow Metal Door (Elevation Key Note D)
Fiber Cement Lap Siding and Trim (Elevation Key Note FP/FT)

RAL 7022 Metal Fascia and Canopy

Aluminum Canopy System and Parapet (Elevation Key Note MF-C2 and C2)

SW 9166
Drift of Mist

238-C2

White Canopy

Aluminum Canopy System (Elevation Key Note C1)

Weathered Zinc Metal Fascia

Parapet (Elevation Key Note MF-C1)

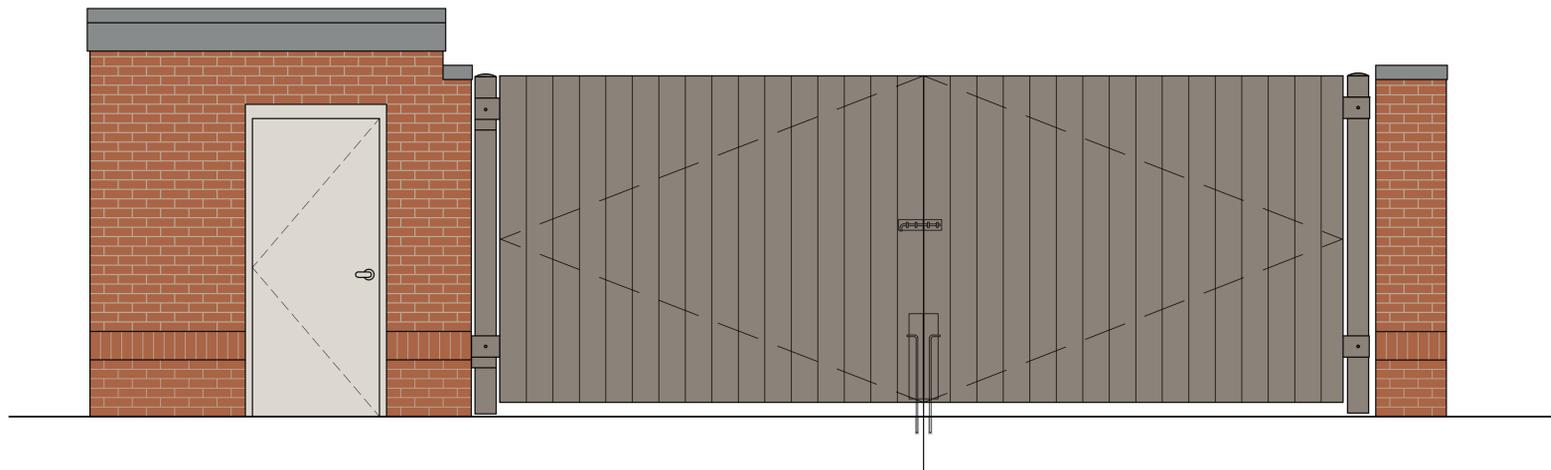
Phoenix Modular by General Shale Brick

(Elevation Key Note BR-B1)

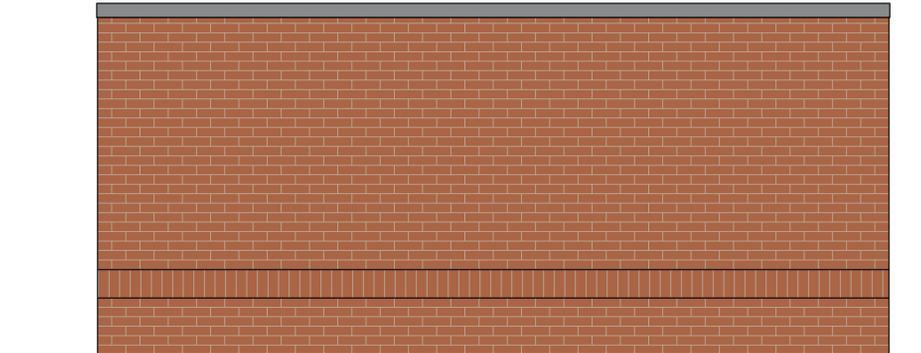
Nottingham Tudor Modular by General Shale Brick

(Elevation Key Note BR-B2)

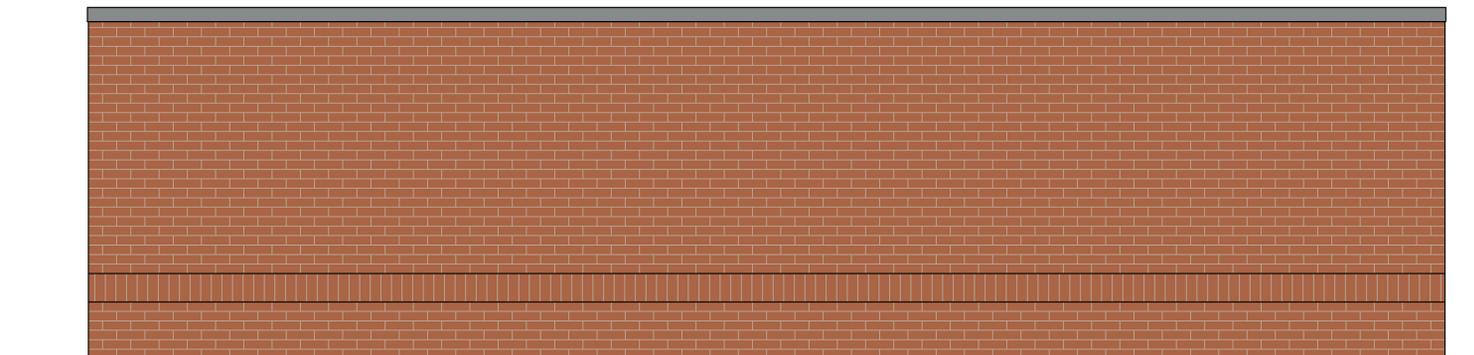




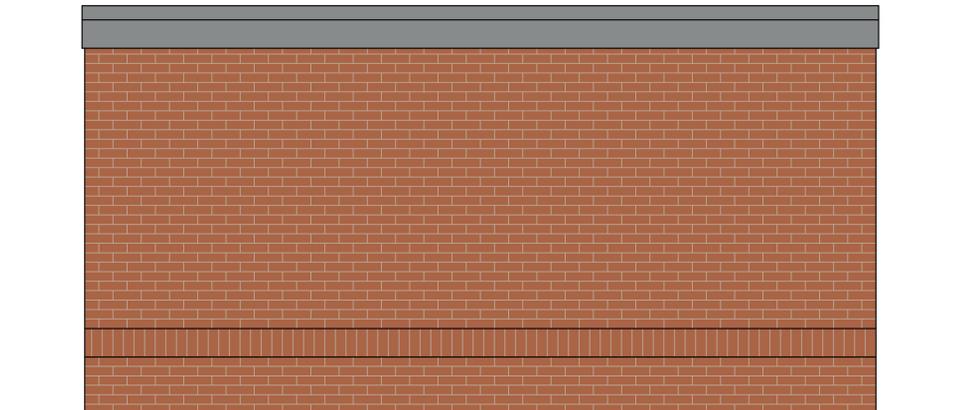
1 TRASH ENCLOSURE - FRONT
A2.2 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT
A2.2 1/2" = 1'-0"



3 TRASH ENCLOSURE - REAR
A2.2 1/2" = 1'-0"



4 TRASH ENCLOSURE - LEFT
A2.2 1/2" = 1'-0"

KEY NOTES (CUSTOM SCHEME):

BR MODULAR FACE BRICK
B1 - COLOR: GENERAL SHALE - PHOENIX; MORTAR: HOLCIM FROSTY
B2 = GENERAL SHALE - NOTTINGHAM TUDOR; MORTAR: LIGHT BUFF

C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

D HOLLOW METAL DOOR
PAINT: SW 9166 "DRIFT OF MIST" (COMPUTER MATCHED)

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.

SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE - AVOID
DISCHARGE ON TO SIDEWALK OR WALKING SURFACES, DRIVE THRU
SPOUTS CAN DISCHARGE ONTO PAVING

EJ EXPANSION JOINT, SEE DETAIL 7/A4.1

FB CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

FP FIBER CEMENT LAP SIDING: SMOOTH FACTORY PRIMED HARD-BOARD
PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ10
COLOR: SW 9166 "DRIFT OF MIST" (COMPUTER MATCHED)

FT FIBER CEMENT TRIM: FACTORY PRIMED HARDIE TRIM BOARDS
4/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, HZ10
COLOR: SW 9166 "DRIFT OF MIST" (COMPUTER MATCHED)

GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = GOLD

L2 GOOSE NECK LIGHT FIXTURE, SEE ELECTRICAL
COLOR: BLACK

LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT;
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA

C1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

PB PIPE BOLLARD - PAINTED YELLOW

RO ROOF DRAIN OVERFLOW COVER
X1 - MANUFACTURER STANDARD FINISH
2 - PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY

ST CO2 STROBE/ALARM, SEE MECHANICAL DRAWINGS
FOR SPECIFICATION.

UN METAL UNDERSCORE
COLOR: GOLD

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: BLACK

W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN; ELECTRONIC RELEASE
COLOR: BLACK
L - SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

WF 3M FASABA GLACE (2HAGL) FROST/MATTE WINDOW
FILM APPLIED TO THE INTERIOR SIDE OF GLASS

REV	DATE	DESCRIPTION	BY



11/07/2025
DATE

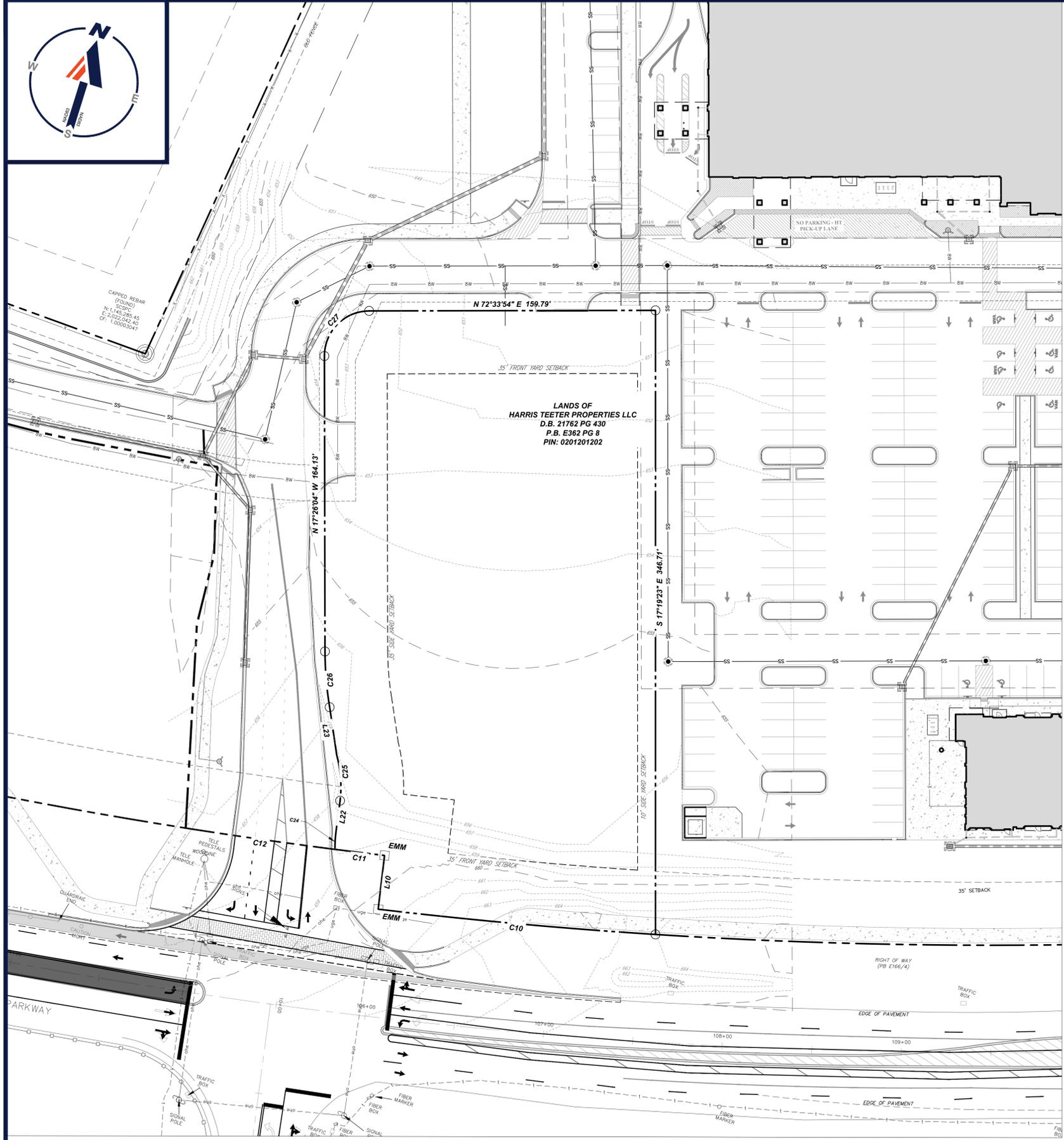


PREPARED BY:
McDonald's USA, LLC
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DRAWN BY	BTS	STD. ISSUE DATE	REVIEWED BY	DATE ISSUED
		2024_11		08/29/2025

TITLE	DESCRIPTION	SITE ADDRESS
2024 STANDARD BUILDING-BB20	MASONRY LOAD BEARING WALLS	528 VELOCE TRAIL
4584 - MS	STEEL JOIST ROOF FRAMING	
	BRICK/LAP SIDING EXTERIOR FINISH	

NSN#: 39968
A2.2
TRASH ENCLOSURE



GENERAL DEMOLITION NOTES:
 1. EXISTING CONDITIONS LINEWORK PROVIDED BY ASTON PROPERTIES DATED 8-21-25.
 2. FULL AS-BUILT SURVEY SHOULD BE PROVIDED PRIOR TO MCDONALD'S CONSTRUCTION.

DEMO LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
UTILITY POLE	○
TYPICAL SIGN	△
PARKING COUNT	△
CONTOUR	---170---
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	---
SANITARY MAIN	---
WATER LINE	---
ELECTRIC LINE	---
GAS LINE	---
OVERHEAD WIRE	---
STORM SEWER	---
HYDRANT	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
WATER VALVE	⊕
WATER METER	⊕
GAS VALVE	⊕
TYPICAL END SECTION	⊕
CLEANOUT	⊕

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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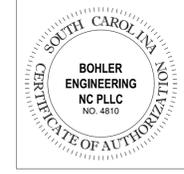
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 CAD ID: P-CIVL-EXDM

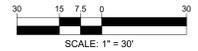
PROP. SITE PLAN DOCUMENTS
 FOR

PROPOSED DEVELOPMENT
 NE CORNER OF FORT MILL PARKWAY & WHITES ROAD
 FORT MILL, SC 29715
 LC #939-1055

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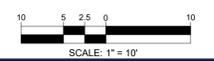
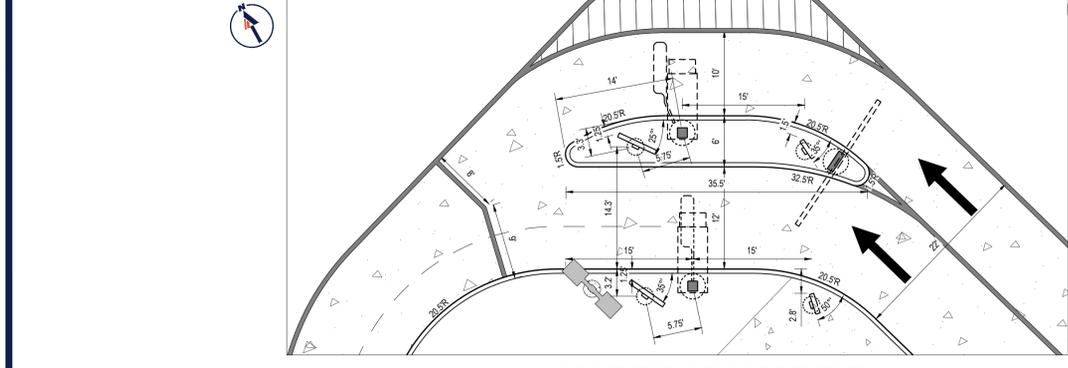
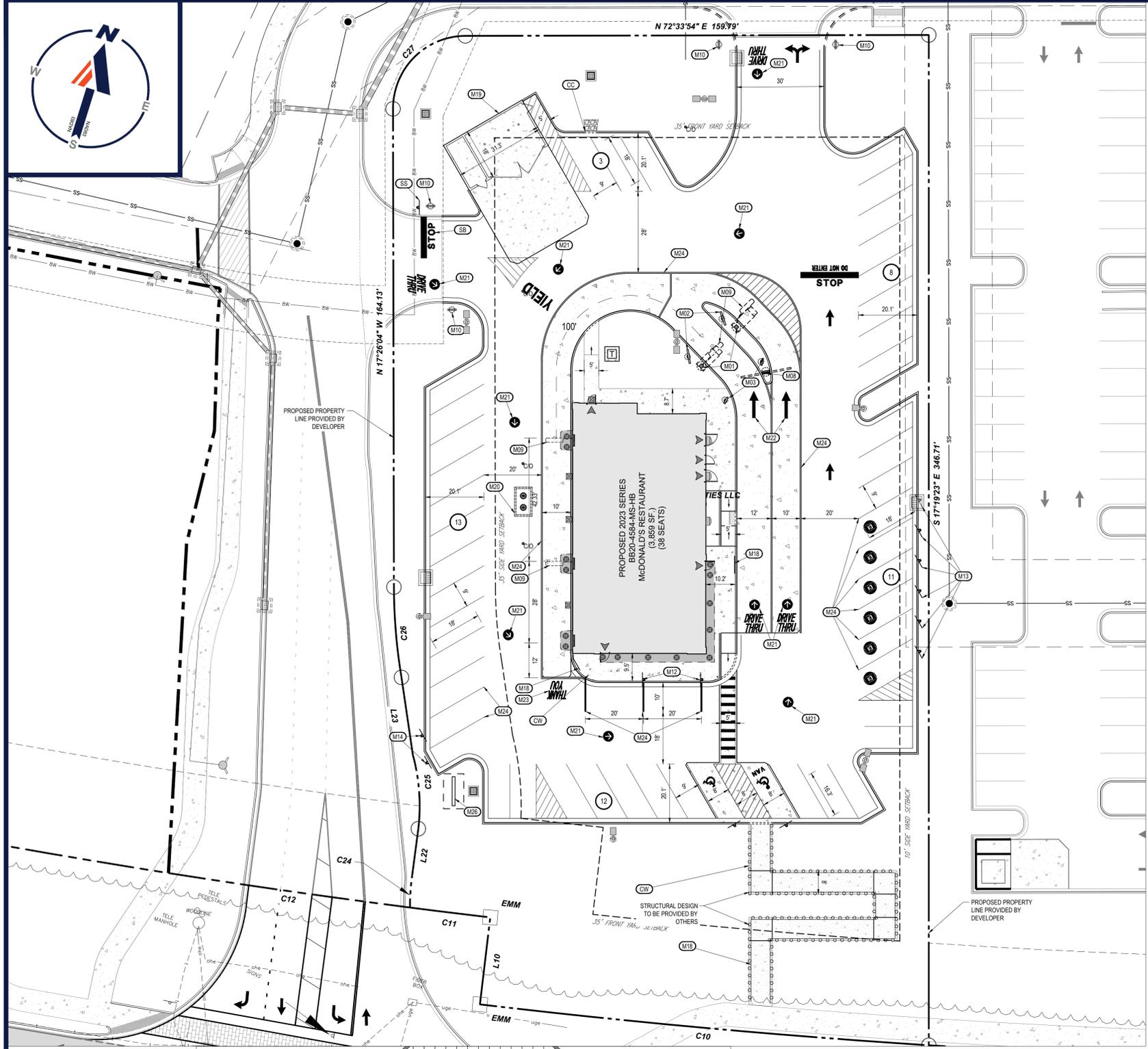


SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

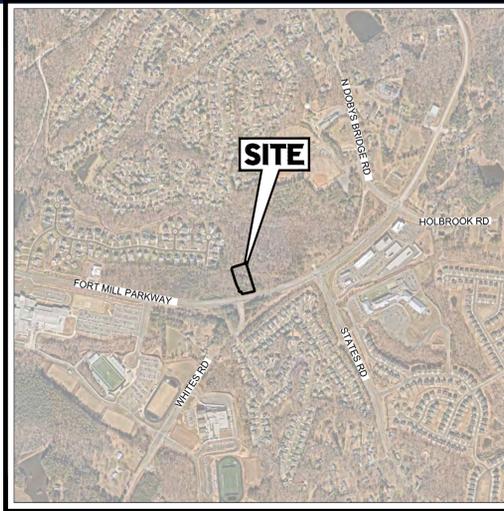
REVISION 1 - 12/04/2025

DISC 04, 2025
 H:\2024\NCB240036\06\CADD\DRAWINGS\PLAN SET\SP-CIVL-EXDM-NCB240036.00.dwg - LAYOUT: C-201 EXDM



GENERAL DEVELOPMENT NOTES

- MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. THE FOUNDATION DESIGNS ARE BY OTHERS.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. AS ARE CONDUITS AND WIRING. LIGHTING FIXTURES, BASES, AND POLES ARE SUPPLIED BY THE OWNER/OPERATOR.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
- ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
- DUMPSTER TO BE ALL MASONRY WITH HEAVY DUTY TYPE METAL GATES.



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: MICROSOFT IMAGERY

ZONING TABLE

ZONE: HC (HIGHWAY COMMERCIAL)
OVERLAY DISTRICT: CORRIDOR OVERLAY NODE DISTRICT
USE: RESTAURANT
PARCEL NUMBER: 0201201202

APPLICANT/ OWNER INFORMATION

APPLICANT: MCDONALD'S USA, LLC
110 N. CARPENTER STREET
CHICAGO, IL 60607

PROPERTY OWNER: HARRIS TEETER PROPERTIES LLC

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 9.4	10,000 SF	0.76 AC	10,000 SF
MIN LOT WIDTH	§ 9.4	75'		
MIN BUILDING SETBACKS				
FRONT YARD	§ 9.4	35'	N/A	35'
SIDE YARD (INTERIOR)	§ 9.4	10'	N/A	10'
REAR YARD	§ 9.4	35'	N/A	35'
MAX PERMITTED HEIGHT	§ 9.4	45'	N/A	45'

PARKING REQUIREMENT

PARKING:
REQUIRED FOR RESTAURANT: 1 PER 3 PERSONS OF MAX FIRE RATED CAPACITY

REQUIRED MINIMUM PARKING FOR RESTAURANT:
1 PER 3 PERSONS OF MAX FIRE RATED CAPACITY
FIRE RATE CAPACITY = 77 PEOPLE

MAXIMUM ALLOWED PARKING FOR RESTAURANT:
N/A

77/3 PERSONS = 26 PARKING SPACES
MINIMUM REQUIRED = 26 SPACES

PROPOSED: 47 SPACES (2 ADA SPACES)

PROPOSED SITE AREA:
± 1.40 ACRES

KEYNOTE LEGEND

- (CC) PROP CURB CUT
- (CW) PROP CONCRETE SIDEWALK
- (LP) PROPOSED LIGHT POLE. REFER TO LIGHTING PLAN FOR DETAILS
- (SB) PROP PAINTED STOP BAR
- (SS) PROP STOP SIGN
- (M01) PROP ORDER HERE SPEAKER / CANOPY
- (M02) PROP OUTDOOR DIGITAL MENU BOARD
- (M03) PROP OUTDOOR DIGITAL PRE-BROWSE MENU BOARD
- (M08) PROP DOUBLE CLEARANCE BAR
- (M09) PROP AUTO LOOP DETECTOR
- (M10) PROP DIRECTIONAL SIGN
- (M12) PROP "DRIVE-THRU RESERVED" PARKING SIGN
- (M13) PROP "CURBSIDE PICK-UP" PARKING SIGN
- (M14) PROP "MCDELIVERY" PARKING SIGN
- (M18) PROP HANDRAIL
- (M19) PROP TRASH ENCLOSURE
- (M20) PROP EXTERIOR GREASE TRAP
- (M21) PROP PAINTED TRAFFIC ARROWS AND LETTERS
- (M22) PROP SINGLE / DOUBLE HEADED ARROW
- (M23) PROP "THANK YOU" PAINTED LETTERS
- (M24) PROP 6" PAINTED PMS 123 YELLOW STRIPE
- (M26) PROP MONUMENT SIGN

LEGEND

- PROPOSED**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CURB
 - DEPRESSED CURB
 - TYPICAL SIGN
 - PARKING COUNT
 - HYDRANT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - WATER VALVE
 - WATER METER
 - GRATE INLET
 - CURB INLET
 - CLEANOUT

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CAD ID: P-CIVL-SITE

PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED DEVELOPMENT
NE CORNER OF FORT MILL PARKWAY & WHITES ROAD
FORT MILL, SC 29715
LC #039-1055

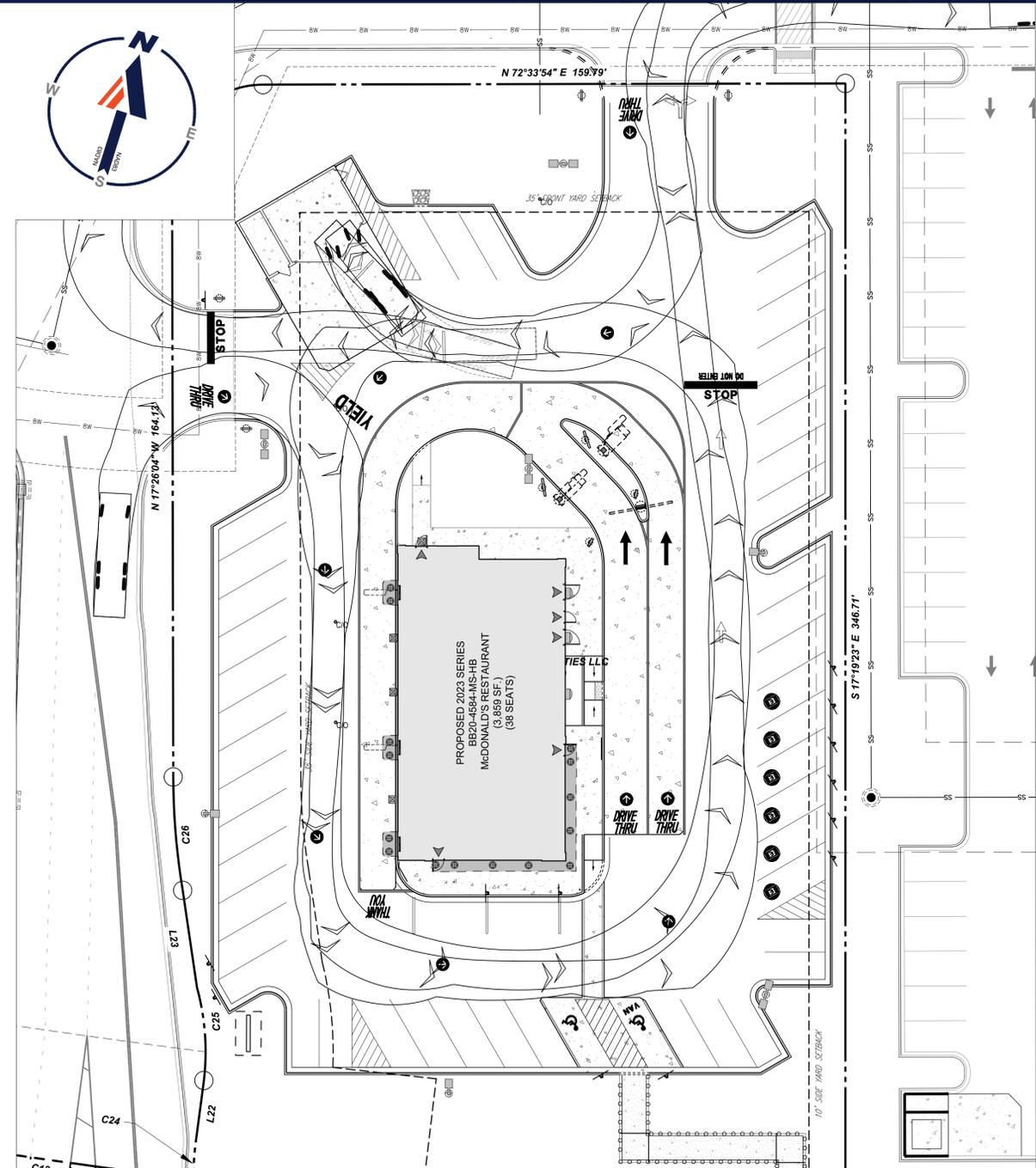
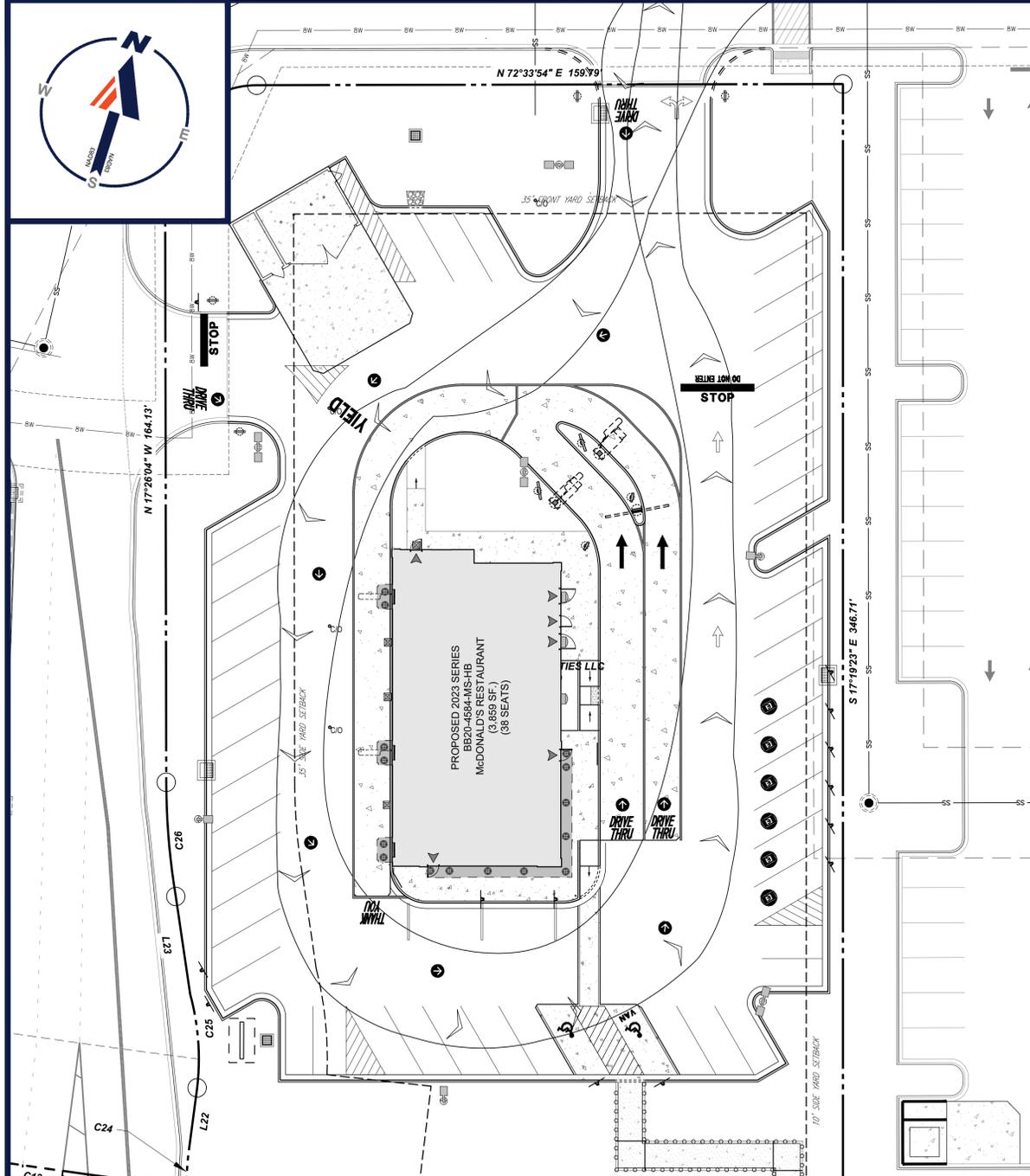
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SITE PLAN

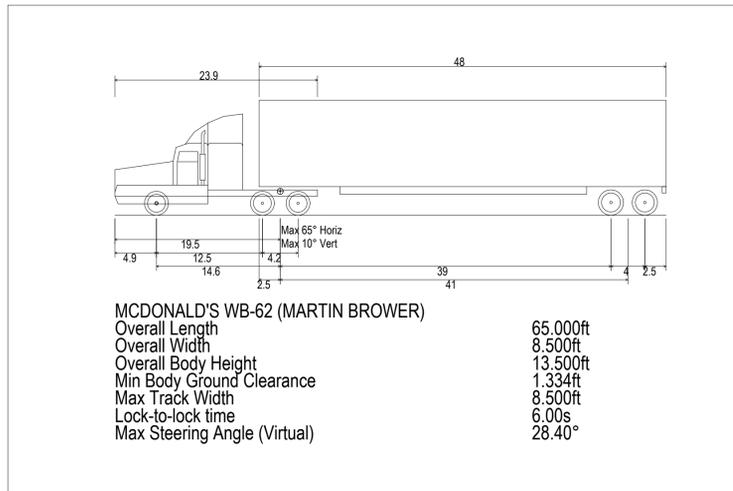
SHEET NUMBER:
C-301

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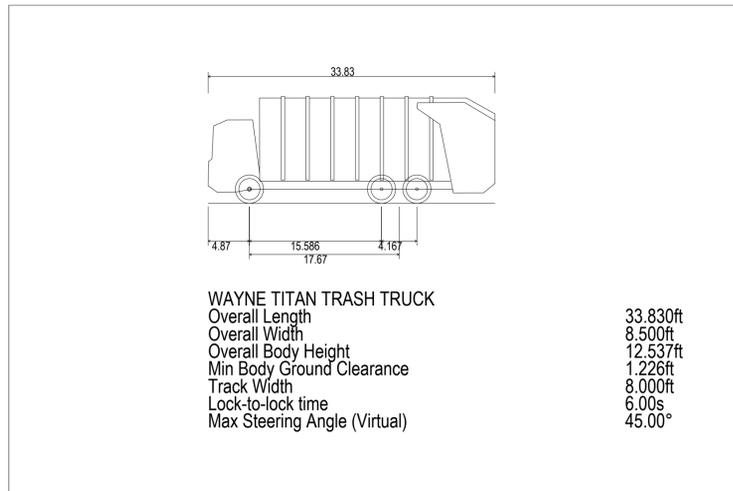
D:\04_2025\11\2024\NCB240036.00\CAD\DRAWINGS\PLAN SET\SP-CIVL-SITE-NCB240036.00.dwg...LAYOUT, C-301 SITE



DELIVERY TRUCK TURN EXHIBIT



TRASH TRUCK TURN EXHIBIT



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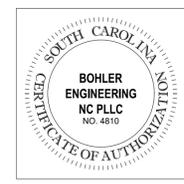
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PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED DEVELOPMENT
NE CORNER OF FORT MILL PARKWAY & WHITES ROAD
FORT MILL, SC 29715
LC #039-1055

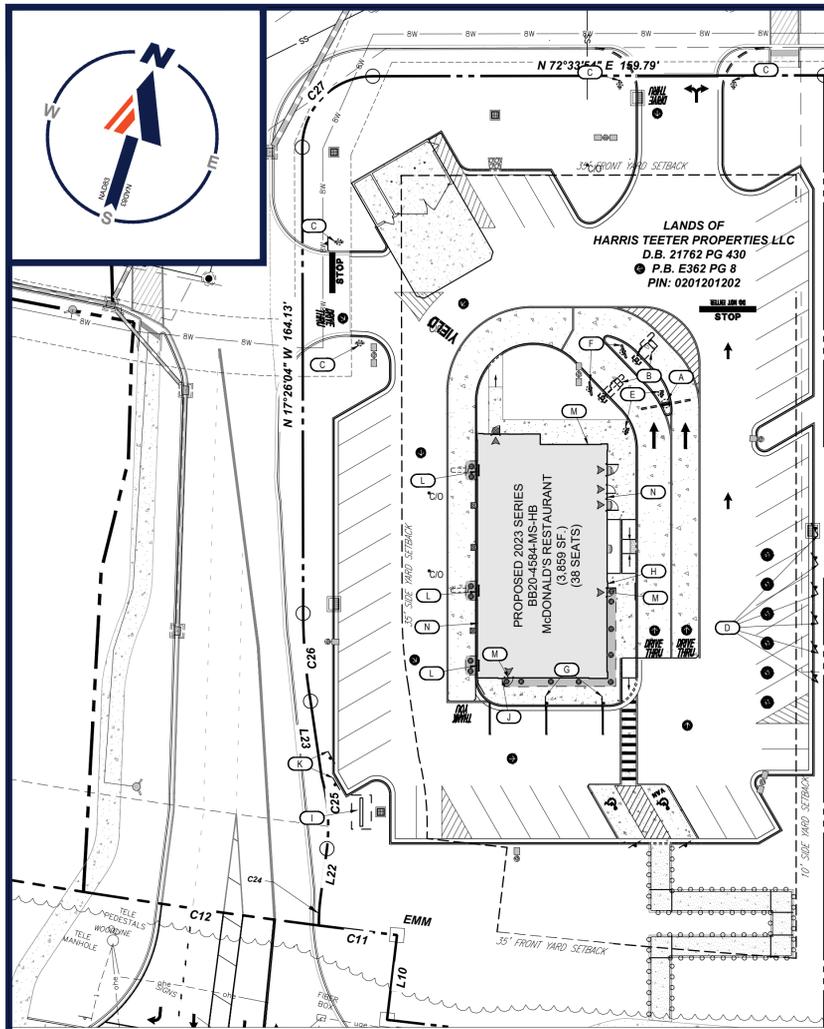
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SHEET TITLE:
TRUCK TURN PLAN

SHEET NUMBER:
C-302

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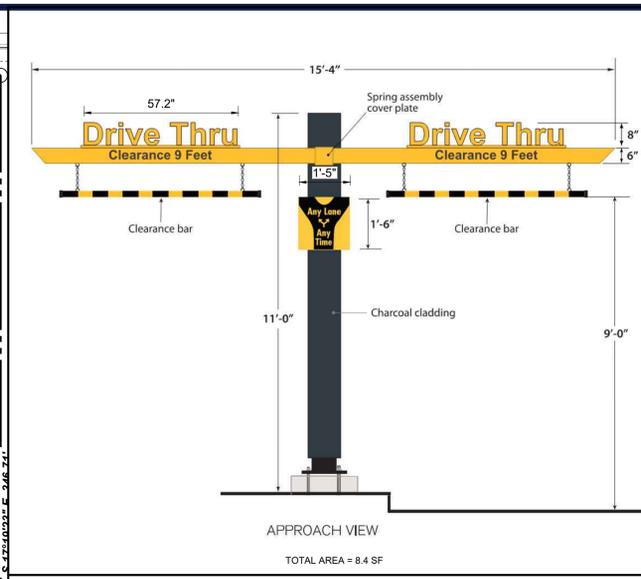
MCDONALD'S DRIVE-THRU AND ONSITE SIGNAGE TABLE (NON-REGULATED)

SYM	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
A	DOUBLE WELCOME POINT GATEWAY	1 @ 8.4 SF/EA MAX HEIGHT = 11 FT	N/A
B	SLIM SPRINGBOARD CANOPY "ORDER HERE"	2 @ 1.2 SF/EA MAX HEIGHT = 11.5 FT	N/A
C	NEXT GEN 36" DIRECTIONAL SIGN (BRANDED)	4 @ 3 SF/EA MAX HEIGHT = 3.0 FT	N/A
D	CURBSIDE PICK UP SIGN	6 @ 3.5 SF/EA MAX HEIGHT = 7.0 FT	N/A
E	PRE-BROWSE MENU BOARD*	2 @ 10 SF/EA MAX HEIGHT = 5.9 FT	10' MAX HEIGHT, 26 SF MAX AREA, 10' MIN SETBACK, ONE MENU BOARD FOR EACH ESTABLISHMENT.
F	DOUBLE OUTDOOR DISPLAY MENU BOARD*	2 @ 20.0 SF/EA MAX HEIGHT = 5.9 FT	10' MAX HEIGHT, 26 SF MAX AREA, 10' MIN SETBACK, ONE MENU BOARD FOR EACH ESTABLISHMENT.
G	ROLL FORWARD SIGN	2 @ 3.5 SF/EA MAX HEIGHT = 7.0 FT	N/A
K	COURIER PARKING AND MCDelivery SIGN	2 @ 3.5 SF/EA MAX HEIGHT = 7.0 FT	N/A
TOTAL		PROP # OF SIGNS = 21 PROP AREA OF SIGNS = 117.8 SF	N/A

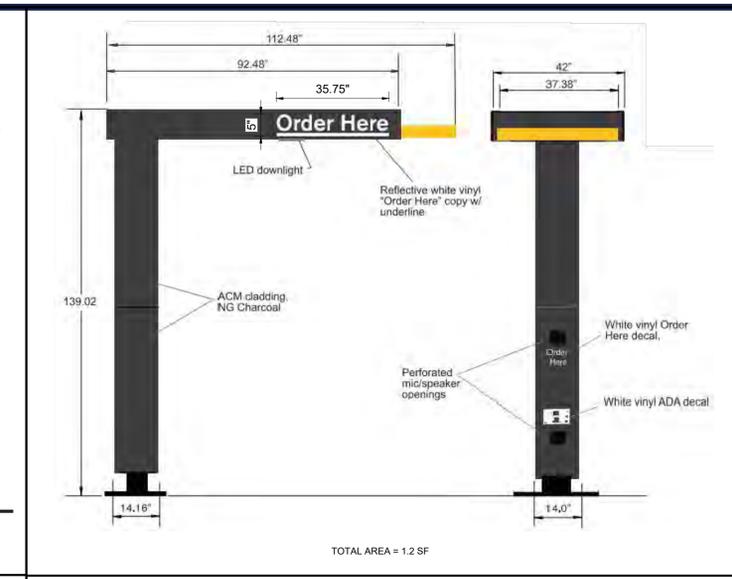
*VARIANCE REQUIRED FOR MORE THAN ONE MENU BOARD

SYM	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
H	NEXT GEN NON-ILLUMINATED MOBILE ORDER BLADE SIGN*	1 @ 2.2 SF/EACH	MAY NOT PROJECT OUT MORE THAN 14" MAY NOT EXCEED 15% OF WALL AREA
J	NEXT GEN NON-ILLUMINATED MCDelivery BLADE SIGN*	1 @ 2.2 SF/EACH	MAY NOT PROJECT OUT MORE THAN 14" MAY NOT EXCEED 15% OF WALL AREA
L	NEXT GEN DRIVE-THRU TRELLIS DECALS	3 @ 2.4 SF/EA	N/A
M	60" NEXT GEN ILLUMINATED BUILDING ARCH LED	3 @ 28.5 SF/EA	MAY NOT PROJECT OUT MORE THAN 14" MAY NOT EXCEED 15% OF WALL AREA
N	NEXT GEN 24" WORDMARK "MCDONALD'S" SIGN	2 @ 32.8 SF/EA	MAY NOT PROJECT OUT MORE THAN 14" MAY NOT EXCEED 15% OF WALL AREA
TOTAL		PROP # OF BLADE SIGNS = 2 PROP AREA OF BLADE SIGNS = 4.4 SF PROP # OF WALL SIGNS = 5 PROP AREA OF WALL SIGNS = 151.1 SF PROP # OF DECAL SIGNS = 3 PROP AREA OF DECAL SIGNS = 7.2 SF	INDIVIDUAL WALL SIGNS BETWEEN 101 AND 300 LF OF THE ROAD MUST NOT EXCEED 125 SQ FT.

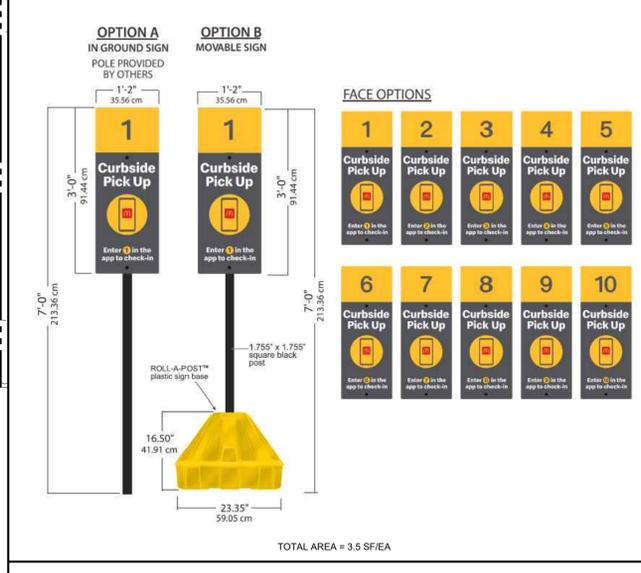
*VARIANCE REQUIRED FOR WALL SIGNS PROJECTING GREATER THAN 14"



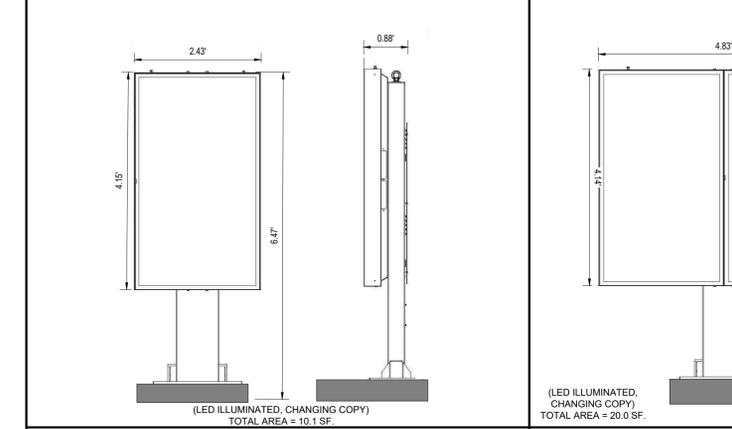
A DOUBLE WELCOME POINT GATEWAY
NOT TO SCALE



B SLIM SPRINGBOARD CANOPY - YELLOW
NOT TO SCALE



D CURBSIDE PICK UP SIGN
NOT TO SCALE



E PRE-BROWSE OUTDOOR DISPLAY MENU BOARD
NOT TO SCALE



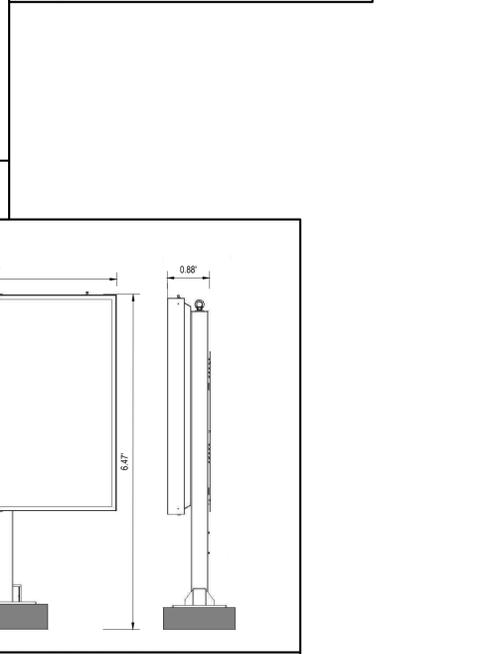
C NEXT GEN 36" SF 36 IN DIRECTIONAL BRANDED
NOT TO SCALE

SYM	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
I	NEXT GEN 6X6 MONUMENT SIGN	1 @ 16 SF	MAX 30 SF OF TOTAL AREA
TOTAL		PROP # OF SIGNS = 1 PROP AREA OF SIGNS = 16 SF	MAX HEIGHT 4 FT, 1 FREESTANDING SIGN PERMITTED, MAX 30 SF OF AREA.

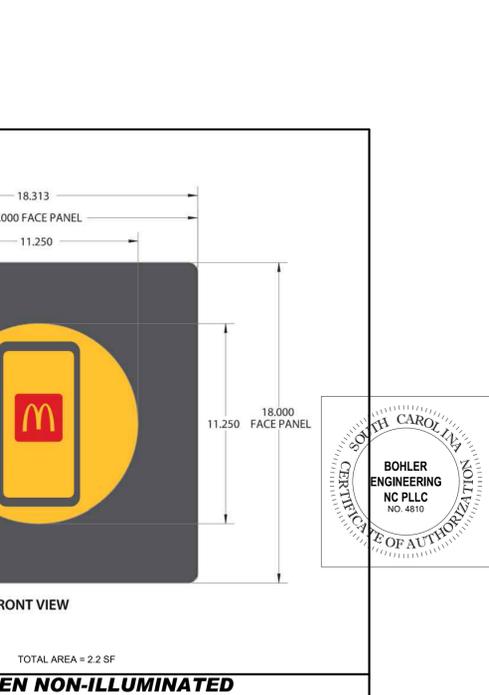
*DEVELOPMENT MASTER SIGN PACKAGE ALLOWS FOR A MAXIMUM 8' MONUMENT SIGN AND MAX 50 SF OF AREA



G ROLL FORWARD SIGN
NOT TO SCALE



F DOUBLE OUTDOOR DISPLAY MENU BOARD
NOT TO SCALE



H NEXT GEN NON-ILLUMINATED MOBILE ORDER BLADE SIGN
NOT TO SCALE

REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING SIGN PLACEMENT. THIS PLAN IS FOR ILLUSTRATIVE AND SITE LOCATION PURPOSES ONLY AND NOT TO BE CONSTRUCTED.

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PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED DEVELOPMENT
NE CORNER OF FORT MILL PARKWAY & WHITES ROAD
FORT MILL, SC 29715
LC #039-1055

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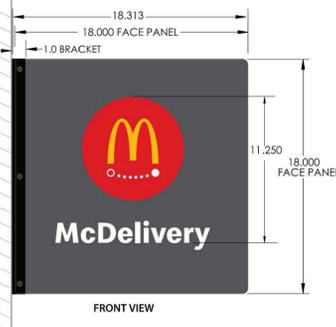
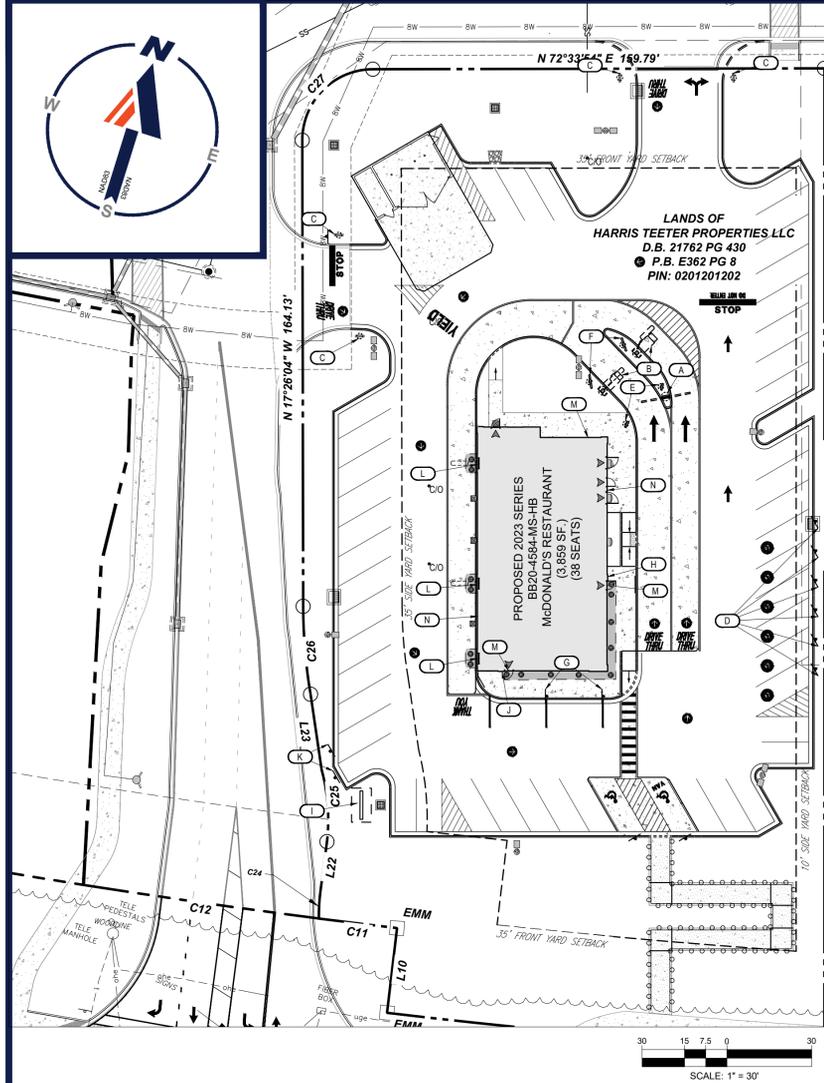
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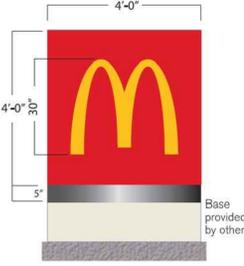
SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
C-304

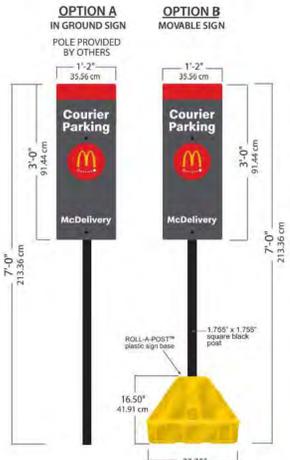
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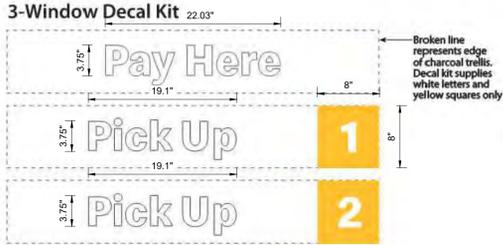
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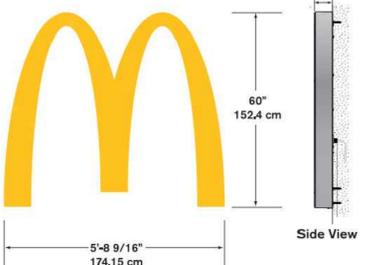
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K COURIER PARKING AND MCDELIVERY SIGN
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L NEXT GEN DRIVE-THRU TRELIS DECALS (3-WINDOW OPT)
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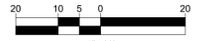


M 60IN NEXT GEN ILLUMINATED BUILDING ARCH LED
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N NEXT GEN 24 IN WORDMARK
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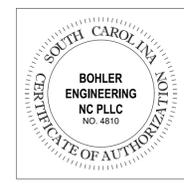
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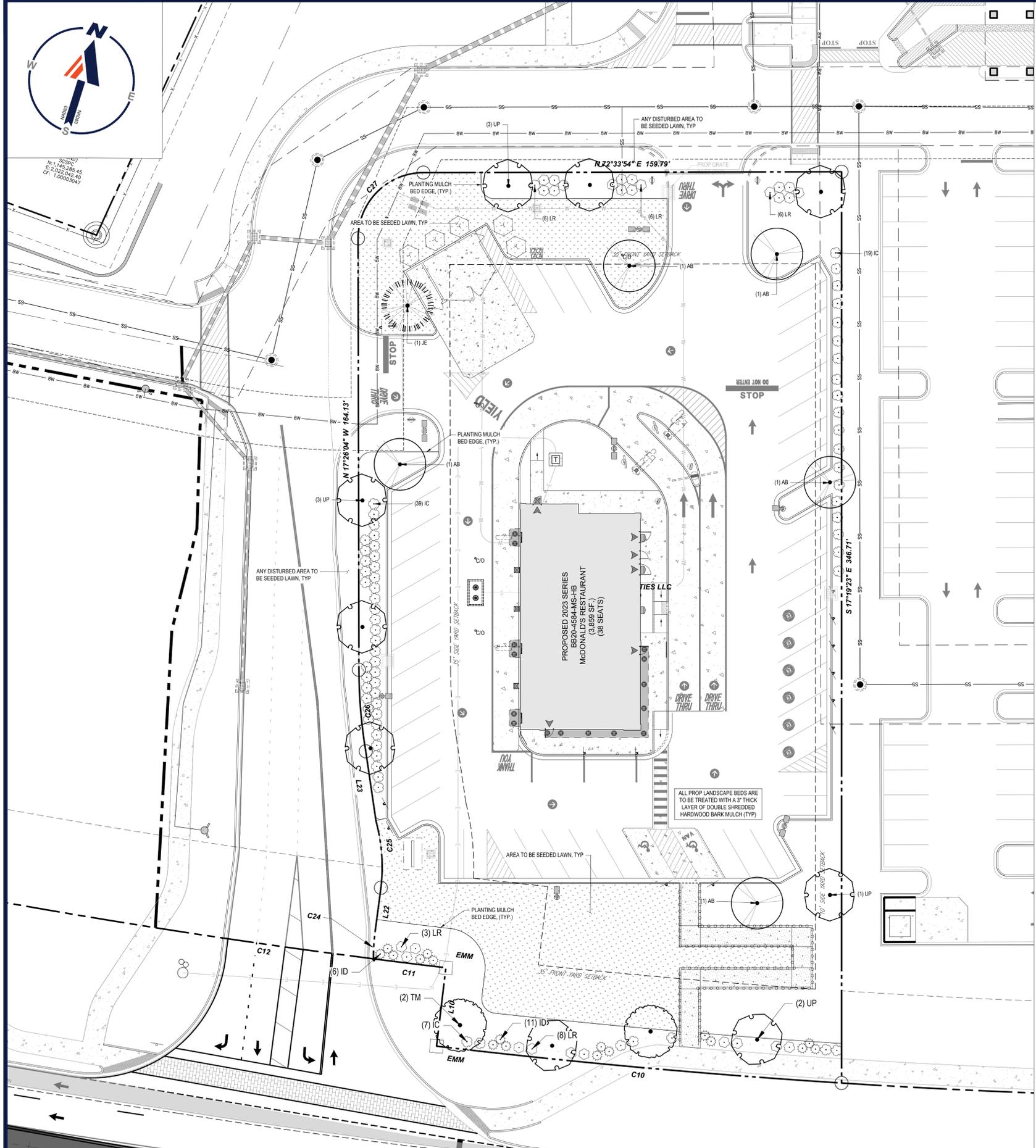
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SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
C-305

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
(Symbol)	TM	2	TAXODIUM DISTICHUM NICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2.5" CAL. 10-12' OA HT X 6" SPRD	B&B
CANOPY TREES						
(Symbol)	AB	5	ACER BUERGERANUM	TRIDENT MAPLE	2" CAL. 8' MIN HT.	B&B
(Symbol)	UP	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL. 10-12' OA HT X 6" SPRD	B&B
EVERGREEN TREES						
(Symbol)	JE	1	JUNPERUS VIRGINIANA	EASTERN REDCEDAR	2" CAL. 8' MIN HT.	B&B
SHRUBS						
(Symbol)	ID	17	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	18" MIN.	CONTAINER
(Symbol)	VT	5	VIBURNUM TINUS	LAURUSTINUS	10 GAL.	CONTAINER
EVERGREEN SHRUBS						
(Symbol)	IC	65	ILEX GLABRA 'COMPACTA'	COMPACT INGEBERRY	18" MIN.	CONTAINER
(Symbol)	LR	29	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	18" MIN.	CONTAINER

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED
ARTICLE II SECTION 24.6.A.1.a	STREET TREES SHALL CONSIST OF CANOPY TREES PLANTED WITHIN THE STREETSCAPE ZONE (THE FIRST 15 FEET OF THE SETBACK CLOSEST TO THE CORRIDOR) AT RATE OF ONE TREE PER 50 LINEAR FEET ALONG ALL CORRIDOR FRONTAGES. TREE SPACING SHALL BE NOT MORE THAN 60 FEET AND NOT LESS THAN 40 FEET ON CENTER. AT PLANTING, STREET TREES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER (MEASURED FOUR FEET ABOVE GROUND LEVEL) OR EIGHT FEET IN HEIGHT. FRONTAGE = 183 LF / 50 LF = 3.66 = 4 TREES REQUIRED	4 TREES PROVIDED
ARTICLE II SECTION 24.6.A.1.b	ALL NEW DEVELOPMENT OR EXPANSIONS OF EXISTING DEVELOPMENT RESULTING IN A MINIMUM TEN PERCENT INCREASE IN BUILDING AREA OR LOT AREA SHALL PROVIDE LANDSCAPING WITHIN THE SETBACK IN ACCORDANCE WITH THIS SUBSECTION. SOUTH FRONTAGE = 183 LF x 35' SETBACK = 6,405 SF TREES: 6,405 SF/2,500SF = 2.6 = 3 TREES REQUIRED SHRUBS: 6,405 SF/2,500SF = 2.6 x 10 = 26 SHRUBS REQUIRED EAST SIDE = 347 LF x 10' SETBACK = 3,470 SF TREES: 3,470SF/2,500SF = 1.4 = 2 TREES REQUIRED SHRUBS: 3,470SF/2,500SF = 1.4 x 10 = 14 SHRUBS REQUIRED NORTH FRONTAGE = 127 LF x 35' SETBACK = 4,445 SF TREES: 4,445 SF/2,500SF = 1.8 = 2 TREES REQUIRED SHRUBS: 4,445 SF/2,500SF = 1.8 x 10 = 18 SHRUBS REQUIRED WEST SIDE FRONTAGE = 275 LF x 35' SETBACK = 9,625 SF TREES: 9,625 SF/2,500 SF = 3.9 = 4 TREES REQUIRED SHRUBS: 9,625 SF/2,500 SF = 3.9 x 10 = 39 SHRUBS REQUIRED	SOUTH FRONTAGE 3 TREES PROVIDED - SAME AS STREET TREES 35 SHRUBS PROVIDED EAST SIDE 2 TREES PROVIDED 14 SHRUBS PROVIDED NORTH FRONTAGE 2 TREES PROVIDED 18 SHRUBS PROVIDED WEST SIDE FRONTAGE 4 TREES PROVIDED 39 SHRUBS PROVIDED
ARTICLE IV SECTION 1 - LANDSCAPING REQUIRED IN PARKING AREAS	ONE TREE PER TEN PARKING SPACES WITHIN THE PARKING LOT PROPOSED PARKING SPACES = 45 45 / 10 = 4.5 = 5 TREES REQUIRED	5 TREES PROVIDED IN PARKING AREA

- GENERAL LANDSCAPE NOTES:**
- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET, THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
 - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
 - SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
 - PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
 - IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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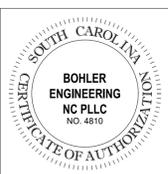
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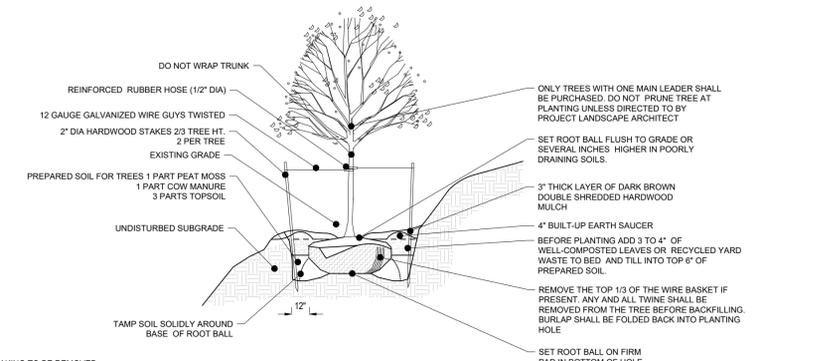
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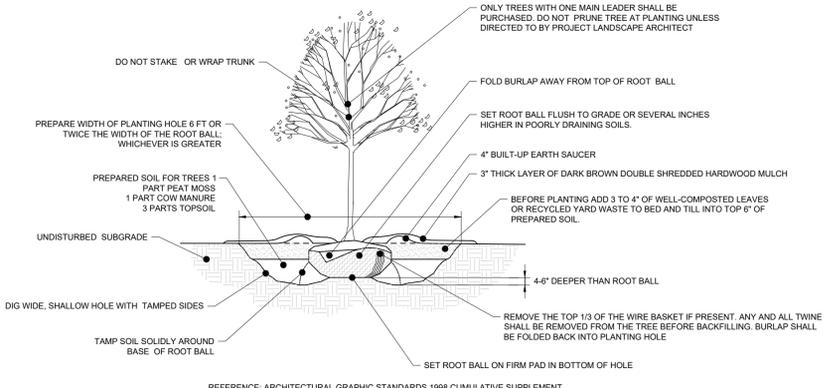
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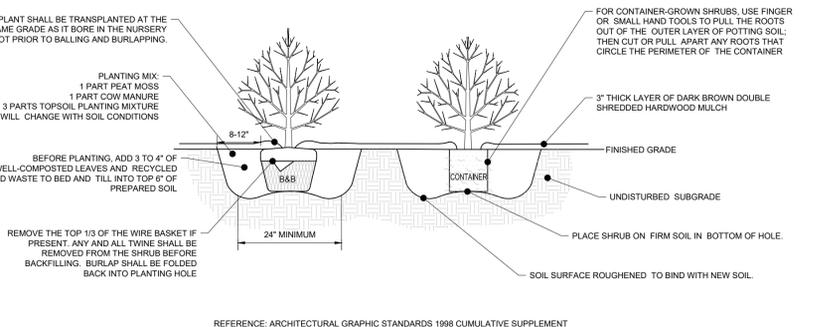
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TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE
(MS-L070101 - 06/2024)



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(MS-L070103 - 06/2024)



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE
(MS-L070201 - 06/2024)

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1\"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOSURE.
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6\") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS.
1.2. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
D. MULCH - ALL AREAS SHALL BE MULCHED WITH A 3\" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 8% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE \"AMERICAN STANDARD FOR NURSERY STOCK\" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2\", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY-GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6\") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4\") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6\") ABOVE THE GROUND EXCEEDS FOUR INCHES (4\") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12\" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMBS OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT INCH (48\") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY \"VISI-FENCE\", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8\") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. FOR CONTAINER-GROWN SHRUBS, USE FINGER OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12\". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% BY INCREASING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1\"+).
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6\") THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6\"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4\") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS \"GROWFOK\" OR APPROVED EQUALS
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING INCLUDING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELEUTERIA
LIQUIDAMBER STRACIFILIA
LIRIODENDRON TULIPIFERA
PLATANUS X ACERIFOLIA
POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES
I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
1 PART PEAT MOSS
1 PART COMPOSTED COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER 1/2\" CALIPER OF TRUNK
J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
M. GROUND COVER AREAS SHALL RECEIVE A 1/2\" LAYER OF HUMUS RAKED INTO THE TOP 1\" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6\") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6\") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE CONTRACTOR OR AUTHORIZED REPRESENTATIVE.

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BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/04/2025	COMMERCIAL APPEARANCE REVIEW		CJAC OAK

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: NCB240036.00
DRAWN BY: RBS
CHECKED BY: OAK
DATE: 9/25/2025
CAD LID: P-CIVL-LSOP

PROP. SITE PLAN DOCUMENTS
FOR

PROPOSED DEVELOPMENT
NE CORNER OF FORT MILL PARKWAY & WHITES ROAD
FORT MILL, SC 29715
LC #039-1055

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBLS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

CERTIFICATE OF AUTHORIZATION
CAROLINA PROFESSIONAL ENGINEERS
No. 41349
No. 4810

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS
SHEET NUMBER:
L-102
REVISION 1 - 12/04/2025

Dec 04, 2025
 H:\2024\NCB240036\06\CADD\DRAWINGS\PLAN SET\PROP-CIVIL-LSOP-NCB240036.00.dwg - LAYOUT - L-102.LSP



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	MPV Elizabeth LLC
Property Owner	Lennar Carolinas LLC
Property Location	Corner of Hillside Roll Rd & Fort Mill Pkwy
Tax Map Numbers	020-20-01-153
Current Zoning	MXU, Mixed-Use Development District / COD, Corridor Overlay District
Existing Use	Vacant
Title	

Request from Bailey Patrick, MPV Elizabeth LLC, to grant Commercial Appearance Review approval for the construction of a 12,000 square foot neighborhood commercial building.

Background Information

Site Characteristics

The property is located at the intersection of Hillside Roll Road and Fort Mill Parkway and is part of the overall Elizabeth subdivision.

Neighboring Uses

Direction	Zoning	Existing Use
North	Fort Mill Pkwy / MXU	Fort Mill Parkway / Elizabeth Commons
South	MXU	Elizabeth Subdivision
East	MXU	Vacant / Elizabeth Subdivision
West	MXU	The Vault at Fort Mill

Zoning Summary

The site is currently zoned MXU, Mixed-Use Development District and is in the COD, Corridor Overlay District.

Dimensional Requirements:

- Maximum building height: 60'

Architectural features:

Article II, Section 24(5)(C) of the Zoning Ordinance provides the following architectural guidelines for the COD-N / COD:

- 1) Materials:
 - a. Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood, or Hardiplank.
 - b. Mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.
 - c. Corrugated metal shall not be used in any façade.

Applicant Proposal

The applicant is seeking Commercial Appearance Review approval for a new 12,000 square foot commercial building in the Elizabeth MXU development. The applicant indicates the purpose of this project is to provide the area with convenient neighborhood services such as retail, medical, and restaurants.

The applicant has provided a site plan and landscape plan showing the proposed layout of the project. The proposed building elevations with material call-outs have been provided.

Staff Recommendation

The plans are currently pending review by Town staff and generally comply with all zoning requirements. Should the Planning Commission wish to grant commercial appearance review approval, staff would request including language in the approval motion to allow for minor modifications to be made to the building plans to accommodate comments or concerns from reviewing departments.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the request, conditioned upon allowing staff to administratively approve minor adjustments to the proposed plan to satisfy the comments and requirements made by staff.
Name & Title	Emily Hawkins, Planner
Department	Planning Department
Date of Request	12/29/25

Legislative History

Planning Commission	1/20/26: Scheduled
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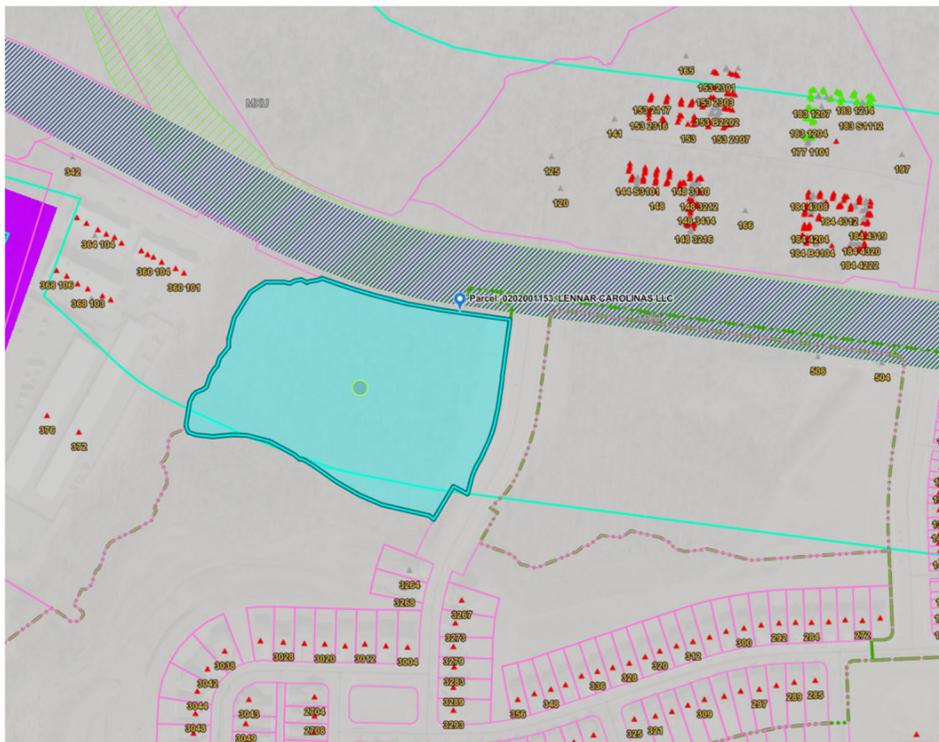
Attachments

- Aerial Map
- Zoning Map
- Commercial Appearance Review Application
- Proposed Elevations / Plans

Aerial Map



Zoning Map





Date Received: 12/29/25
Planning Commission Date: 1/20/26

Planning Department
200 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-835-2337

Commercial Appearance Review Application

General Information

Applicant Name: MPV Elizabeth LLC
Applicant Address: 2400 South Blvd, Suite 300, Charlotte, NC 28203
Email: bwpatrick@mpvre.com Phone: 704-975-0314

Property Owner Name: Lennar Carolinas LLC
Property Owner Address: 11605 N Community House Rd, Suite 300
Email: mark.henninger@lennar.com Phone: _____

Submission Checklist

- Completed application
- Full set of elevations with dimensions
- Site plan
- Landscape plan
- Building material samples

***there is no fee associated with this application**

Property Information

Property Address: SW Corner of Hillside Roll Rd & Fort Mill Pkwy Tax Map ID #: 0202001153
Proposed Use: Commercial Building Zoning Designation: MXU

Please provide a brief narrative of the proposed scope of work:

MPV is planning to build a single-story 12,000 SF neighborhood commercial building. The hope is to build a project that will provide Elizabeth with retail, medical, restaurant and other neighborhood services that are upscale yet convenient. We have built a similar project in front of the McCullough neighborhood in Pineville, and we are using the same two bricks with a more thoughtful design. We will also have a large patio planned with pedestrian connectivity to the neighborhood and adjacent greenway/multi-purpose trail.

Applicant Signature: Bailey W Paterek

Please submit all materials to Penelope Karagounis at pkaragounis@fortmillsc.gov at least three weeks prior to the meeting date

Fort Mill Pkwy - Commercial



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FORT MILL PKWY -COMMERCIAL

FORT MILL, SC - 10.29.2025 - RJA Project #2556



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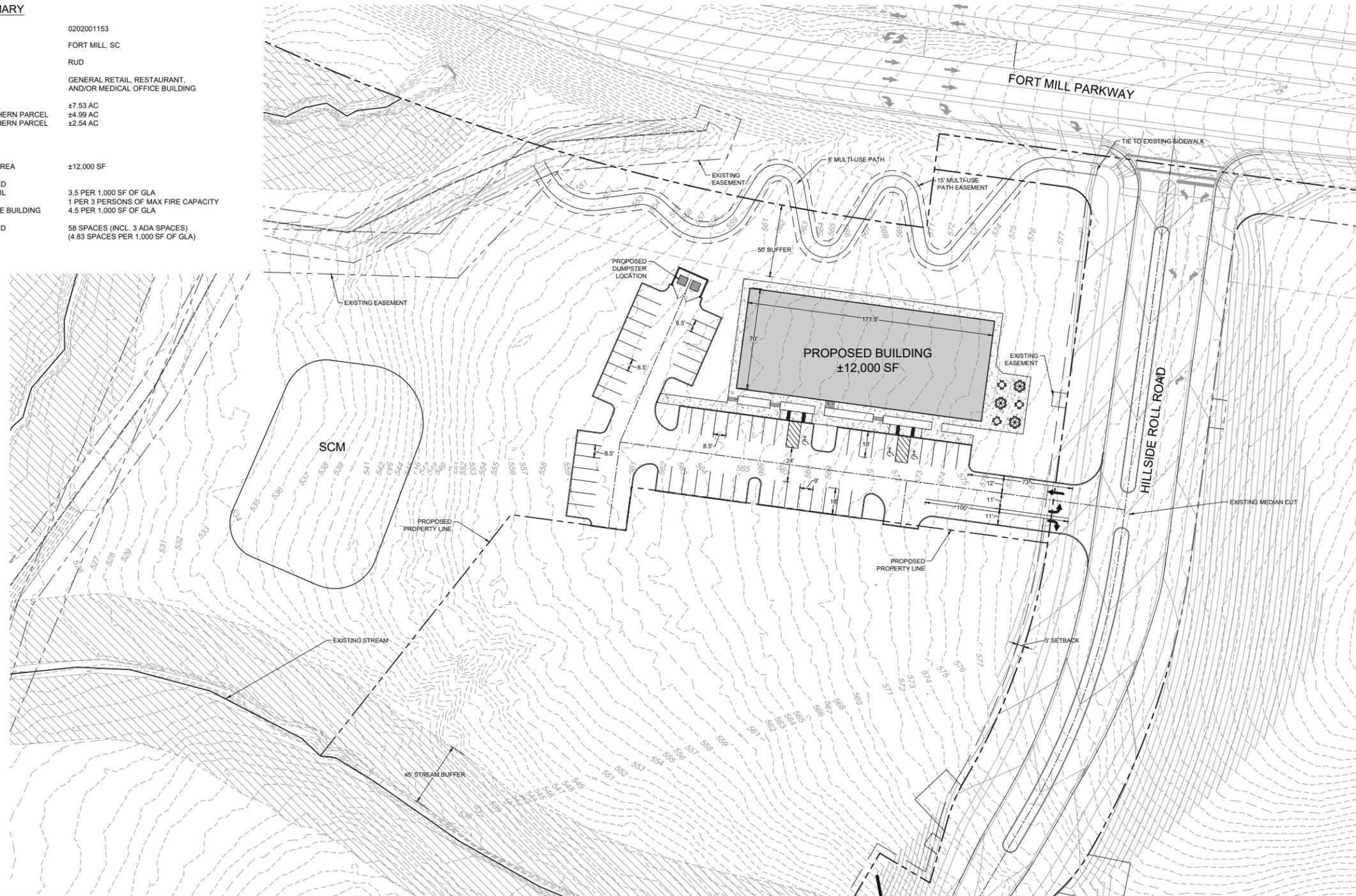
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ZONING SUMMARY

PARCEL NUMBERS	0202001153
JURISDICTION	FORT MILL, SC
EXISTING ZONING	RUD
PROPOSED USE	GENERAL RETAIL, RESTAURANT, AND/OR MEDICAL OFFICE BUILDING
TOTAL PARCEL AREA	±7.53 AC
PROPOSED NORTHERN PARCEL	±4.99 AC
PROPOSED SOUTHERN PARCEL	±2.54 AC

NORTHERN PARCEL

TOTAL BUILDING AREA	±12,000 SF
PARKING REQUIRED	
GENERAL RETAIL	3.5 PER 1,000 SF OF GLA
RESTAURANT	1 PER 3 PERSONS OF MAX FIRE CAPACITY
MEDICAL OFFICE BUILDING	4.5 PER 1,000 SF OF GLA
PARKING PROVIDED	58 SPACES (INCL. 3 ADA SPACES) (4.83 SPACES PER 1,000 SF OF GLA)



Fort Mill Parkway Commercial - Fort Mill, SC

Preliminary Site Plan
September 29, 2025



Working Together



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FORT MILL PKWY -COMMERCIAL

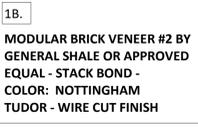
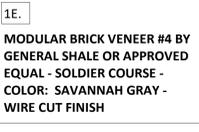
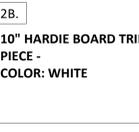
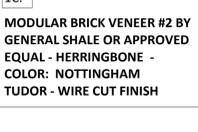
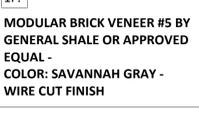
FORT MILL, SC - 10.29.2025 - RJA Project #2556



ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058

STAMPS

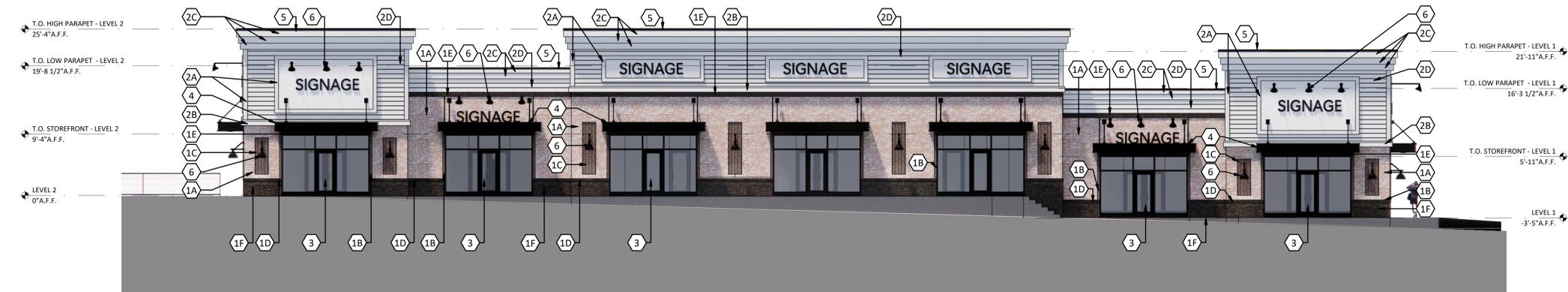
CONSULTANT

 1A. MODULAR BRICK VENEER #1 BY GENERAL SHALE OR APPROVED EQUAL - COLOR: NOTTINGHAM TUDOR - WIRE CUT FINISH	 1D. MODULAR BRICK VENEER #3 BY GENERAL SHALE OR APPROVED EQUAL - ROWLOCK - COLOR: SAVANNAH GRAY - WIRE CUT FINISH	 2A. 6" HARDIE BOARD TRIM PIECE - COLOR: WHITE	 3. STOREFRONT COLOR: DARK BRONZE	 6. EXTERIOR GOOSENECK LIGHT FIXTURE COLOR: DARK BRONZE
 1B. MODULAR BRICK VENEER #2 BY GENERAL SHALE OR APPROVED EQUAL - STACK BOND - COLOR: NOTTINGHAM TUDOR - WIRE CUT FINISH	 1E. MODULAR BRICK VENEER #4 BY GENERAL SHALE OR APPROVED EQUAL - SOLDIER COURSE - COLOR: SAVANNAH GRAY - WIRE CUT FINISH	 2B. 10" HARDIE BOARD TRIM PIECE - COLOR: WHITE	 4. PREFABRICATED CANOPY BY MAPES COLOR: DARK BRONZE	
 1C. MODULAR BRICK VENEER #2 BY GENERAL SHALE OR APPROVED EQUAL - HERRINGBONE - COLOR: NOTTINGHAM TUDOR - WIRE CUT FINISH	 1F. MODULAR BRICK VENEER #5 BY GENERAL SHALE OR APPROVED EQUAL - COLOR: SAVANNAH GRAY - WIRE CUT FINISH	 2C. 12" HARDIE BOARD TRIM PIECE - COLOR: WHITE	 5. PREFINISHED ALUMINUM COPING - PAC-CLAD OR APPROVED EQUAL - COLOR: TBD	
		 2D. 8 1/4" HARDIE PLANK LAP SIDING - COLOR: WHITE		

3 KEY NOTES
DMB-1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
DMB-1 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
DMB-1 SCALE: 1/8" = 1'-0"

FORT MILL
PRWY -
COMMERCIAL

FORT MILL, SC

PROJECT NUMBER ###
ISSUE DATE
ISSUED FOR CONSTRUCTION #

DRAWING DATA
DRAWN BY: PM
CHECKED BY: RJ

SHEET TITLE
DIGITAL
MATERIAL
BOARD

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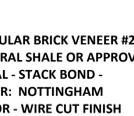
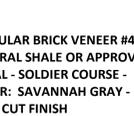
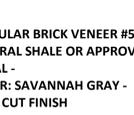
DMB-1



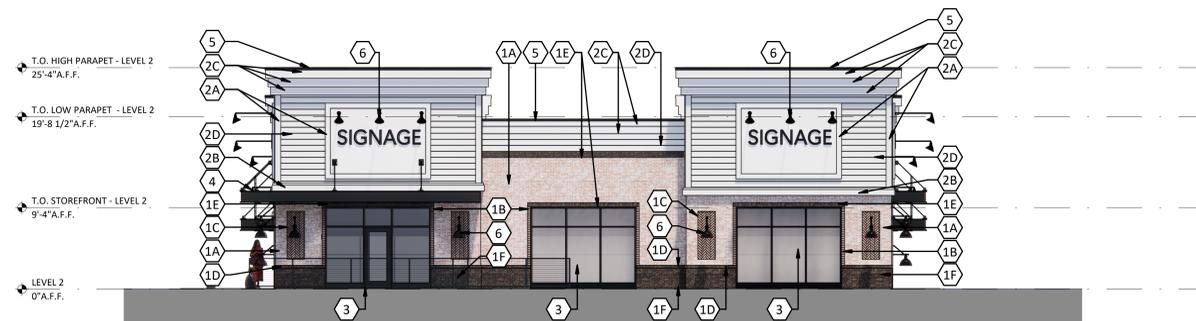
ROBERT JOHNSON
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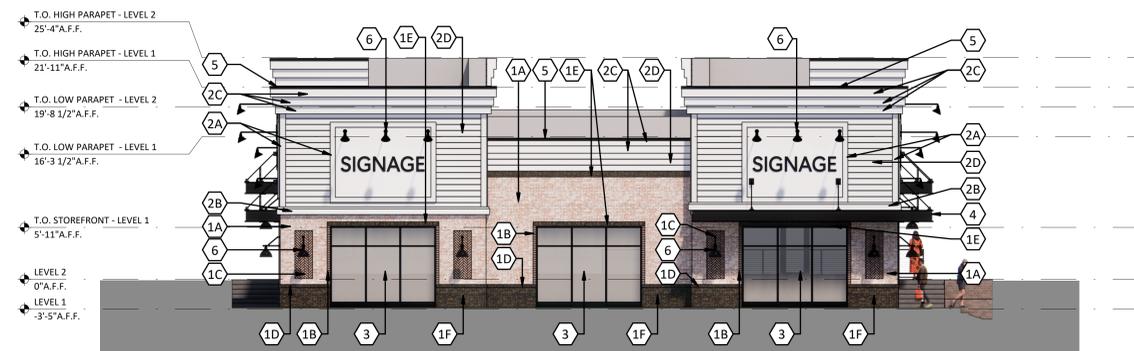
CONSULTANT

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3 KEY NOTES
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

FORT MILL
PRWY -
COMMERCIAL

FORT MILL, SC

PROJECT NUMBER ###
ISSUE DATE
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SHEET NUMBER

DMB-2



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	Patrick Tormeno, BB+M Architecture
Property Owner	Jerry Gronske, Unique USA
Property Location	104 Williamson Street
Tax Map Numbers	0200601051
Current Zoning	Mixed Use, MXU
Existing Use	Vacant
Title	

Request from Patrick Tormeno, BB+M Architecture representing Unique USA to grant Commercial Appearance Review approval for the new construction of a 4-story multifamily building with ground floor retail space.

Background Information

Site Characteristics The property is located next to 104 Williamson Street.

Neighboring Uses

Direction	Zoning	Existing Use
North	LC	Commercial and residential uses
South	MXU	Redevelopment of Manuf. Bldg.
East	R-10	Church of God
West	HC	Norfolk Southern Railway

Zoning Summary The site is currently zoned MXU, Mixed Use.

Dimensional Requirements:

- Maximum building height: 60' (or 4 stories in height)

- Minimum front yard setback: 5'
- Minimum side yard setback: 5'
- Minimum rear yard setback: 10'

Parking Requirements (for uses given):

A new parking deck will be constructed to the rear of the new building. One level shall be designated for commercial and public use. Portions of the parking facility will be visible and will require Commercial Appearance Review by the Planning Commission. Limited details about the parking deck have been submitted at this time for CAR review.

Additional surface parking areas will be provided and are part of the HRB review process.

Landscaping Standards:

Where the site abuts existing single-family residential uses, a 35' buffer as required by the MXU zoning district will be provided.

Street trees and lawn areas are shown along Watson and Railroad Street. However, a more robust schematic depiction of landscaping was shown to and approved by Town Council during the rezoning process. These schematics were also incorporated into the development conditions of approval for the MXU rezoning.

Architectural features:

Per the development conditions approved by Town Council: *The Petitioner will establish, through covenants running with the land, requirements for architectural elements and architectural style for the Project that will be enforced by the Petitioner and Owners Association(s). At a minimum, the exterior of all structures within the Site shall feature quality materials such as brick, natural stone, stucco, wood and/or fiber cement siding. Metal, concrete block (including split face and scored block), precast or formed in place concrete, and vinyl siding, shall not be permitted as a primary external building material.*

Lighting and Signage:

Limited details about lighting and signage have been submitted at this time for CAR review.

Applicant Proposal

For clarification, this project requires review by the Historic Review Board (HRB) and the Planning Commission (PC). The HRB will be reviewing ONLY the existing site and existing historic Mill for compliance with the site plan, building materials, landscaping, parking, signage, etc., in order to issue a Certificate of Appropriateness (COA). Whereas the Planning Commission will be reviewing the site plan, building materials,

landscaping, parking, signage, etc., ONLY for Commercial Appearance Review (CAR) of the new multi-use structure.

The applicant is seeking Commercial Appearance Review for a 4-story multiuse building with 80-units of residential apartments and 25,000 SF of commercial retail space on the ground floor. New construction also includes a parking deck.

The plan set submitted includes civil, landscaping, and architectural elevations of the multiuse building. The civil plans show the parking deck, however, there are no architectural elevations includes with this submittal.

Some pages within the plan set submitted for CAR review have been removed to avoid confusion between the new building and new parking deck under Planning Commission review, versus the historical Mill renovations under review by the HRB.

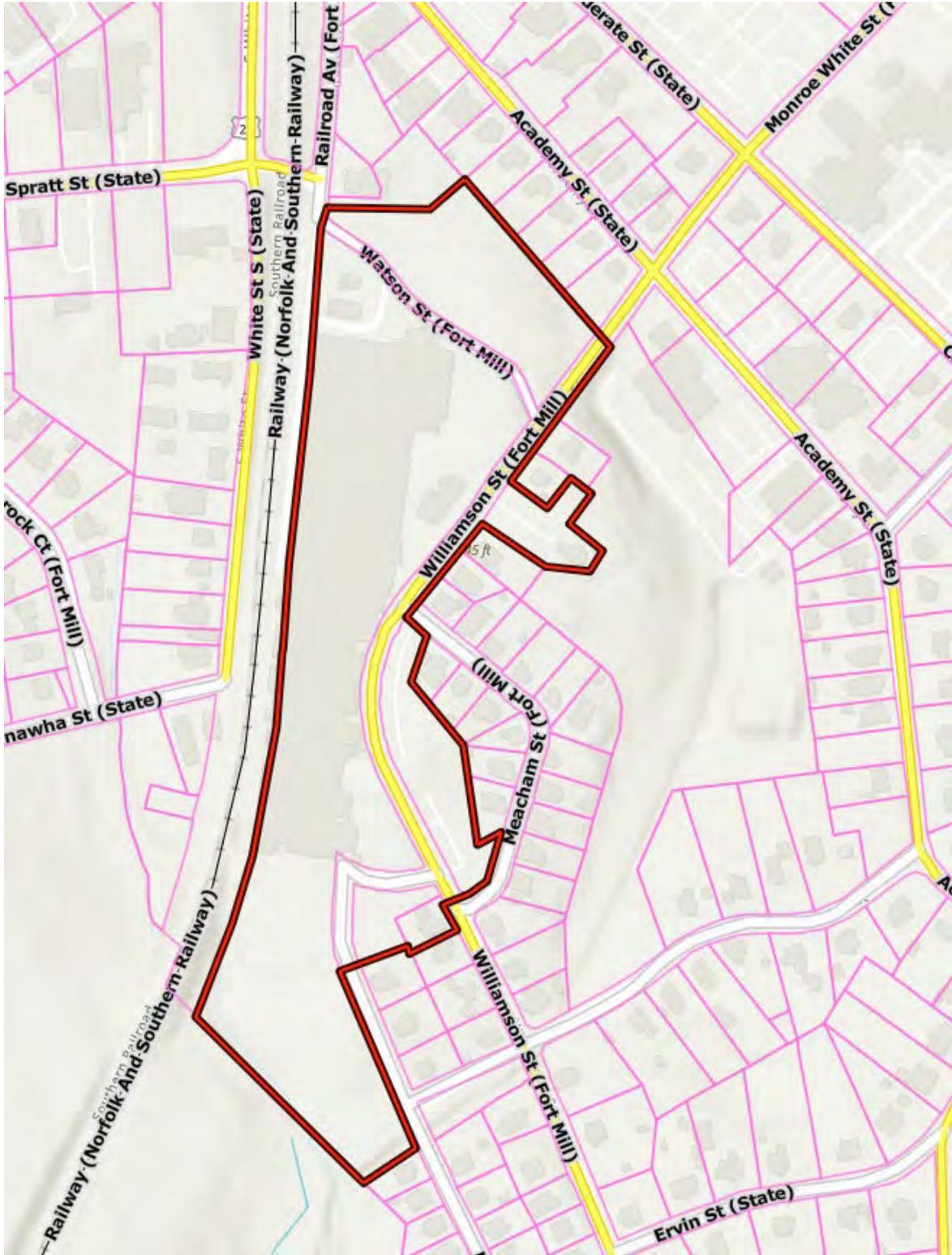
Staff Recommendation

The proposed plan is pending review. Due to the size and complexity of this project, staff anticipates that representatives of the applicant will present the project in greater detail than what was available to staff at the time of drafting the staff report.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Due to the size and complexity of this project, staff anticipates that representatives of the applicant will present the project in greater detail than what was available to staff at the time of drafting the staff report.
Name & Title	Penelope G. Karagounis, Planning Director and Joey Adams Raczkowski, Deputy Planning Director
Department	Planning Department
Date of Request	01-20-2026
Legislative History	
Planning Commission	01-20-2026: Planning Commission
Attachments	

- Aerial/Zoning Map
- Commercial Appearance Review Application
- Plan Set (civil, landscaping, and architectural elevations)

Aerial Map





Planning Department
200 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-835-2337

Commercial Appearance Review Application

General Information

Applicant Name: PATRICK TORMENO
Applicant Address: 1900 W. MOREHEAD STREET, SUITE 200, CHARLOTTE, NC 28208
Email: PTORMENO@BBM-ARCH.COM Phone: 704-334-1716, EXT 226

Property Owner Name: JERRY GRONSKA, UNIQUE USA
Property Owner Address: 793 FORT MILL HWY, INDIAN LAND, SC 29707
Email: jerryg@uniqueusainc.com Phone: 908-307-6485

Submission Checklist

- Completed application
- Full set of elevations with dimensions
- Site plan
- Landscape plan
- Building material samples

***there is no fee associated with this application**

Property Information

Property Address: 104 WILLIAMSON ST, FORT MILL, SC 29715 Tax Map ID #: 0200601051
Proposed Use: MIXED USE - MULTIFAMILY + RETAIL Zoning Designation: MXU

Please provide a brief narrative of the proposed scope of work:

This application is for review of a new construction 4-story multifamily building with ground floor retail space. The exterior materials consist of brick veneer, painted fiber cement panel, aluminum canopies and flashing, and exposed concrete retaining walls. Windows above the ground level are prefinished vinyl single hung windows and doors/windows on the ground level are prefinished aluminum storefronts. Samples of all materials will be provided in-person at the CAR meeting.

Applicant Signature: 

Please submit all materials to Penelope Karagounis at pkaragounis@fortmillsc.gov at least three weeks prior to the meeting date

Article V of the Town of Fort Mill Zoning Ordinance outlines the following standards for Commercial Development Appearance Review:

Sec. 1. - Purpose.

Commercial development appearance review shall be required for all proposed commercial or office development in all zoning districts except the historic district. Compliance with the requirements for commercial development appearance review shall be required in addition to the requirements of the underlying zoning district. The purpose of commercial development appearance review is:

- 1) To promote Fort Mill's economic viability by encouraging commercial development that enhances the character of the town;
- 2) To enhance and protect property values by encouraging excellent design;
- 3) To encourage architectural freedom, imagination, and variety, and to encourage creative design solutions that will enhance the town's visual appearance.

Sec. 2. - Definitions.

As used in this section, words and terms shall have the following definitions:

- 1) Appearance review committee: The municipal committee responsible for ensuring that proposed commercial development complies with the appearance review standards for proposed commercial development.
- 2) Proposed commercial development: All new exterior construction or addition which adds square footage associated with commercial uses except for maintenance, minor repairs, restoration, and temporary structures. Commercial uses include all retail, business, and office uses.

Sec. 3. - Site plan.

A site plan prepared by a registered engineer or architect shall be submitted for all proposed commercial development. The site plan shall be drawn to scale and shall be accompanied by a narrative, as appropriate, showing and outlining the following:

- A) Name and address of applicant and site;
- B) Scale and north point;
- C) Total land area of site in square feet;
- D) Property boundaries;
- E) Location and dimensions of parking areas;
- F) Number of off-street and on-street parking spaces required by regulations and proposed;
- G) Location, use, elevations, and dimensions of proposed buildings and buildings within 50 feet of the site boundaries;
- H) Location and dimensions of proposed easements, conduits, and rights-of-way;
- I) Existing and proposed landscaping and plant materials, including the type, size, number, and spacing of plants;
- J) Type, height, and location of night lighting;
- K) Location and height of proposed signs; proposed setbacks of signs, elevation of each face of the proposed sign; size of letters and graphics; colors and frame materials and details;
- L) Loading areas and facilities;
- M) Pedestrian access;
- N) Location, height, and details of walls and fences;
- O) Curb cuts;
- P) Designation of the kind, color, and texture of all exterior materials.

Sec. 4. - Appearance review.

- 1) Commercial development appearance review by the appearance review committee shall be required for all zoning permits and special exceptions for proposed commercial developments to ensure conformity with the appearance standards.
- 2) Applications for commercial development appearance review shall be submitted on an application form obtained from the zoning administrator. No application shall go before the appearance review committee until the required site plan and an application fee have been submitted. The amount of the application fee shall be established by the town council during adoption of the annual budget ordinance.
- 3) Appearance review committee:
 - A) The appearance review committee is created.
 - B) Purpose: The appearance review committee shall be responsible for making recommendations on zoning and special exception permit applications for proposed commercial development.
 - C) Membership: The appearance review committee shall consist of the members of the Fort Mill Planning Commission.
 - D) Organization:
 - 1) The chairman of the planning commission shall serve as the chairman of the appearance review committee.
 - 2) The appearance review committee shall operate under the procedures and rules that govern the actions of the planning commission.

Sec. 5. - Appearance standards.

- 1) Relationship of building site:
 - A) The proposed commercial development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.
 - B) Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from the streets.
 - C) Utility services shall be underground.
- 2) Relationship to adjoining areas:
 - A) Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials, and other methods.
 - B) Landscaping shall provide a transition to adjoining property.
 - C) Texture, building lines, and mass shall be harmonious with adjoining property. Monotonous texture, lines, and mass shall be avoided.
- 3) Landscaping: Landscaping shall conform to article IV and other sections of this ordinance.
- 4) Building design:
 - A) Architectural style is not restricted. Quality of design and compatibility with surrounding uses shall provide the basis of the evaluation of the appearance of a proposed commercial development.
 - B) Materials shall be of good architectural character and shall be harmonious with adjoining buildings.
 - C) Materials shall be suitable for the type and design of the building. Materials which are architecturally harmonious shall be used for all exterior building walls and other exterior building components.
 - D) Materials and finishes shall be of durable quality.
 - E) Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportion and relationships to one another.
 - F) Colors shall be harmonious and shall use compatible accents.
 - G) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with materials harmonious with the building.
 - H) Monotony of design shall be avoided. Variation in vegetation, detail, form, and siting shall be used to provide visual interest.
- 5) Signs:
 - A) Signs shall conform to the provisions of article III and this article.
 - B) Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
 - C) Every sign shall be designed as an integral
- 6) Miscellaneous structures: Miscellaneous structures and hardware shall be part of the architectural concept of the project. Materials, scale, and colors shall be compatible with the building and surrounding uses.

SPRINGS MILL - NEW BUILDING

FORT MILL, SC

PRELIMINARY:
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

CAR REVIEW SUBMITTAL

12.30.2025



OWNER

Owner Name
Street Address, Suite
City, State 00000
vc: 000|000|0000
contact: Contact Name



ARCHITECTURAL

BeachamBunce+Manley
ARCHITECTURE pllc
1900 West Morehead Street, Suite 200
Charlotte, North Carolina 28208
vc: 704|334|1716
contact: Robbie West



STRUCTURAL

E+M Structural
1001 Morehead Square Dr, Suite 320
Charlotte, NC 28203
vc: 980|867|4121
contact: Michael Gardina



MECHANICAL, PLUMBING, ELECTRICAL

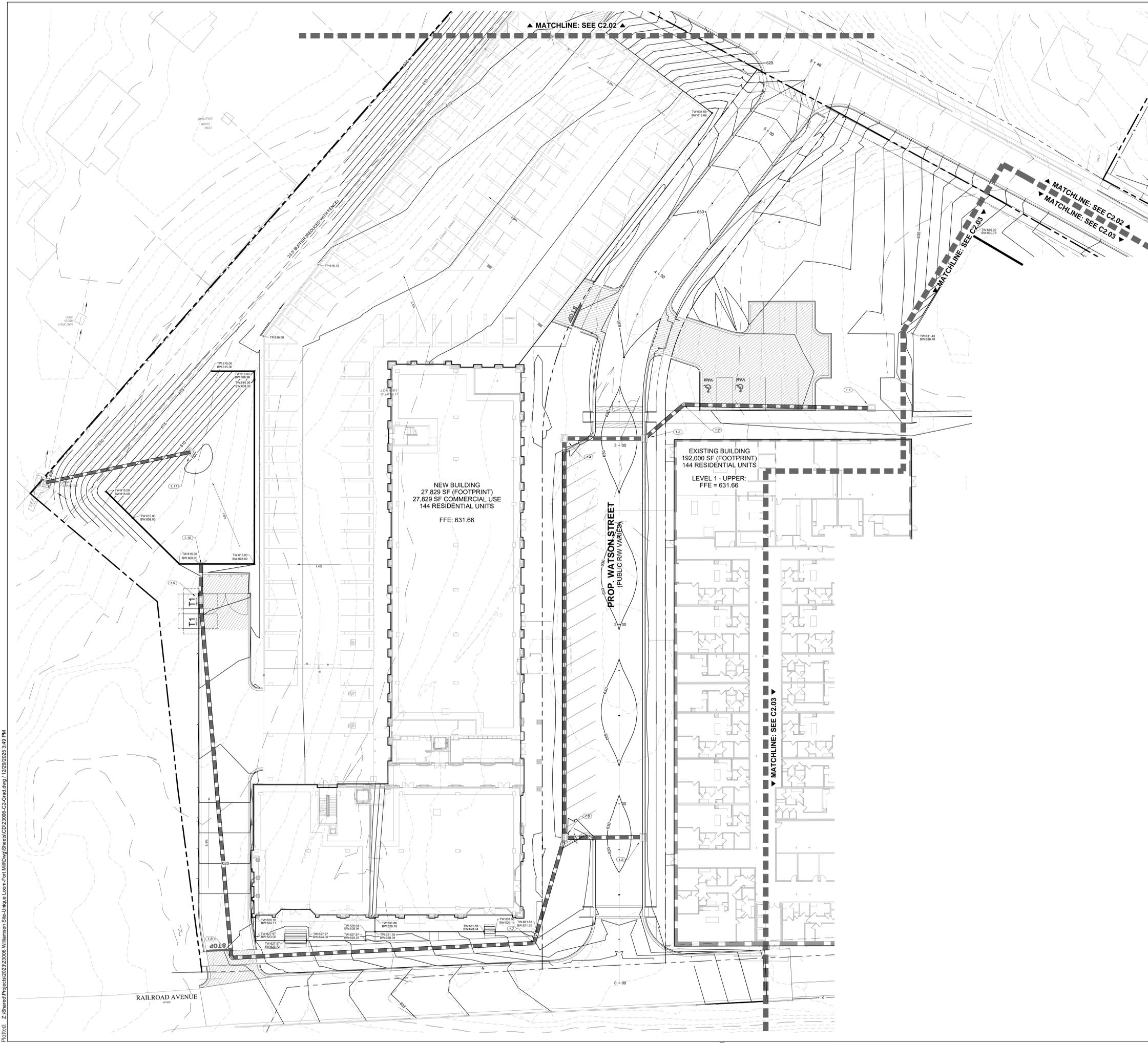
Barrett Woodyard & Associates
1255 Crescent Green, Suite 230
Cary, NC 27518
vc: 919|891|1813
contact: James Parker



CIVIL | LANDSCAPE

DPR Design
919 Berryhill Rd, Suite 101
Charlotte, NC 28208
vc: 740|323|6635
contact: Justin Maxwell

GO.00



GRADING + STORM CONTROL MEASURE SERIES LEGEND

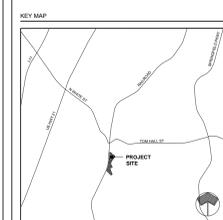
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	LIMITS OF DISTURBANCE (LOD)
---	DOWNSPOUT TIE-IN
---	DRAINAGE SWALE
---	POST-CONSTRUCTION CONTROLS EASEMENT
---	PROPOSED STORMWATER PIPE
---	CURB INLET
---	DROP INLET OR OUTLET CONTROL STRUCTURE
---	FLARED END SECTION
---	HEADWALL

master planning . civil engineering
 urban design . landscape architecture
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 704.352.1204 . www.dpr.design
 NC Firm License # C-0560

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SURVEYOR
 CLONINGER BELL SURVEYING & MAPPING
 107 RIVERSIDE DRIVE
 MCDENVILLE, NC 28101
 704.864.9007



SPRINGS MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2025.12.30

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
 DRAWN BY: AF, JM, NH
 CHECKED BY: JM, HY

SCALE
AS INDICATED

DRAWING
GRADING PLAN ENLARGEMENT A

Know what's below.
 Call before you dig.

C2.01

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APPROVAL, PERMITTING,
OR CONSTRUCTION

CAR REVIEW SUBMITTAL

SPRINGS MILL - NEW
BUILDING

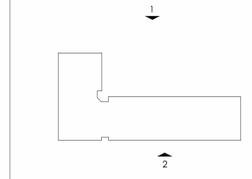


LOCATION / FORT MILL, SC
PROJECT # / 23JUN410
DATE / 12.30.2025
DRAWN / AH/LC/PT/FC

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REVISIONS		
NO.	DESCRIPTION	DATE

OVERALL BUILDING
ELEVATIONS



A4.01

- GENERAL NOTES**
- BALCONY RAIL TO BE POWDER-COATED ALUMINUM FINISHED COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
 - WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL UNO.
 - WHERE THROUGH WALL FLASHING OCCURS IN THE MASONRY VENEER, PROVIDE END DAMS.
 - PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT AND NEAR CORNERS, ON RETURN WALL 3 FEET BACK FROM FACE OF MAIN WALL VENEER, AT INSIDE OF SETBACKS, AT OFFSETS, ALIGNED WITH VERTICAL EDGES OF WINDOWS. PROVIDE HORIZONTAL CONTROL JOINT AT LOOSE LINTELS.
 - BRICK CONTROL JOINT AT LOOSE LINTELS EXTEND IN 1/4" PAST EDGE OF LINTEL.
 - BRICK CONTROL JOINTS ARE TO BE FREE OF MORTAR AND PROVIDE WITH BACKER ROD AND SEALANT.
 - GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY + HORIZONTALLY) ALL DRYER AND BATH VENTS, COORDINATE WITH MECHANICAL SUBCONTRACTOR AND TRUSS MANUFACTURER/SUPPLIER. UNIT EXHAUST VENTS PAINTED TO MATCH ADJACENT COLOR.

- GENERAL NOTES**
- ALL EXTERIOR WALL SCONCE LIGHT FIXTURES TO BE MOUNTED AT 6" MINIMUM CLEAR FROM ADJACENT WALKING SURFACE. SEE ELEVATIONS FOR SPECIFIC MOUNTING HEIGHT INFORMATION.
 - PROVIDE STRIPS OF SELF ADHERING FLASHING TAPE BEHIND ALL BRICK TIES.
 - PROVIDE 12" SELF ADHERED MEMBRANE VERTICALLY AROUND INSIDE AND OUTSIDE CORNERS. PROVIDE CONTINUOUS FLASHING AT THESE LOCATIONS WITH SOLDERED JOINTS AND 6" MIN LEGS MATCHING THE PROFILE OF PRIMARY CLADDING TRANSITION FLASHING. LAPS BETWEEN CORNER PIECES TO BE FULLY BEDDED IN SEALANT TO THE PRIMARY CLADDING TRANSITION FLASHING.
 - BALCONY DOOR COLOR TO MATCH WINDOW COLOR.

- MATERIAL LEGEND:**
- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND, FINAL SELECTION TBD
 - BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE, FINAL SELECTION TBD
 - FCP-1 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-1
 - FCP-2 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-2
 - FCP-3 FIBER CEMENT PANEL SIDING W/ PTD 1X4 TRIM BDS, FINISH PT-2
 - CNC-1 CAST-IN-PLACE CONCRETE WALL W/ BOARD-FORMED FINISH
 - CNC-2 CAST-IN-PLACE CONCRETE WALL W/ SMOOTH-FORMED FINISH



OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



OVERALL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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CAR REVIEW SUBMITTAL

SPRINGS MILL - NEW
BUILDING

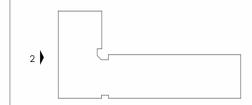


LOCATION / FORT MILL, SC
PROJECT # / 23JUN410
DATE / 12.30.2025
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REVISIONS		
NO.	DESCRIPTION	DATE

OVERALL BUILDING
ELEVATIONS



A4.02

- GENERAL NOTES**
- BALCONY RAIL TO BE POWDER-COATED ALUMINUM. FINISHED COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
 - WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL UNO.
 - WHERE THROUGH WALL FLASHING OCCURS IN THE MASONRY VENEER, PROVIDE END DAMS.
 - PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT AND NEAR CORNERS, ON RETURN WALL 3 FEET BACK FROM FACE OF MAIN WALL VENEER, AT INSIDE OF SETBACKS, AT OFFSETS, ALIGNED WITH VERTICAL EDGES OF WINDOWS. PROVIDE HORIZONTAL CONTROL JOINT AT LOOSE LINTELS.
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- GENERAL NOTES**
- ALL EXTERIOR WALL SCONCE LIGHT FIXTURES TO BE MOUNTED AT 6" MINIMUM CLEAR FROM ADJACENT WALKING SURFACE. SEE ELEVATIONS FOR SPECIFIC MOUNTING HEIGHT INFORMATION.
 - PROVIDE STRIPS OF SELF ADHERING FLASHING TAPE BEHIND ALL BRICK TIES.
 - PROVIDE 12" SELF ADHERED MEMBRANE VERTICALLY ON ALL INSIDE AND OUTSIDE CORNERS WHERE SHEET APPLIED WRB IS PRESENT.
 - AT LOCATIONS WHERE CLADDING/ MASONRY TRANSITION FLASHINGS ARE INSTALLED CONTINUOUSLY AROUND INSIDE AND OUTSIDE CORNERS, PROVIDE CONTINUOUS FLASHING AT THESE LOCATIONS WITH SOLDERED JOINTS AND 6" MIN LEGS MATCHING THE PROFILE OF PRIMARY CLADDING TRANSITION FLASHING. LAPS BETWEEN CORNER PIECES TO BE FULLY BEDDED IN SEALANT TO THE PRIMARY CLADDING TRANSITION FLASHING.
 - BALCONY DOOR COLOR TO MATCH WINDOW COLOR.

- MATERIAL LEGEND:**
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 - BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE. FINAL SELECTION TBD
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 - FCP-3 FIBER CEMENT PANEL SIDING W/ PTD 1X4 TRIM BDS, FINISH PT-2
 - CNC-1 CAST-IN-PLACE CONCRETE WALL W/ BOARD-FORMED FINISH
 - CNC-2 CAST-IN-PLACE CONCRETE WALL W/ SMOOTH-FORMED FINISH



2
A4.02 OVERALL EAST ELEVATION
SCALE: 3/32" = 1'-0"



1
A4.02 OVERALL WEST ELEVATION
SCALE: 3/32" = 1'-0"



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BUILDING

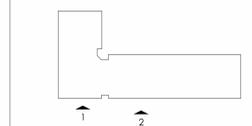


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ENLARGED BUILDING
ELEVATIONS



A4.11

- MATERIAL LEGEND:**
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 - BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE, FINAL SELECTION TBD
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- GENERAL NOTES**
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 12. BALCONY DOOR COLOR TO MATCH WINDOW COLOR.



1
A4.11
ENLARGED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



2
A4.11
ENLARGED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



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SPRINGS MILL - NEW
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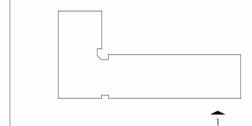


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ENLARGED BUILDING
ELEVATIONS



A4.12

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1
A4.12 ENLARGED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



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SPRINGS MILL - NEW
BUILDING

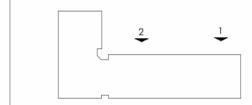


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ENLARGED BUILDING
ELEVATIONS



A4.14



2
A4.14
ENLARGED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1
A4.14
ENLARGED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

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1
A4.15
ENLARGED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND, FINAL SELECTION TBD
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SPRINGS MILL - NEW BUILDING

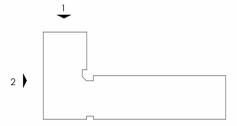


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ENLARGED BUILDING ELEVATIONS



2
A4.15
ENLARGED ELEVATION - WEST
SCALE: 3/16" = 1'-0"



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
	X	Subdivision Plat		Appearance Review	X	Other

Property Information	
Applicant	Mattamy Homes / Kimley-Horn
Property Owner	Marshall Hinson, and B. Bayles Mack
Property Location	SE & SW Corners of Williams Rd/Fort Mill Pkwy Intersection
Tax Map Number(s)	020-17-01-064, 020-17-01-065, 739-00-00-005
Acreage	± 77 acres
Zoning District	Planned Neighborhood District (PND) District
Existing Use	Unimproved land

Title

Preliminary Plat Consideration:

Request from **Mattamy Homes** submitted on behalf of **Kimley-Horn** to review and approve a Preliminary Subdivision Plat, as well as a Subdivision Variance Request from *Section 32-74 Blocks* of the Subdivision Regulations, for the Williams Reserve Planned Neighborhood Development (PND) project consisting of ± 77 acres located within the southeastern and southwestern corners of Williams Road/Fort Mill Parkway intersection. Williams Reserve is proposed to be developed into three Villages: Village 1 – Williams Reserve; Village 2 – Townes at Williams Reserve; and Village 3 – Enclave at Williams Reserve. This proposed project received sketch plan approval from the Planning Commission on October 15, 2024. The minutes from this meeting are attached for the Commission’s reference.

Subdivision Variance Consideration:

Within Village 3 – The Enclave at Williams Reserve, the applicant is requesting a subdivision variance from the minimum block length required by Section 32-74 of the Subdivision Regulations. The minimum required block length is 500 ft. The applicant requests a block

length of approximately 150 ft in length to allow for greater design flexibility which results in additional open space.

Background Information

Site Characteristics The Williams Reserve project consists of three primary parcels. Tax Parcel 020-17-01-064 (Village 1 – Williams Reserve and Village 2 – Townes at Williams Reserve) and parcel 020-17-01-065 (Village 3 – Enclave at Williams Reserve) which are located within the town limits, and 730-00-00-005 which is in York County. The York County parcel is included so that road access to Williams Road may be gained to Village 3 – Enclave at Williams Reserve via Long Farm Lane.

The parcels located within the town limits include a predominantly wooded tree canopy. The York County Parcel is mostly wooded. Soil conditions for all the parcels include Cecil sandy clay loam with 6% to 10% slopes and Hard labor sandy loam with both 2% to 6% as well as 6% to 10% slopes.

Zoning Summary The property is currently zoned Planned Neighborhood District (PND). The use, development, and dimensional requirements are outlined within the attached document titled “Williams Reserve, A Whole-Life Planned Community.” Please note that the retirement facility within Village 2 – Townes at Williams Reserve, will be processed and reviewed separately from this preliminary plat process.

Traffic Impact A Traffic Impact Assessment was approved on July 8, 2025, with the subsequent approval of a Transportation Mitigation Agreement (TMA) on October 6, 2025. The TMA outlines specific improvements the developer has agreed to perform to help offset on and off-site transportation impacts of this development. The TMA has been attached to this staff report.

Plat Details As previously stated, the Williams Reserve Preliminary Plat indicates that the +/- 77-acre development will be separated into 3 Villages with a total of 113 single-family detached lots and 80 townhome lots, resulting in an overall density of 2.45 DUA. Note, the overall density with the future retirement facility is 5.18 DUA. The development provides 38% open space (35% required).

Summary of each Village:

Village 1 – Williams Reserve: Approximately 27 acres containing 63 single-family detached lots with a lot size of 60’ x 130’.

Village 2 – Townes at Williams Reserve: Approximately 26 acres containing 80 townhome units with widths ranging from 20’ to 30’, and lot depths of 90’.

Village 3 – Enclave at Williams Reserve: Approximately 25 acres containing 50 single-family detached lots with a lot size of 60’ x 13’.

Discussion

The applicant presented a sketch plan for a proposed Planned Neighborhood Development (PND) to the Planning Commission on August 20, 2024, with a vote to defer action until strong conformation was provided regarding accessibility to Village 3 – Enclave at Williams Reserve through York County parcel with Tax Map Number 739-00-00-005. On October 15, 2024, staff reported to the Commission that if annexation of this parcel by the town did not take place, then York County would be the entity to review and approve the access. The Commission voted 4-1 to approve the sketch plan.

After reviewing the previous sketch plan staff report as well as the minutes from the Commission meetings, staff offers the following updates:

Access to Village 3 – Enclave at Williams Reserve: Since that time, a request by the applicant to annex the York County parcel was denied by the Town Council on September 22, 2025. Therefore, it is now the developer’s responsibility to coordinate with the County regarding the access issue. The Town Planning Commission is only reviewing the internal section of Village 3 that is within the town’s jurisdiction.

Access:

The number of access points to Williams Road and Fort Mill Parkway as described within the sketch plan for each Village remains the same. Within Village 2, specifically Sheet C-305 of the plan sheet now shows a “fire department access path” leading from the cul-de-sac of Spring Laurel Lane to Williams Road. This path appears to traverse a perennial stream. A full delineation of this crossing, along with approvals from all required agencies including SC DOT, must be submitted with the civil plan construction drawings. Additionally, the northernmost entrance from Village 2 to Fort Mill Parkway has been converted from a commercial driveway into a full access point for the subdivision.

Village 3 – Enclave at Williams Reserve: The overall design of the internal roadway network within the Enclave has changed slightly due to additional discussions with staff about design and open space. The previous roadway layout included two internal full stop intersections along the southernmost roadway. The current design eliminates one stop-controlled intersection on the southwestern side of the Enclave. This design allows for a more logical roadway design as well as positioning more of the open space internally to the subdivision. However, given this change, the block length variance is necessary (see specific discussion below)

Sidewalk Requirement: Sidewalks are being provided on both sides of the internal streets. The multi-use path along the frontage of Fort Mill Parkway has been provided.

Commercial Appearance Review: The area labeled as future development is for the retirement facility. This project will be required to submit for Commercial Appearance Review approval.

During a discussion between staff and the Planning Commission at the October 2024 meeting, it was incorrectly stated that the townhomes will also be subject to Commercial Appearance Review. This should be clarified if the Commission makes a motion to recommend approval of the preliminary plat.

Subdivision Variance Request:

Although a subdivision variance request must be considered separately from the preliminary plat approval, the preliminary plat cannot proceed without approval of the variance. Therefore, staff included the variance discussion within the same staff report. However, the vote on the subdivision variance must occur first, prior to voting on the preliminary plat.

The logic supporting the subdivision variance request has already been presented above and within the application submitted by the applicant. Section 32-12 of the subdivision ordinance allows the Planning Commission to grant variations and modifications. Section 32-11 presents the standards by which a subdivision variance must be reviewed: *Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the chapter would result in substantial hardship or inequity, the planning commission may vary or modify, except as otherwise indicated, requirements of design, but not of procedure or improvements, so that the subdivider may develop his property in a reasonable manner, but so, at the same time, the public welfare is protected and the general intent and spirit of this chapter is preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and may be waived by an affirmative vote of two-thirds of the membership of the planning commission.*

Landscaping: Landscaping as detailed on sheets L-100 through L-110 meets the Town of Fort Mill requirements.

Town Department Reviews: Town of Fort Mill Utilities and Engineering have communicated approval of the preliminary plan only, with final review and approval occurring at the civil plan construction document stage. Fire Department has requested height verification for Townhomes 1-9, which can be addressed by the applicant at the time of civil plan construction document submission.

SUBDIVISION ORDINANCE VARIANCE REQUEST ALTERNATIVES	
1.	Approve the subdivision ordinance variance request as submitted
2.	Approve the subdivision ordinance variance request with modifications
3.	Do not approve the subdivision ordinance variance request

Agenda Action Item #1 : *Planning Commission Review of Subdivision Ordinance Variance Request*

Agenda Item Status	The applicant’s request for a block length variance request appears to be consistent with the standards for reviewing a variance request per Section 32-11 of the Subdivision Ordinance.
Name & Title	Joey Adams-Raczkowski, Deputy Planning Director
Department	Planning Department
Date of Request	December 17, 2025

Legislative History	
Planning Commission	Scheduled for January 20, 2026
Effective Date	Upon approval

Attachments

- Subdivision Ordinance Variance Application

PRELIMINARY PLAT REQUEST ALTERNATIVES	
1.	Approve the preliminary subdivision plat as submitted
2.	Approve the preliminary subdivision plat with modifications
3.	Do not approve the preliminary subdivision plat

Agenda Action Item #2 : *Planning Commission Review of Williams Reserve Preliminary Plat*

Agenda Item Status	The Williams Reserve Preliminary Plat is consistent with Town of Fort Mill standards (Planning, Zoning, and Utilities) as well as the accompanying PND standards for this subdivision. Civil Construction plans will also be subject to review by SCDOT for encroachment permitting. This SCDOT review may necessitate a revision to the entrance alignment and/or other design features. If the overall access and/or design of the subdivision changes significantly, the applicant will be required to seek revised preliminary plan approval. Lastly, for clarification, the townhome units do not have to seek Commercial Appearance Review. (Note: The Town will not accept civil construction plan drawings for any of the residential
--------------------	---

	portions of Williams Reserve until the developer obtains all approvals from York County for the access to Village 3- The Enclave at Williams Reserve.)
Name & Title	Joey Adams-Raczkowski, Deputy Planning Director
Department	Planning Department
Date of Request	December 17, 2025

Legislative History	
Planning Commission	Scheduled for January 20, 2026
Effective Date	Upon approval

Attachments

- Preliminary Plat Application
- Vicinity Map
- Project Sketch Plan as submitted on August 20, 2024, and approved by Planning Commission on October 15, 2024, including minutes of that meeting.
- Williams Reserve Preliminary Plat and Landscaping Plan as submitted on December 17, 2025, for Planning Commission review on January 20, 2026.
- Williams Reserve PND Standards

Subdivision Variance Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Mattamy Carolina Corporation
2127 Ayrley Town Blvd, Suite 202
Mailing Address: Charlotte, NC 28273
Telephone Number: 704-728-8306

Property Information:

Address: Williams Road & Fort Mill Parkway
Current Zoning: PND
Current Use of Property: Vacant

Submission Checklist

- Completed application*
- Illustration or site plan of proposal
- Application fee (\$100)*

Additional materials may be required upon request of Town Staff
*Required with submission

The Planning Commission may grant a variance from the requirements of the Subdivision Ordinance whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the chapter would result in substantial hardship or inequity. The entirety of the requirements for granting a subdivision variance are noted on page 2 of 2. Please consider these requirements within your written request below.

Please describe why you cannot meet the strict application of the subdivision requirements in this instance:

The block length in question is related to the Enclave at Williams Reserve portion of the overall proposed development. While the ordinance can be met, it creates a condition where a large portion of the open space would be located behind proposed residential lots and therefore likely unusable. The requested block length variance (approximately 150-ft in length) allows for the open space to be positioned internal to the subdivision activating the open space for the future residents.

APPLICATION CONTINUED ON NEXT PAGE

Town of Fort Mill Subdivision Ordinance, Section 32-11 -- Variance

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the chapter would result in substantial hardship or inequity, the Planning Commission may vary or modify, except as otherwise indicated, requirements of design, but not of procedure or improvements, so that the subdivider may develop his property in a reasonable manner, but so at the same time, the public welfare is protected and the general intent and spirit of this chapter is preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and may be waived by an affirmative vote of two-thirds of the membership of the Planning Commission.

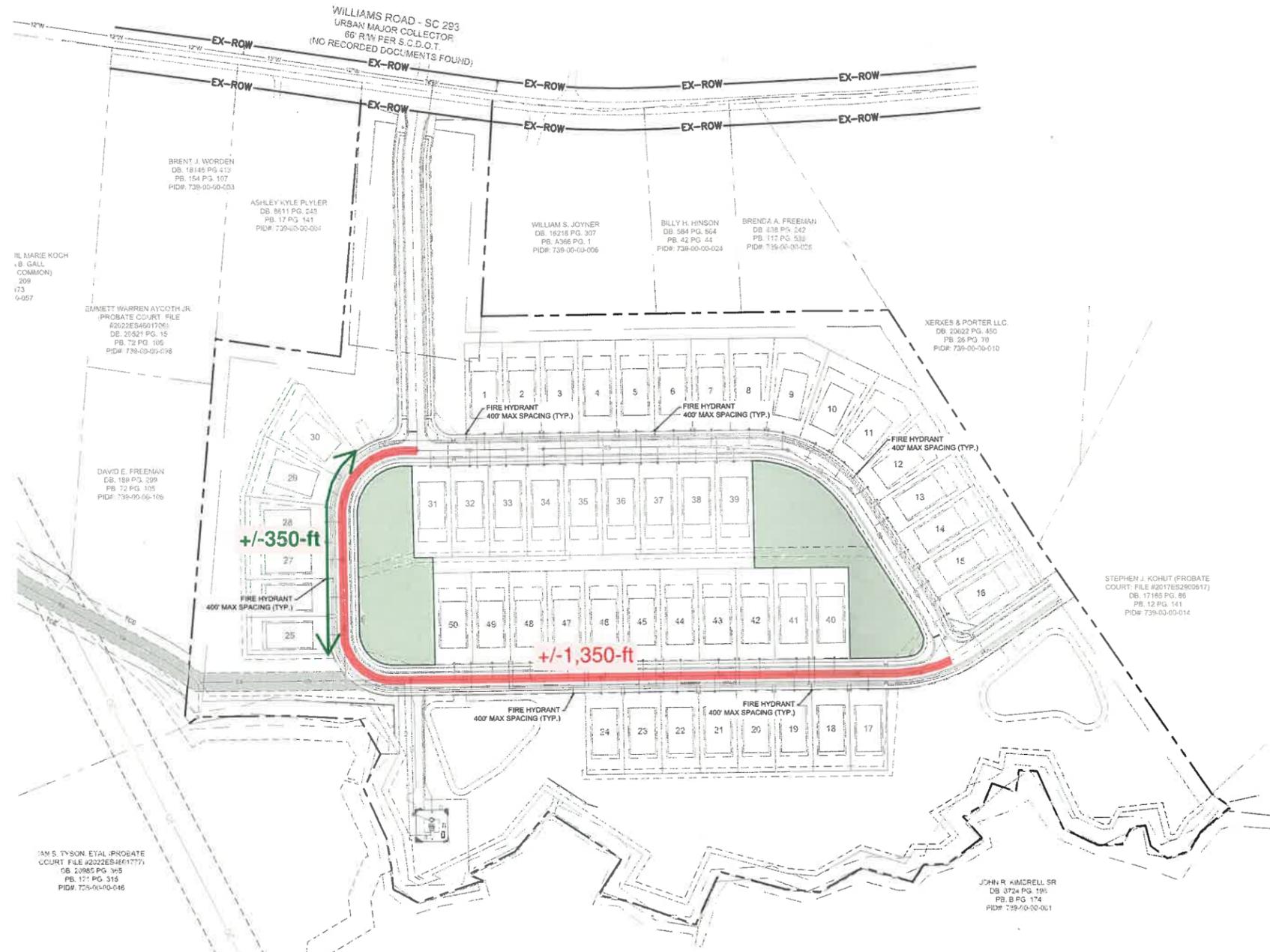
Town of Fort Mill Subdivision Ordinance, Section 32-12-- Conditions of modification

In granting variations and modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives and standards or requirements so varied or modified.

Acknowledgment of Requirements: Additional permitting after Planning Commission approval may be required prior to beginning work, including subdivision plat review, zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

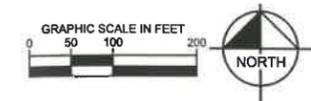

Signature _____ Date 12/16/2025

NO SURVEYED FIRE HYDRANTS WITHIN
CLOSE PROXIMITY TO PROPOSED DEVELOPMENT



**BLOCK LENGTH VARIANCE REQUEST
(CURRENT LOT LAYOUT)**

Plotted By: D:\dwg\Chase Data\December 19, 2025 12:09:24pm File Path: C:\FCM\FCM_Plan\5033 Williams Reserve\02_DWG\Civil\Utility\PLAN.dwg
 This document, together with the concepts and designs prepared herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 580 KINGSLEY PARK DR., SUITE 100, FORT MILL, SC 29715
 PHONE: 803-724-7755
 WWW.KIMLEY-HORN.COM
 SC LICENSE #00166



KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY	AJG
DRAWN BY	CDA
CHECKED BY	JEH

FIRE SAFETY

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-513



SUBDIVISION PRELIMINARY PLAT APPLICATION

TOWN OF FORT MILL DEVELOPMENT CENTER

200 TOM HALL STREET • FORT MILL, SC 29715

(803) 835-2337 • DevelopmentCenter@FortMillSC.gov

REQUIRED INFORMATION FOR SUBMITTAL

- Prior to the submittal of a subdivision preliminary plat application to the Town of Fort Mill, a pre-application conference shall be required.
- Planning Department Review Fee: \$500 plus \$20 per lot when Planning Commission review is required. \$400 plus \$20 per lot when administrative review is applicable. This fee also covers civil construction plan review. Additional fees may apply from the Utilities and Stormwater Departments.
- The size of the Preliminary Plat, along with the number of sets and format, should conform to the following: Five, 24" x 36" plan-sets and one PDF file of the proposed project.

PROJECT INFORMATION

Name of Project/Development: Williams Reserve

Project Address (If Available): SE & SW Quadrants of Williams Rd/Fort Mill Pkwy Intersection

Tax Map Identification Number(s): 0201701064, 0201701065, 7390000005

Applicant Name/Mailing Address: Mattamy Carolina Corporation
2127 Ayrsley Town Blvd, Ste 202, Charlotte, NC 28273

Applicant Phone: 704-728-8306

Applicant Email Address: Jerry.Whelan@mattamycorp.com

Name/Mailing Address of Owner: _____

PROPERTY OWNER ACKNOWLEDGEMENT

As the property owner, I do hereby agree to designate Mattamy Homes and/or Kimley-Horn

to serve as my agent regarding this application, to receive and respond to comments generated by the Town of Fort Mill, to resubmit plans as necessary on my behalf, and to represent me at meetings regarding this application:

Printed Name: Marshall Hinson

Signature/Date:  10/14/2025



SUBDIVISION PRELIMINARY PLAT APPLICATION

TOWN OF FORT MILL DEVELOPMENT CENTER

200 TOM HALL STREET • FORT MILL, SC 29715

(803) 835-2337 • DevelopmentCenter@FortMillSC.gov

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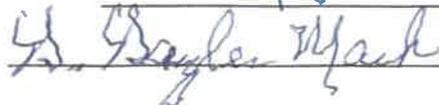
Applicant Email Address: Jerry.Whelan@mattamycorp.com

Name/Mailing Address of Owner: _____

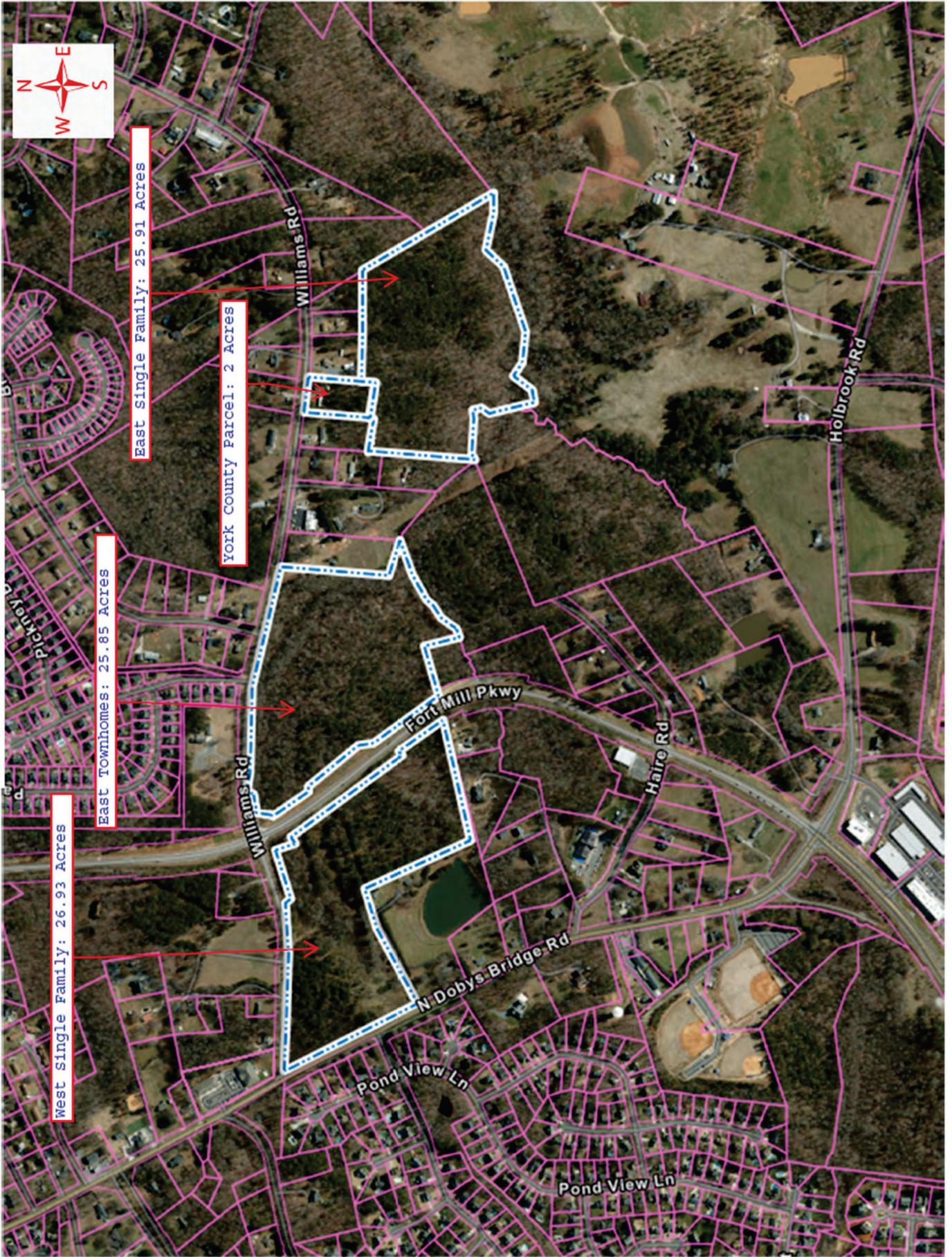
PROPERTY OWNER ACKNOWLEDGEMENT

As the property owner, I do hereby agree to designate Mattamy Homes and/or Kimley-Horn to serve as my agent regarding this application, to receive and respond to comments generated by the Town of Fort Mill, to resubmit plans as necessary on my behalf, and to represent me at meetings regarding this application:

Printed Name: B. Bayles Mack

Signature/Date:  10/16/2025

Williams Reserve PND Vicinity Map



Date: October 24th, 2024

Department: Planning Department

Project/Submittal: Williams Reserve Sketch Plan

Location: Fort Mill Parkway/Williams Road area

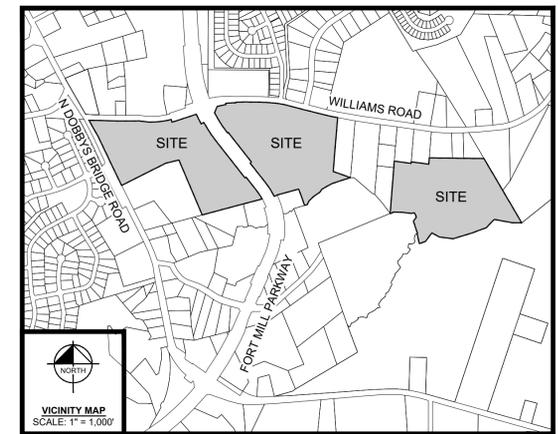
Status: On Tuesday October 15th, 2024, the Williams Reserve Sketch Plan was **APPROVED** as submitted by the Town of Fort Mill Planning Commission. Attached is the approved sketch plan along with the paid receipt. If you have any questions or concerns, please contact me at 803-835-1162 or via email at amoore@fortmillsc.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex J. Moore".

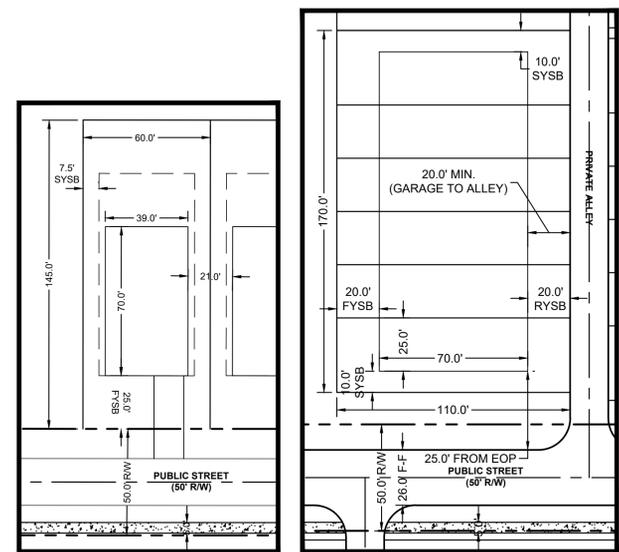
Alex J. Moore

Plotted By: Shirley, Sara Layout: EXH - Overall - October 08, 2024 10:00:30am K:\CHL_PRJ\011624010 Pulte General Sketch\520 - Fort Mill By Pass - Williams Rd\02 - DWS\References\Site-V5.dwg

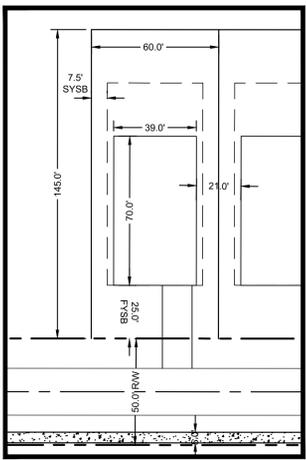
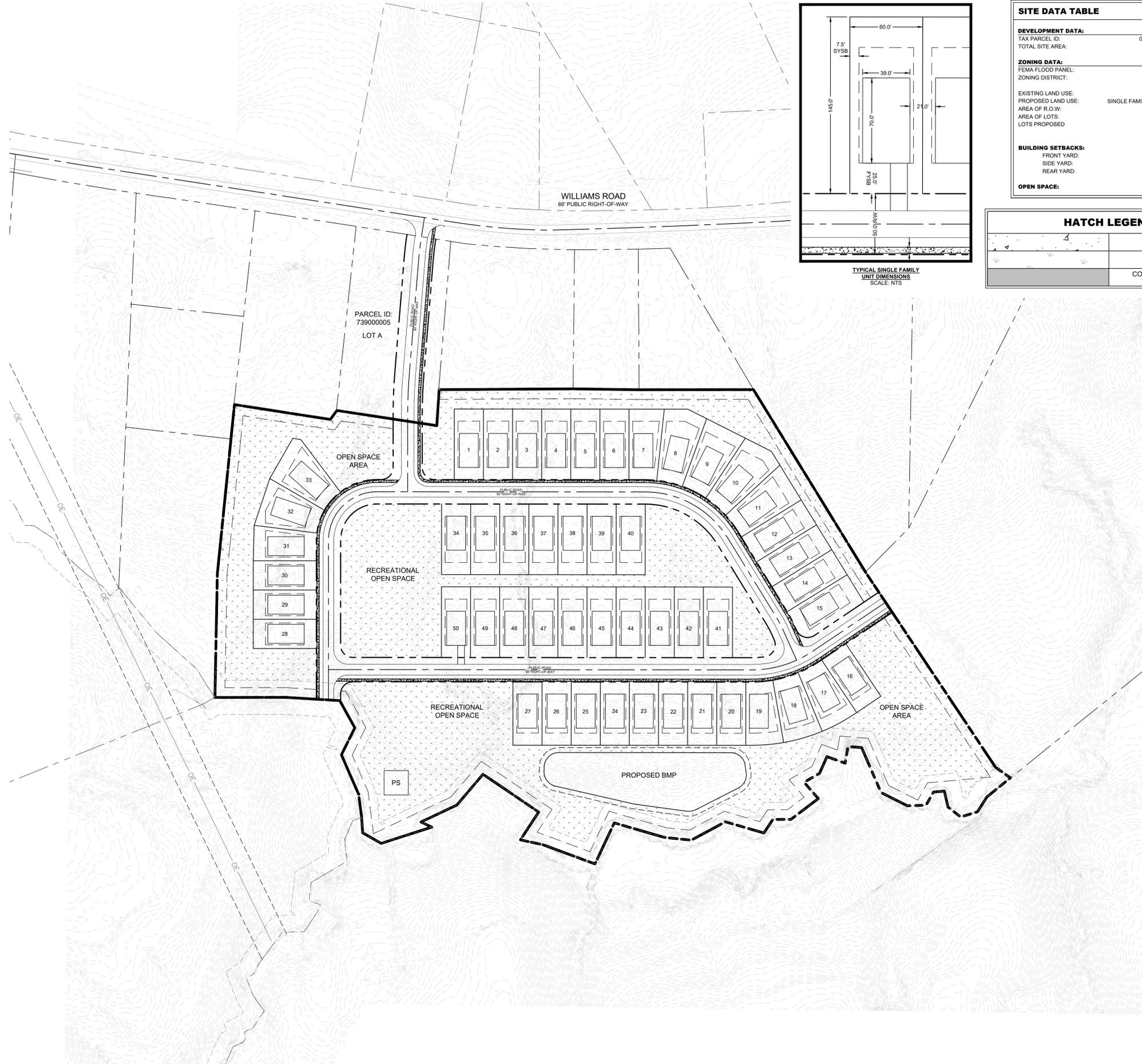


SITE DATA TABLE	
LAND USE:	
DEVELOPMENT DATA:	
TAX PARCEL ID:	0201701065 & 0201701064
EAST SF:	± 25.91 ACRES
WEST SF:	± 26.93 ACRES
EAST TH:	± 25.85 ACRES
TOTAL SITE AREA:	± 78.69 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	PND
EXISTING LAND USE: RESIDENTIAL / VACANT	
SINGLE FAMILY EAST SIDE PARCEL	
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W:	3.20 AC
AREA OF LOTS:	9.58 AC
LOTS PROPOSED	50
SINGLE FAMILY WEST SIDE PARCEL	
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W:	3.74 AC
AREA OF LOTS:	12.40 AC
LOTS PROPOSED	63
RETIREMENT FACILITY AND TOWNHOMES PARCEL	
PROPOSED LAND USE:	TOWNHOMES (25' x 95') * CAN RANGE IN WIDTH FROM 20'-30'
PROPOSED LAND USE:	RETIREMENT FACILITY
TH PROPOSED UNITS:	80
PROPOSED PARKING:	158
AREA OF R.O.W:	1.99 AC
AREA OF LOTS:	6.22 AC
OVERALL DENSITY:	193/78.69 = 2.45 DUA
OVERALL DENSITY PROPOSED WITH RETIREMENT FACILITY:	
	408/78.69 = 5.18 DUA
OPEN SPACE:	
PROVIDED(38%):	29.59 AC
REQUIRED (35%):	27.54 AC
RECREATIONAL OPEN SPACE:	
PROVIDED:	11.53 AC
REQUIRED (195 LOTS * 335 SF/LOT = 65,325 SF):	1.49 AC

NOTE: AMENITY AREAS MAY INCLUDE BUT ARE NOT LIMITED TO DOG PARK, TOT LOT, POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOCCIE, FIRE PITS, AND/OR GRILLING STATIONS.

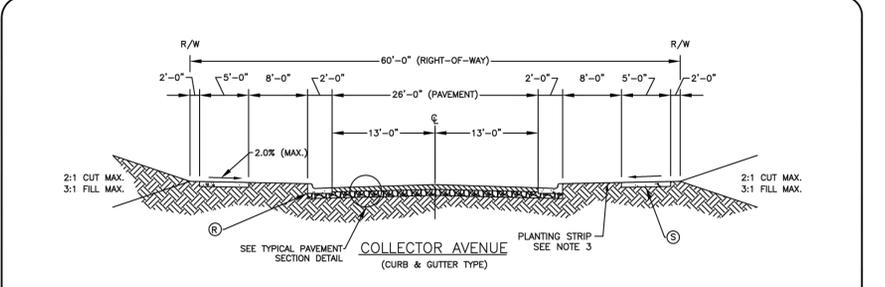
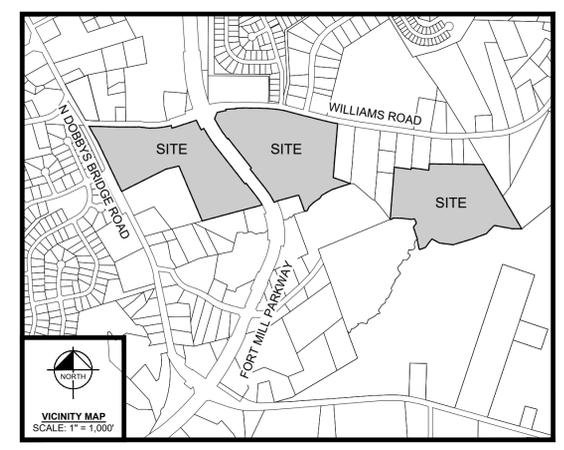


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ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	(TO BE DETERMINED)
EXISTING LAND USE: RESIDENTIAL / VACANT	
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W.:	3.20 AC
AREA OF LOTS:	9.58 AC
LOTS PROPOSED:	50
BUILDING SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7.5' - 15' (CORNER LOT)
REAR YARD:	25'
OPEN SPACE:	
SEE OVERALL SHEET	

HATCH LEGEND	
	SIDEWALK
	OPEN SPACE
	CONSERVATION LAND



KEY

- (R) 2'-0" STANDARD CURB AND GUTTER OR 2'-0" ROLLED GUTTER
- (S) 5'-0" 4" THICK CONCRETE SIDEWALK

ASPHALT SURFACE COURSE (FINAL LIFT):
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
1) 80% DEVELOPMENT OCCUPANCY, OR
2) MINIMUM 18 MONTHS FROM 1ST LIFT OR INTERMEDIATE COURSE PLACEMENT.

ASPHALT SURFACE COURSE:
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS.

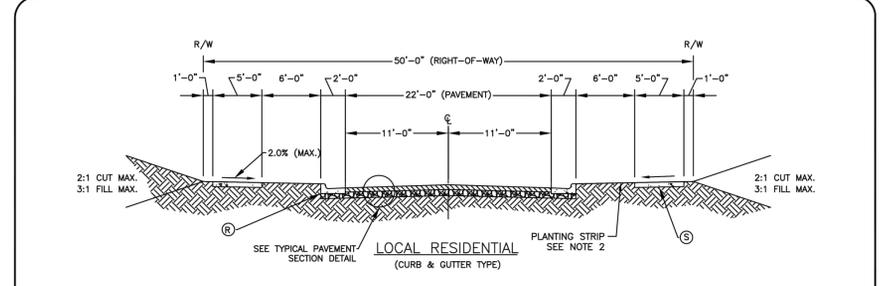
ASPHALT INTERMEDIATE COURSE:
2.25" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 402 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS.

AGGREGATE BASE COURSE:
8" COMPACTED AGGREGATE BASE COURSE MEETING SECT. 305 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS. PRIME COAT MAY BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER.

NOTES:

1. THIS DETAIL IS APPLICABLE TO BOTH RESIDENTIAL AND NON-RESIDENTIAL COLLECTOR USES.
2. REFER TO SECT. 154.063 OF THE LAND DEVELOPMENT CODE FOR SIDEWALK REQUIREMENTS.
3. PLANTING STRIPS SHALL BE GRADED TO 1" PER FOOT (MIN.) UP TO 14" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE COUNTY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
4. PROVIDE THERMOPLASTIC PAVEMENT MARKINGS FOR TRAVEL LANES PER SCDDOT/MUTC STANDARDS.

YORK COUNTY LAND DEVELOPMENT STANDARDS	COLLECTOR AVENUE TYPICAL CURB & GUTTER SECTION	STD. NO.	REV.
		1.06	01
		DATE	02/22



KEY

- (R) 2'-0" STANDARD CURB AND GUTTER OR 2'-0" ROLLED GUTTER
- (S) 5'-0" 4" THICK CONCRETE SIDEWALK

ASPHALT SURFACE COURSE (FINAL LIFT):
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
1) 80% DEVELOPMENT OCCUPANCY, OR
2) MINIMUM 18 MONTHS FROM 1ST LIFT COURSE PLACEMENT.

ASPHALT SURFACE COURSE (1ST LIFT):
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS.

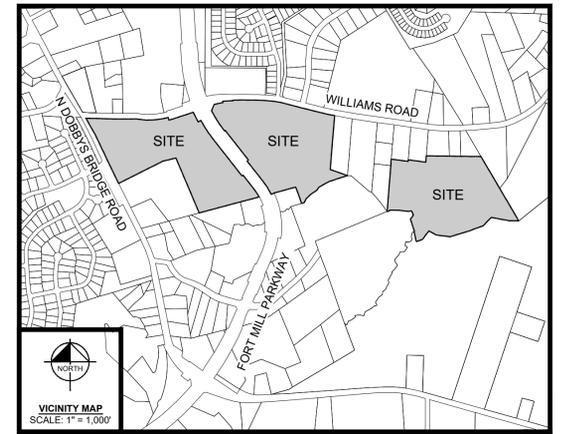
AGGREGATE BASE COURSE:
8" COMPACTED AGGREGATE BASE COURSE MEETING SECT. 305 OF THE SCDDOT CONSTRUCTION MANUAL DESIGN STANDARDS. PRIME COAT MAY BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER.

NOTES:

1. REFER TO SECT. 154.063 OF THE LAND DEVELOPMENT CODE FOR SIDE WALK REQUIREMENTS.
2. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1" PER FOOT (MIN.) UP TO 14" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE COUNTY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.

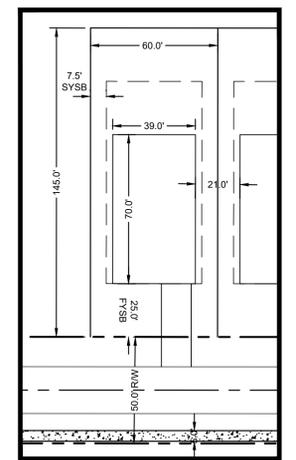
YORK COUNTY LAND DEVELOPMENT STANDARDS	LOCAL RESIDENTIAL TYPICAL CURB & GUTTER TYPE SECTION	STD. NO.	REV.
		1.02	01
		DATE	02/22

Plotted By: Shirley, Sara Layout: EXH - West - SF - October 08, 2024 10:01:21am K:\CHL_PRJ\011624010 Pulte General Sketch\520 - Fort Mill By Pass - Williams Rd\02 - DWG\References\Site-V5.dwg

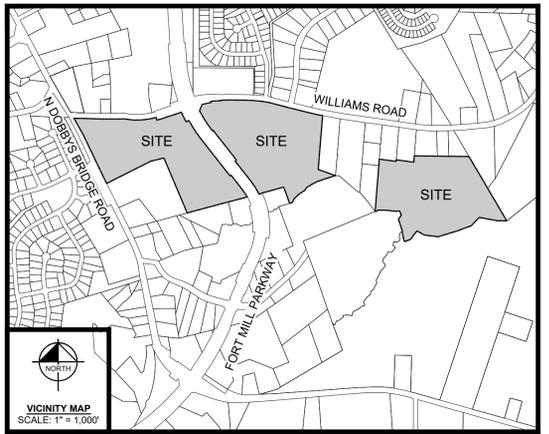
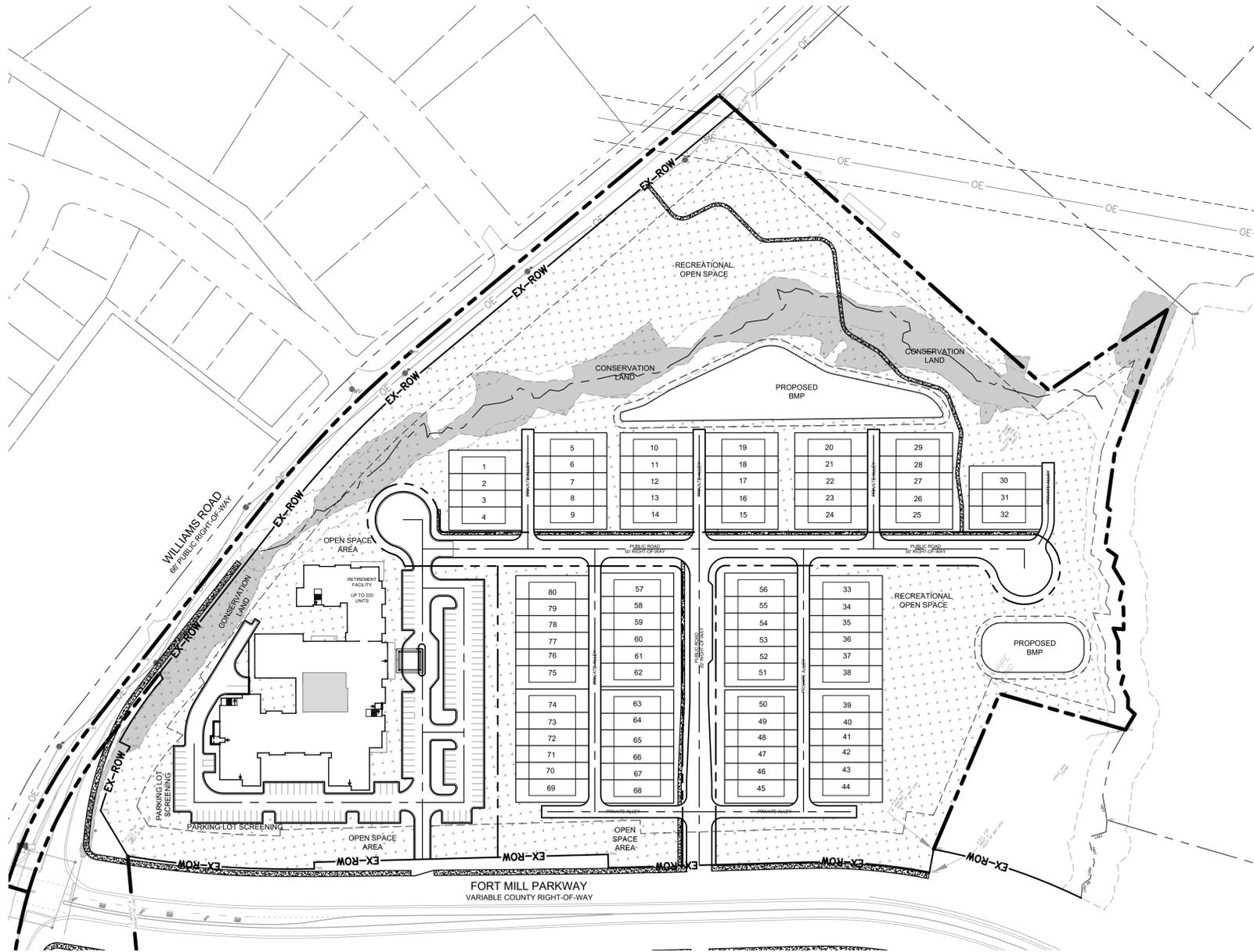


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ZONING DISTRICT:	(TO BE DETERMINED)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W.:	3.74 AC
AREA OF LOTS:	12.40 AC
LOTS PROPOSED:	63
BUILDING SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7.5' - 15' (CORNER LOT)
REAR YARD:	25'
OPEN SPACE:	SEE OVERALL SHEET

HATCH LEGEND	
	SIDEWALK
	OPEN SPACE
	CONSERVATION LAND

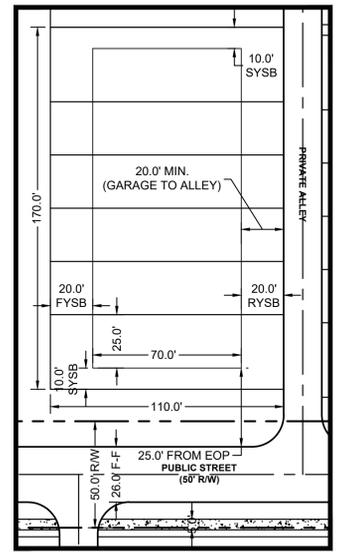


TYPICAL SINGLE FAMILY UNIT DIMENSIONS
SCALE: NTS



SITE DATA TABLE	
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ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	(TO BE DETERMINED)
RESIDENTIAL PARCEL	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES/RETIREMENT FACILITY
AREA OF R.O.W.:	1.99 AC
AREA OF LOTS:	6.22 AC
TOWNHOME LOTS PROPOSED:	80
TOTAL SITE AREA:	21.23 ACRES
BUILDING SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
RETIREMENT FACILITY PARCEL	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETIREMENT FACILITY
TOTAL SITE AREA:	4.62 ACRES
PROVIDED PARKING:	152
OPEN SPACE:	SEE OVERALL SHEET
CONSERVATION LAND:	
SHOWN:	3.99 AC

HATCH LEGEND	
	SIDEWALK
	OPEN SPACE
	CONSERVATION LAND



TYPICAL TOWNHOME DIMENSIONS
SCALE: NTS

Plotted By: Shirley, Sara Layout: EXH - EAST - TH October 08, 2024 10:01:40am K:\CHL_PRJ\011624010 Pulte General Sketch\520 - Fort Mill By Pass - Williams Rd\02 - DWG\References\Site-V5.dwg

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
October 15, 2024
112 Confederate Street
6:00 PM**

Present: Chairman Mark Kerr, Jason Therrell, Erin Pratt, Dan Stout, Daniel Reynolds, Planning Director Penelope Karagounis, Senior Planner Alex Moore, Planner Lauren Hebert

Absent: Vice Chairman Matt Lucarelli, Sarah Curtis

Guest: See attached sign-in sheet

Chairman Mark Kerr called the Planning Commission meeting to order at 6:00 pm on Tuesday, October 15, 2024, and welcomed everyone in attendance.

APPROVAL OF MINUTES

Chairman Mark Kerr gave the Planning Commission an opportunity to review and comment on the August 20, 2024, Planning Commission meeting minutes.

Commissioner Daniel Reynolds commented that the minutes included a 6-1 vote for Item Four (Commercial Appearance Review: Columbarium) on the August 20, 2024, agenda. He noted that Vice Chairman Matt Lucarelli recused himself from the item, so the vote should be 5-1 in the minutes.

Commissioner Reynolds made a motion to correct the August 20, 2024, minutes for Item Four, Church Columbarium, from a 6-1 vote to a 5-1 vote. The motion was seconded by Commissioner Dan Stout. The motion to approve the minutes was approved by a 5-0 vote.

OLD BUSINESS ITEMS

1. Commercial Appearance Review: CWTR Inv., LLC

Planner Lauren Hebert provided a brief overview of the request for Commercial Appearance Review approval. Ms. Hebert noted that the request was deferred by the Planning Commission at the August 20, 2024, meeting. Further, it was noted that the request is for a 7,500 sq. ft. flex building at 430 Highway 21 Bypass South from CWTR Investments LLC (Scott Couchenour).

Ms. Hebert explained that the Planning Commission previously deferred action on the item until full renderings could be provided and the applicant has since provided updated exterior elevations. She noted that the updated elevations include brick masonry, canvas awnings, board and batten siding, and dock doors all to match the existing building.

Ms. Hebert stated that the proposed plan generally complies with all zoning requirements and is pending review by Town staff. She explained that staff does recommend in favor of approval for the request with the condition that staff can administratively approve minor adjustments to the proposed plan to satisfy the comments and requirements made by staff.

Planning Director Penelope Karagounis informed the commission that the applicant was in attendance with sample materials. Chairman Kerr invited the applicant, Scott Couchenour, to share the samples.

Mr. Couchenour provided the commission with brick samples and stated that the intent was to match the brick on the existing building as close as possible. Mr. Couchenour requested that he be able to change the brick if a more similar option comes available, but that he would be fine using the brick materials provided.

Mr. Couchenour further provided color samples for the side drive-in door. He noted that while it was shown as being white on the drawings, he would like it to be red to match the red metal materials and red paint on the back of the building. He indicated that it would be the same color as the metal on the existing building.

There being no further questions or comments, Chairman Kerr called for a motion. Commissioner Jason Therrell made a motion to approve the request with the language that if staff needs to make minor adjustments they can do so. Commissioner Stout seconded the motion. The motion to approve the Commercial Appearance Review request was approved by a 5-0 vote.

2. **Sketch Plan: Williams Reserve (formerly known as Crossroads)**

Senior Planner Alex Moore provided a brief overview of the request, the purpose of which was to review and approve a sketch plan for a proposed Planned Neighborhood Development (PND) development at the intersection of Fort Mill Parkway and Williams Road and along Williams Road.

Mr. Moore noted that this was the second PND sketch plan for the site to come before the Planning Commission with the first iteration being at the August 20, 2024, meeting. Mr. Moore explained that the commission voted to defer action on the sketch plan at the August 20, 2024, meeting until strong confirmation was provided regarding accessibility through the parcel with Tax Map Number 739-00-00-005.

Mr. Moore stated that since the August meeting, an access easement agreement had been established between the property owner of the parcel and Land Investment Resources, LLC, which allows access to the 25-acre tract south of the parcel with the stipulation that Land Investment Resources, LLC, or its assigns, acquire title to the larger parcel no later than December 30, 2025. Otherwise, the access agreement will be null and void.

Mr. Moore explained that the York County Planning Director had reviewed the access easement agreement and has indicated if annexation of the parcel or any part thereof does not occur, then the proposed road section would have to be reviewed by the County. Mr. Moore stated that the developer should be reminded that the parcel remains regulated by county standards at this time.

Mr. Moore also noted that another revision to the sketch plan is that the proposed townhomes now include rear-loaded garages. He indicated the unit numbers had changed with 113 proposed single-family lots, which was a decrease from the previously proposed 124 single-family lots. Additionally, the updated sketch plan has 80 townhome units, a decrease from the previously proposed 85 townhome units.

Mr. Moore noted that the sketch plan indicates that the basic open space requirements will be met, but that a more detailed plan must be provided with the preliminary plat submittal.

Mr. Moore also highlighted that a Traffic Impact Analysis (TIA) will be performed for the project and will have to be completed prior to the acceptance of a preliminary plat for review. He noted that the preliminary plat would come back to the Planning Commission for review.

Mr. Moore explained that there will be a Commercial Appearance Review for the townhome and retirement facility portion of the project. He also stated that approval of the sketch plan does not mean that all access points shown will be approved by SCDOT.

Staff recommended approval of the sketch plan as submitted. Mr. Moore informed the commission that staff received an email in opposition to approval of the sketch plan.

Sara Shirley, on behalf of the applicant, stated that she had nothing to add to the staff report but was available to answer questions.

Chairman Kerr confirmed that the density of the development had dropped. Mr. Moore confirmed that was correct and that the single-family lots were reduced by 11 and the townhome units were reduced by 5.

Commissioner Reynolds asked what the date for the third parcel to be annexed was. Mr. Moore explained that the access easement agreement does not stipulate an annexation deadline, but rather that the developer must take ownership of the larger parcel by 2025.

Chairman Kerr confirmed that the townhomes would have garages in the rear. Mr. Moore stated that is correct.

Commissioner Stout asked if the development is still proposed to be an age-restricted community. Mr. Moore indicated that it is not but that the retirement facility may take age into account.

There being no further questions or comments, Chairman Kerr asked for a motion. Commissioner Therrell made a motion to approve the sketch plan as submitted. The motion was seconded by Commissioner Stout. The motion to approve the sketch plan as submitted was approved by a 4-1 vote, with Chairman Kerr opposing.

NEW BUSINESS ITEMS

1. Road Name Approval: Catawba Ridge Market

Senior Planner Alex Moore gave a brief overview of the request from Aston Properties the purpose of which was to gain approval of the proposed road names for Catawba Ridge Market.

Mr. Moore outlined the street names submitted for review to include Mary Hinson Court, Azimuth Trail, and Stadia Street. Mr. Moore highlighted that York County has approved of the project name and street names.

There being no questions or comments, Chairman Kerr entertained a motion. Commissioner Reynolds made a motion to approve the road names. The motion was seconded by Commissioner Pratt. The motion to approve the road names was approved by a 5-0 vote.

2. Rezoning Request: Williamson Mill Redevelopment

Planning Director Penelope Karagounis gave an overview of the request, the purpose of which was to request rezoning of approximately 15.9 acres owned by Unique USA, Inc. from GI, General Industrial, and R-10, One Family Residential District to MXU, Mixed Use Development District.

Ms. Karagounis gave a brief history of the existing building, citing that it was originally utilized as a cotton mill and was in operation as the White Plant until 2003. She noted that the property was sold to Nayer Nassri of Unique USA, Inc. in 2005.

WILLIAMS RESERVE

A Whole-Life Planned Community

PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT STANDARDS

1. Statement of General Facts, Conditions & Objectives

Size: Approximately +/- 78.26 AC

York County Tax Map #'s: 0201701064, 02011700165, 0739000005

The development depicted on the Planned Development Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and size of individual site elements may be altered or modified during design development and construction phases, within the limits of the Town of Fort Mill Code of Ordinances or as otherwise established through the standards outlined in the Williams Reserve Planned Neighborhood Development District (PND) Standards. The Applicant reserves the right to modify the total number of units and uses identified within individual development parcels, reconfigure street layouts, provided that the maximum density for the entire development does not exceed the maximum density permitted.

Purpose: The purpose of this district is to provide a single community for a family's life-long growth. Each area of the development will compliment surrounding residential. The East Single-Family parcel will consist of estate lots suitable for families with children. The West Single-Family parcel will contain smaller lots intended for small families or empty-nesters. The East Townhome parcel is the housing choice for those families downsizing as children moveout and residents desire less maintenance. The East Retirement Facility is intended as a Continuum of Life option with age-restricted independent living units designed for older adults who are generally able to care for themselves. As a part of the continuum of care, an Assisted Living unit will be constructed which may provide all the daily services seniors need such as activities, dining, housekeeping, nursing, and wellness in a locked and secured building.

These standards, as established by the Williams Reserve PND Standards, as set out below and as depicted on the Planned Development Site Plan, in addition to Article II, Section 6 of the Fort Mill Zoning Code, shall be followed in connection with development taking place on the site.

2. Land Use Designations & Development Standards:

The land uses authorized for the Williams Reserve Development consists of:

- Single Family Residential Homes
- Townhomes
- Retirement Facility

The following represents the respective requirements for the use and development within each designated land use area of the Williams Reserve Development

3. Overall PND Density and Districts:

The overall density authorized for the Williams Reserve Development consists of:

- Residential Single-Family– Up to 118 Total Units provided, however, the aggregate total of Single-Family Units may not exceed the breakout as indicated below.
 - West parcel 68 units +-
 - East parcel 50 units maximum
- Townhomes – up to 110 units
- Retirement Facility – up to 180 age-restricted Independent Living units and 40 Assisted Living units

A. Residential Uses

Purpose: These areas as indicated on the Site Plan are designed to permit a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and with market potential for such uses. While some proposed uses will be complimentary and align with existing surrounding product types. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market is sufficiently broad and flexible to meet the various consumer demands.

Permitted Uses: Within these areas, a building or premises shall be used only for the following purposes:

1. Dwelling, single-family, detached.
2. Dwelling, Townhomes.
3. Subdivision sales office provided that:
 - a. The use serves the subdivision in which it is located.
 - b. A site plan is submitted; designating location, proposed parking areas, signage designation and proposed landscape improvements associated with the sales center.
 - c. The use be terminated upon completion of the sale of ninety-five percent (95%) of the total number of homes and / or lots; provided, however, that a model or demonstration unit may be used for sales purposes until the last unit or lot is sold.

Development Standards: Notwithstanding development standards set forth by Town of Fort Mill Codes, additional development standards for this district are below:

1. Density shall not exceed 408 units (+/- 8 DUA for the usable, non-open space land).
2. Setbacks for single-family dwellings shall be twenty-five feet (25) front; twenty-five feet (25) rear; and side setbacks shall be seven and one-half feet (7.5) minimum and a

maximum of ten feet (10).

3. Setbacks for townhome dwellings shall be twenty feet (20) front: fifteen feet (15) rear.
4. Maximum height of buildings will be three and a half (3.5) stories, not to exceed 35 feet.
5. There are Conservation Lands contained within the site. They have been identified on the plan.
6. Detached lighting on the project site will be limited to 15 feet in height and incorporate a fixture design to minimize glare and light pollution to adjacent parcels. All lighting fixtures will be energy efficient in nature with limited glare, including decorative lighting such as bollards and up lighting for way-finding that may be installed along sidewalks, walking paths, and parking areas.
7. Internal streets shall meet design approval based on Town standards.
8. All HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, will be screened from public view at grade utilizing a combination of opaque screening and or landscape planting.
9. All new public utility transmission and distribution lines will be placed underground.

B. Retirement Facility Uses

Purpose: The purpose of this district is to provide an area for a continuum of care development whose use will compliment surrounding residential. This area will help create a continuum of community through connected development and provide a sense of unity and place.

Permitted Uses: Within this area, a building or premises shall be used only for the following purposes:

1. Age-restricted Independent Living dwellings.
2. Assisted Living units
3. Building containing supportive services such as skilled nursing, dining, and health.

Development Standards: A more detailed site plan and landscape plan for the Retirement (Continuum of Care) Facility will be submitted upon Preliminary Plan submittal.

4. Open Space Standards. Development standards set forth by Town of Fort Mill Zoning Code, Article II, Section 6(4) are as below:
 1. The development will meet the 35 percent required open space for the total acreage,
 2. No storm detention basins are included in the open space, and none of the open space is contained within lots,
 3. Open space has the characteristics to achieve the specified purposes,
 4. Open space is shown on the plan, and is appropriately labeled,
 4. Deed instrument to be submitted with the plan to the Planning Commission,
 5. Calculation will be provided showing compliance with this condition,
 6. Permitted common recreational amenities will be included in the open space, however, no more than 5% shall consist of impervious surfaces,
 7. Open space will be dedicated to one or more of the listed uses.

5. On-site parking areas:

1. Will be applicable to the Retirement Facilities and any community amenities only. Full compliance will be observed upon final site plans for same. All residential units (single family and townhomes) to have two car garages and two driveway spaces.
2. A detailed parking and landscape plan for the Retirement Facility and community amenities will be submitted at time of Preliminary Plat.

6. Landscaping, screening and Buffers:

1. Bufferyards between the development and adjacent properties and along state-maintained roads will meet the minimum requirements for and between uses prescribed by the buffer yard requirements as generally depicted on the Planned Development Site Plan, and as specified in buffer yard requirements of Town of Fort Mill Code of Ordinances.
2. Any required buffers for on-site streams, sensitive natural areas, protected environmental regions, etc. may be considered in the development of required buffer yards subject to the applicable Regulatory Agency and the Town of Fort Mill.
3. Existing vegetation may be used in lieu of required landscape plantings to satisfy buffer and / or screening requirements. In this circumstance, Applicant shall not be required to install landscape plantings or materials within those portions of the prescribed buffer yards that currently contain vegetation, wetlands or mature hardwoods.
4. All property boundaries abutting Doby's Bridge, Williams, and the Bypass shall have minimum 20-foot-wide buffers.
5. All existing vegetation along Doby's Bridge Road shall be maintained in a buffer not less than 50 feet in width. Buffers along Williams Road and the Bypass at a minimum will meet the planting requirements of (4) above, unless upon final grading plan, areas of existing vegetation can be saved.
6. Applicant reserves the right to construct a wall, berm or combination thereof in order to reduce the buffer and / or screening requirements as outlined above.
7. A 55-foot-wide open space buffer separates all property boundaries that abut adjacent parcels.
8. A 110-foot-wide open space buffer separates all townhome and active recreation areas that abut adjacent parcels.

7. Traffic improvements:

1. Subject to the final provisions of the TIA, no existing streets bordering the development are expected to have right of ways, traffic carrying capacities or sight lines that will be inadequate to accommodate the traffic generated.
2. Upon approval of the TIA the Applicant shall submit a statement committing the applicant for provision of any such right of way or improvements indicated by the TIA.
3. It is the intent of the applicant to work with York County and The Town of Fort Mill to file a petition for annexation of the road connection that is currently in York County's jurisdiction once the preliminary plat has been approved. The applicant

currently has a recorded access easement giving rights to construct a road to access the site.

8. Improvements and Amenities: The Developer will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards which pertain specifically to the project.

9. Construction Schedule and Phasing: No Phasing Plan is anticipated at this time as each area is intended to be constructed concurrently. Phasing to be confirmed at time of preliminary plat.

10. Signage: Proposed monument signs for the development will be designed, determined and located during the construction document phase. Proposed signs will conform to the standards set forth in the Town of Fort Mill Code of Ordinances.

**TRANSPORTATION MITIGATION AGREEMENT FOR
WILLIAMS RESERVE**

This agreement is entered into as of Oct. 6, 2025, by and between Hinson Marshall O Etal and Mack B Bayles [the “Owner(s)”], Mattamy Carolina Corporation (the “Developer”) and the Town of Fort Mill, South Carolina (the “Town”).

ARTICLE 1. RECITALS

1.1 Whereas, Developer is developing the property on behalf of Owner(s) regarding land in Fort Mill, South Carolina described as York County tax map numbers 0201701064, 0201701065, 7390000005 (the “Property”).

1.2 Whereas, Developer intends to develop the Property as shown on the Site Plan, a copy of which is on file with the Fort Mill Planning Department (the “Proposed Development”).

1.3 Whereas, a Transportation Impact Analysis (TIA) was prepared and submitted by Kimley-Horn on behalf of the Town, dated July 7, 2025 (the “TIA”). The required improvements are summarized in the Required Mitigation Improvements, attached and incorporated as Exhibit 1.

1.4 Whereas, the TIA concludes that one or more streets within the study area will experience additional traffic demands attributable to the Proposed Development.

1.5 Whereas, based on the TIA, Developer is responsible for constructing all the transportation improvements shown in red on Exhibit 1 and described further, subject to and contingent on applicable agency approvals, with all design and construction to be coordinated with the agencies as applicable.

Fort Mill Parkway and Haire Road

- Construct an eastbound right-turn lane with 50 feet of storage.

Fort Mill Parkway and Williams Road

- Construct a westbound right-turn lane with 150 feet of storage.

Fort Mill Parkway and E Hensley Road

- Construct a northbound right-turn lane with 100 feet of storage.

Williams Road and 1200 Williams Road Driveway/Access 1*

- Construct Access 1 to include a single ingress lane, single egress lane, stop control, and a 30-foot internal protected stem (IPS).

Fort Mill Parkway and Access 2/3

- Construct Access 2 to include a single ingress lane, single egress lane, stop control, and a 30-foot IPS.
- Construct Access 3 to include a single ingress lane, single egress lane, stop control, and a 50-foot IPS.
- Construct a northbound left-turn lane with 150 feet of storage.**
- Construct a southbound left-turn lane with 150 feet of storage.**

Fort Mill Parkway and Access 4

- Construct Access 4 to include a single ingress lane, single egress lane, stop control, and a 60-foot IPS.
- Construct a southbound left-turn lane with 150 feet of storage.**

Williams Road and 1436 Williams Road Driveway/Access 5

- Construct Access 5 to include a single ingress lane, single egress lane, stop control, and a 45-foot IPS.

Study Area Pedestrian and Bicycle Improvements

- Incorporate a minimum eight-foot multi-use path along the site's Fort Mill Parkway frontage and in the Proposed Development's roadway improvement areas along Fort Mill Parkway where the outside edge of travel way is impacted by widening associated with Developer's vehicular lane addition(s).
- Incorporate a 10-12 foot sidepath along the site's N Dobys Bridge Road frontage.
- Incorporate a minimum eight-foot multi-use path along the site's Williams Road frontage.
- Install crosswalks and pedestrian ramps/truncated dome mats across the site accesses as appropriate.

Notes:

*Access 1 was aligned with 1130 Williams Road in the TIA and has been relocated per South Carolina Department of Transportation (SCDOT) coordination.

**Per SCDOT: *Construction of two-way left-turn lane (TWLTL) may be required along Fort Mill Parkway.*

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner(s), Developer and Town hereby agree upon the terms and conditions outlined in this agreement.

ARTICLE 2. APPROVAL OF TIA.

2.1 Town acknowledges receipt and approval of the TIA on July 8, 2025. Town acknowledges and agrees that the TIA and subsequent documentation satisfies the TIA requirement for the Proposed Development.

2.2 Town may require Developer to update the TIA in the event there is a material change to the previously submitted plans for the Proposed Development, failure to diligently pursue development of the site, or if the committed transportation improvements shown in blue on Exhibit 1 are not completed prior to build-out in 2029 as applicable.

ARTICLE 3. RESPONSIBILITY FOR ROADWAY IMPROVEMENTS.

3.1 Subject to the terms herein, Owner(s), Developer, and Town agree that Developer shall be responsible for constructing all of the Build (2029) transportation improvements shown in Exhibit 1 and documented in Article 1.5 to agency standards. On- and off-site submittals/approvals are required with Town, SCDOT, and/or County as appropriate to meet applicable agency standards.

3.2 Owner(s) and Developer shall convey right-of-way to Town, County, and/or SCDOT (or its assignee) associated with construction of the Build transportation improvements.

3.3 Town shall not grant Developer a certificate of occupancy (CO) for the Proposed Development until the Developer has constructed the required improvements and conveyed all right-of-way as may be required by Sections 3.1 and 3.2.

3.4 Town requires a performance bond for the required improvements before issuance of a CO if phasing is allowed. The amount of the bond shall be equal to 1.5 times the estimated construction cost. The bond shall be released only when the required improvements have been completed to the satisfaction of the Town, County, and/or SCDOT as appropriate.

ARTICLE 4. ASSIGNMENT, AMENDMENT, AND EFFECTIVENESS.

4.1 This Agreement may not be assigned by Owner(s) or Developer without the express written consent of Town.

4.2 This Agreement may be amended by agreement of all parties in writing and with the approval of Town.

4.3 This Agreement shall run with the land and be binding upon the Owner(s) and Developer, as well as their respective successors and assigns.

4.4 The Effective Date of this Agreement is the date of its approval by the Town.

IN WITNESS WHEREOF, the undersigned have executed this agreement.

MATTAMY CAROLINA CORPORATION

By: _____
Name: _____
Title: _____

Witness: _____

HINSON MARSHALL O ETAL

By: _____
Name: _____
Title: _____

Witness: _____

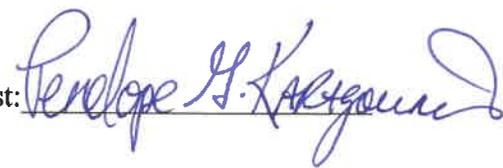
~~**MACK B BAYLES**~~ Bayles B. Mack

By: _____
Name: _____
Title: _____

Witness: _____

TOWN OF FORT MILL

By: 
Name: Chris Petrait
Title: Asst. Town Manager

Attest: 

IN WITNESS WHEREOF, the undersigned have executed this agreement.

MATTAMY CAROLINA CORPORATION

By: [Signature]
Name: Sean P Whelan
Title: VP Land Acquisition

Witness: [Signature]

HINSON MARSHALL O ETAL

By: _____
Name: _____
Title: _____

Witness: _____

~~MACK B BAYLES~~ Bayles B. Mack

By: [Signature]
Name: _____
Title: _____

Witness: [Signature]

TOWN OF FORT MILL

By: [Signature]
Name: Chris Pettit
Title: Asst. Town Manager

Attest: [Signature]

IN WITNESS WHEREOF, the undersigned have executed this agreement.

MATTAMY CAROLINA CORPORATION

By: [Signature]
Name: Jersey A. Whelan
Title: VP Land Acquisition

Witness: [Signature]

HINSON MARSHALL O ETAL

By: [Signature]
Name: Marshall Hinson
Title: Manager

Witness: [Signature]

~~**MACK B BAYLES**~~ Bayles B. Mack

By: _____
Name: _____
Title: _____

Witness: _____

TOWN OF FORT MILL

By: [Signature]
Name: Chris Pettit
Title: Asst. Town Manager

Attest: [Signature]

IN WITNESS WHEREOF, the undersigned have executed this agreement.

MATTAMY CAROLINA CORPORATION

By: [Signature]
Name: Jerry P. Whelan
Title: VP Land Acquisition

Witness: [Signature]

HINSON MARSHALL O ETAL

By: _____
Name: _____
Title: _____

Witness: _____

~~**MACK B BAYLES**~~ Bayles B. Mack

By: _____
Name: _____
Title: _____

Witness: _____

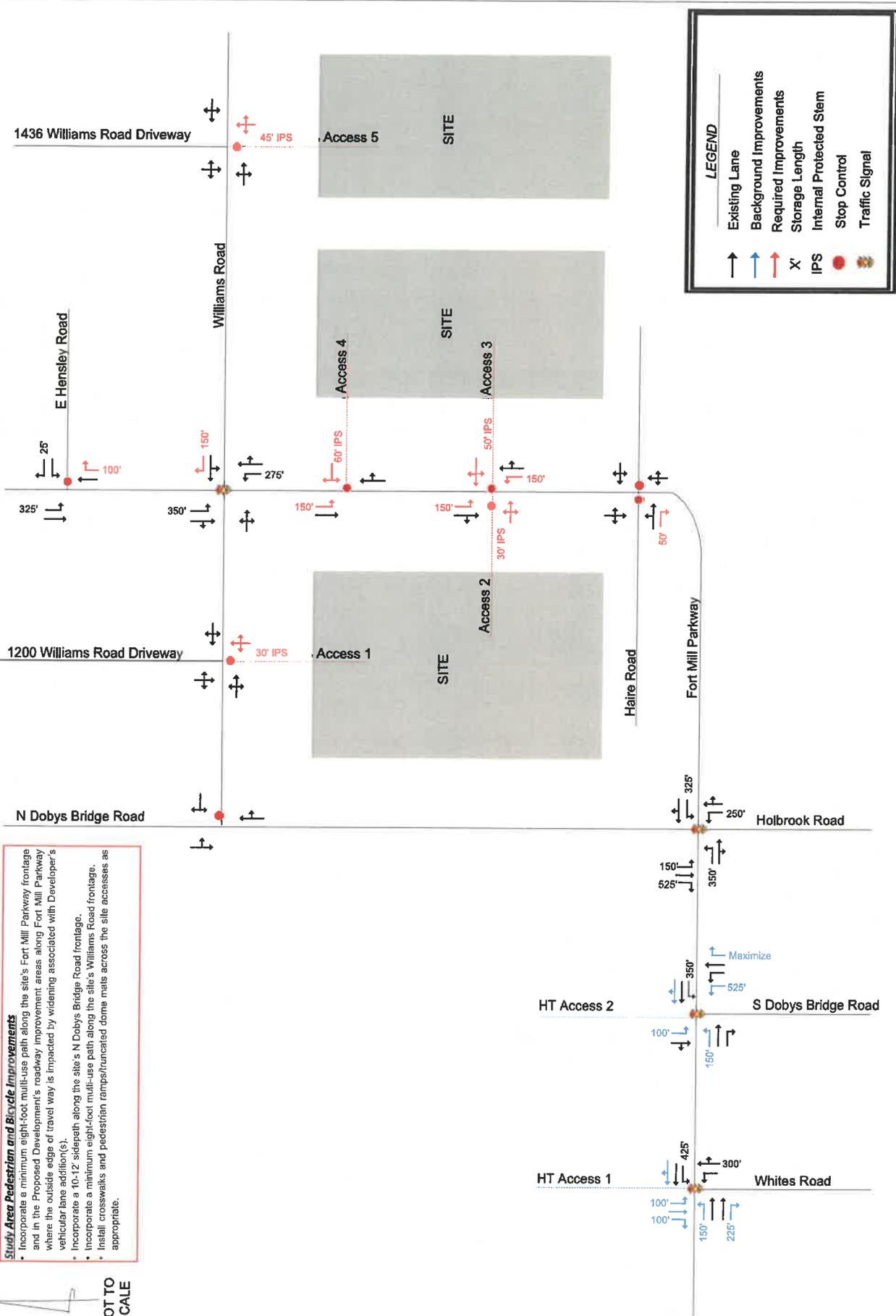
TOWN OF FORT MILL

By: [Signature]
Name: Chris Pettit
Title: Asst. Town Manager

Attest: [Signature]

- Study Area Pedestrian and Bicycle Improvements**
- Incorporate a minimum eight-foot multi-use path along the site's Fort Mill Parkway frontage and in the Proposed Development's roadway improvement areas along Fort Mill Parkway where the outside edge of travel way is impacted by widening associated with Developer's vehicular lane addition(s).
 - Incorporate a 10'-12' sidepath along the site's N Dobys Bridge Road frontage.
 - Incorporate a minimum eight-foot multi-use path along the site's Williams Road frontage.
 - Install crosswalks and pedestrian ramps/truncated dome mats across the site accesses as appropriate.

NOT TO SCALE



LEGEND

- Existing Lane
- Background Improvements
- Required Improvements
- Storage Length
- Internal Protected Stem
- Stop Control
- Traffic Signal

Kimley»Horn

Williams Reserve TMA

Required Mitigation Improvements

Exhibit 1

PRELIMINARY PLAT

WILLIAMS RESERVE

FORT MILL, YORK COUNTY, SOUTH CAROLINA, 29715

**UTILITY AND GOVERNING AGENCIES
CONTACT LIST:**

WATER COMPANY

TOWN OF FORT MILL
WATER DISTRIBUTION AND WASTEWATER COLLECTION
131 EAST ELLIOTT STREET
FORT MILL, SC 29715
(803) 547-7158

SANITARY SEWER COMPANY

TOWN OF FORT MILL
WATER DISTRIBUTION AND WASTEWATER COLLECTION
131 EAST ELLIOTT STREET
FORT MILL, SC 29715
(803) 547-7158

FIRE MARSHAL

TOWN OF FORT MILL FIRE DEPARTMENT
121 TOM HALL STREET
FORT MILL, SC 29715
(803)547-5511

EROSION CONTROL

TOWN OF FORT MILL STORMWATER DEPARTMENT
WATER DISTRIBUTION AND WASTEWATER COLLECTION
131 EAST ELLIOTT STREET
FORT MILL, SC 29715
(803) 547-7158

POWER COMPANY

DUKE ENERGY
P.O. BOX 1090
CHARLOTTE, NC 28201
(800) 653-5307

DEPARTMENT OF TRANSPORTATION

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
(855) 467-2368

PLANNING DEPARTMENT

TOWN OF FORT MILL
200 TOM HALL STREET
FORT MILL, SC 29715
(803) 835-1160

ZONING DEPARTMENT

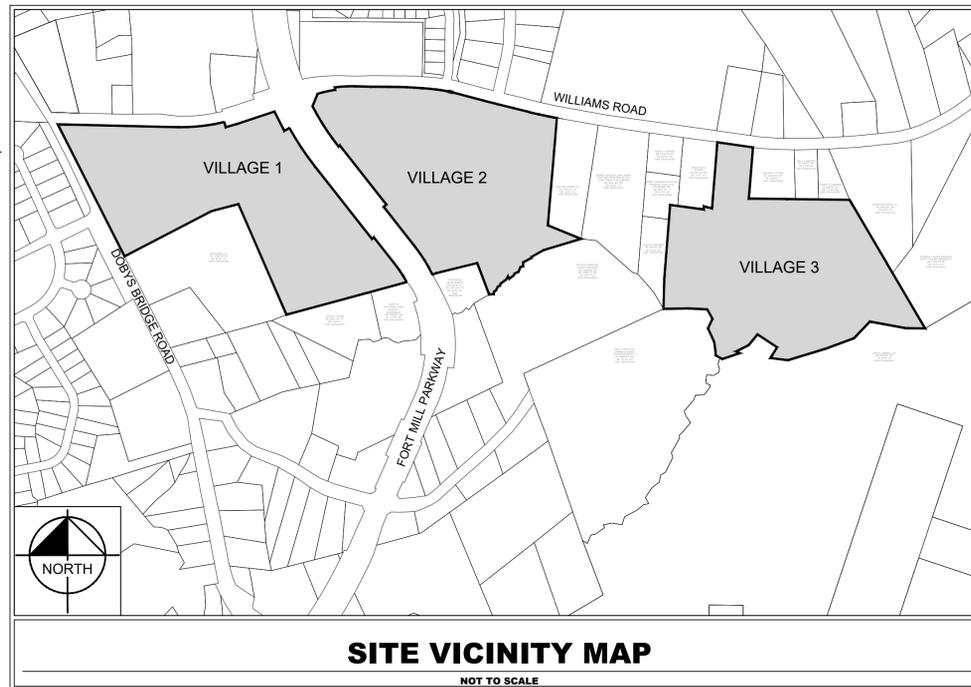
TOWN OF FORT MILL
200 TOM HALL STREET
FORT MILL, SC 29715
(803) 835-1160

PHONE COMPANY

COMPORIUM, INC.
P.O. BOX 470
ROCK HILL, SC 29731
(888) 403-2667

GAS COMPANY

THE YORK COUNTY NATURAL GAS
965 WEST MAIN STREET
ROCK HILL, SC 29730
(803) 323-5304



KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

SHEET NUMBER	SHEET TITLE
C-101	COVER SHEET
C-102	GENERAL NOTES
C-103A	ALTA
C-103B	ALTA
C-103C	ALTA
C-104	EXISTING CONDITIONS
C-105	DEMO PLAN
C-300	OVERALL SITE PLAN
C-301	SITE PLAN
C-302	SITE PLAN
C-303	SITE PLAN
C-304	SITE PLAN
C-305	SITE PLAN
C-306	SITE PLAN
C-307	SITE PLAN
C-308	SITE PLAN
C-309	SITE PLAN
C-310	SITE PLAN
C-400	OVERALL GRADING PLAN
C-401	GRADING PLAN
C-402	GRADING PLAN
C-403	GRADING PLAN
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C-406	GRADING PLAN
C-407	GRADING PLAN
C-408	GRADING PLAN
C-409	GRADING PLAN
C-410	GRADING PLAN
C-500	OVERALL UTILITY PLAN
C-501	UTILITY PLAN
C-502	UTILITY PLAN
C-503	UTILITY PLAN
C-504	UTILITY PLAN
C-505	UTILITY PLAN
C-506	UTILITY PLAN
C-507	UTILITY PLAN
C-508	UTILITY PLAN
C-509	UTILITY PLAN
C-510	UTILITY PLAN
C-511	FIRE SAFETY
C-512	FIRE SAFETY
C-513	FIRE SAFETY
C-600	OFFSITE UTILITY IMPROVEMENTS
L-100	OVERALL LANDSCAPE PLAN
L-101	LANDSCAPE ENLARGEMENT
L-102	LANDSCAPE ENLARGEMENT
L-103	LANDSCAPE ENLARGEMENT
L-104	LANDSCAPE ENLARGEMENT
L-105	LANDSCAPE ENLARGEMENT
L-106	LANDSCAPE ENLARGEMENT
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L-110	LANDSCAPE ENLARGEMENT

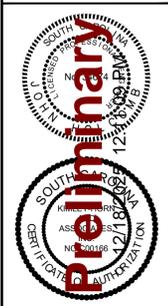
PROJECT OWNER AND CONSULTANT INFORMATION		
DEVELOPER: MATTAMY CAROLINA CORPORATION 2127 AYRSLEY TOWN BLVD, SUITE 202 CHARLOTTE, NC 28273 PHONE (704) 375-9373 CONTACT: JERRY WHELAN	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 580 KINGSLEY PARK DRIVE, SUITE 125 FORT MILL, SOUTH CAROLINA 29715 (803) 728-4756 CONTACT: JOHN HOLCOMB, P.E.	SURVEYOR: EAGLE ENGINEERING, INC. 2013 VAN BUREN AVE, SUITE A INDIAN TRAIL, NC 28079 (704) 882-4222 CONTACT: RUSSELL L. WHITEHURST, PLS, CFS

NOT FOR CONSTRUCTION



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 580 KINGSLEY PARK DR, SUITE 125, FORT MILL, SC 29715
 WWW.KIMLEY-HORN.COM
 SC LICENSE #C00166



KHA PROJECT	015093000	DATE	12/12/2025	SCALE	AS SHOWN	DESIGNED BY:	A/J	CDR	CDA	CHECKED BY:	JEH
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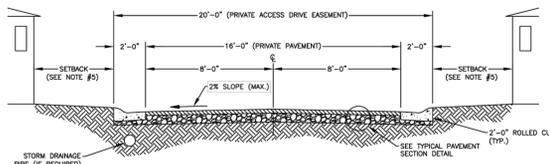
COVER SHEET

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-101

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 This document, together with the concepts and design presentation herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Return of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TWO-WAY RESIDENTIAL ALLEY

ASPHALT SURFACE COURSE (FINAL LIFT)
 1.5" HOT-MIX ASPHALT COURSE (MINIMUM MEETING SECT. 403 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
 1) ROSE DEVELOPMENT OCCUPANCY, OR
 2) MINIMUM 18 MONTHS FROM 1ST LIFT COURSE PLACEMENT.

ASPHALT SURFACE COURSE (1ST LIFT)
 1.5" HOT-MIX ASPHALT COURSE (MINIMUM MEETING SECT. 403 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS.

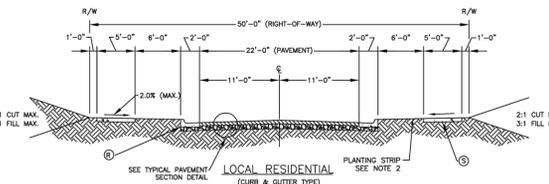
AGGREGATE BASE COURSE
 8" COMPACTED AGGREGATE BASE COURSE MEETING SECT. 305 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS. PRIME COAT MAY BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER.

- NOTES:**
- PRIVATE ACCESS DRIVE EASEMENT, INCLUDING ALLEY PAVEMENT AND STORM DRAINAGE FACILITIES, WILL NOT BE MAINTAINED BY YORK COUNTY. A PROPERTY OWNER'S ASSOCIATION OR OTHER PRIVATE ENTITY WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT.
 - SET SURFACE GRADES TO CONCRETE STORMWATER WITHIN THE ACCESS DRIVE EASEMENT WITH LONGITUDINAL MIN. GRADE OF 0.5% AND MAX. GRADE OF 10%.
 - REMOVE AND MOISTEN DETAIL AS NECESSARY TO MEET SPECIFIC SITE CONDITIONS AND TO MATCH ACTUAL FINISHING CONDITIONS INCLUDING ADJACENT CURB TO THE EXISTING GRADE.
 - REMOVE AND MOISTEN DETAIL, AS NECESSARY, FOR PLACEMENT OF PUBLIC WATER AND/OR SEWER UTILITIES. WATER AND SEWER UTILITIES TO BE PROVIDED WITH APPROPRIATE UTILITY MAINTENANCE EASEMENTS.
 - THE MINIMUM SETBACK IS EXACTLY 3'-0" OR 20'-0" AND GREATER.

YORK COUNTY LAND DEVELOPMENT STANDARDS

TWO-WAY RESIDENTIAL ALLEY

SHEET NO.	TOTAL SHEETS
1.14	01
DATE	02/22



LOCAL RESIDENTIAL

ASPHALT SURFACE COURSE (FINAL LIFT)
 1.5" HOT-MIX ASPHALT COURSE (MINIMUM MEETING SECT. 403 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
 1) ROSE DEVELOPMENT OCCUPANCY, OR
 2) MINIMUM 18 MONTHS FROM 1ST LIFT COURSE PLACEMENT.

ASPHALT SURFACE COURSE (1ST LIFT)
 1.5" HOT-MIX ASPHALT COURSE (MINIMUM MEETING SECT. 403 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS.

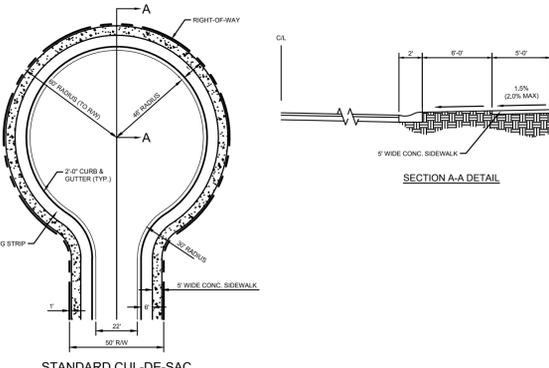
AGGREGATE BASE COURSE
 8" COMPACTED AGGREGATE BASE COURSE MEETING SECT. 305 OF THE SCOTD CONSTRUCTION MANUAL DESIGN STANDARDS. PRIME COAT MAY BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER.

- NOTES:**
- REFER TO SECT. 154.003 OF THE LAND DEVELOPMENT CODE FOR SIDE WALK REQUIREMENTS.
 - PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1" PER FOOT (MIN.) UNLESS OTHERWISE SPECIFIED. EXCESSIVE MATERIAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE COUNTY ENGINEER MAY AUTHORIZE A SURFABLE GRADE.

YORK COUNTY LAND DEVELOPMENT STANDARDS

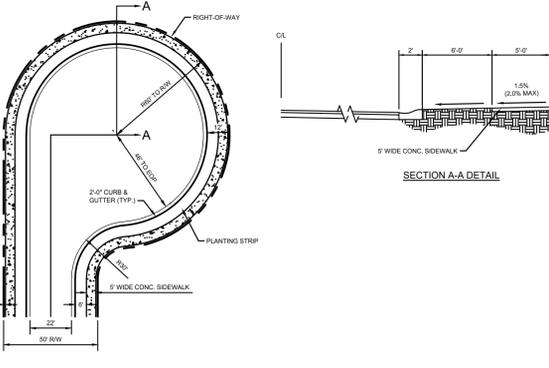
LOCAL RESIDENTIAL TYPICAL CURB & GUTTER TYPE SECTION

SHEET NO.	TOTAL SHEETS
1.02	01
DATE	02/22



STANDARD CUL-DE-SAC

STANDARD CUL-DE-SAC DETAIL



OFFSET CUL-DE-SAC DETAIL

OFFSET CUL-DE-SAC DETAIL



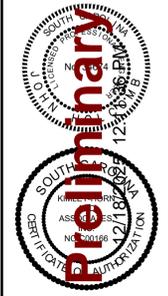
ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO NOTIFY THE TOWN OF FORT MILL PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. IN ADDITION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AND ALL SUBMITTALS FOR THE PROJECT SHALL BE VIEWED BY THE TOWN OF FORT MILL AND THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- ALL WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH TOWN OF FORT MILL SPECIFICATIONS AND IN THE PRESENCE OF THE ENGINEER AND TOWN OF FORT MILL INSPECTOR. ALL SEWER MANHOLES SHALL BE VACUUM TESTED AND TELEVIEWED ALONG THE REQUIRED PRESSURE TEST. WATER MAIN SHALL HAVE A TWO HOUR PRESSURE TEST, FOLLOWED BY A 24 HOUR PRESSURE TEST. SEE TOWN OF FORT MILL AND DHEC REQUIREMENTS.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND TOWN OF FORT MILL REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS, AND LOCATIONS SHALL BE FIELD VERIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO TOWN OF FORT MILL STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
- PRECAST STRUCTURES ARE REQUIRED FOR STORM AND SANITARY. CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE. SEE TOWN OF FORT MILL FOR ACCEPTABLE TOLERANCES IN ADJUSTMENTS.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS. MAXIMUM SPACING FOR FIRE HYDRANTS SHALL BE 500 FEET MEASURED ALONG THE ROADWAY.
- FDC LOCATIONS SHALL BE 10' IN ACCORDANCE W/ TOWN OF FORT MILL REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.
- CONTRACTOR SHALL FLUSH ALL ON-SITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIAL AT THE COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO OWNER AND REQUEST INSPECTION OF PROJECT BY ENGINEER FOR FINAL INSPECTION. STORM SHALL BE TELEVIEWED AND A REPORT AND TELEVIEWING SHALL BE SUBMITTED.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE TOWN OF FORT MILL ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNED PER TOWN OF FORT MILL ORDINANCE.
- SIGHT TRIANGLES ARE THE MINIMUM REQUIRED.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE SHALL NOT BE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY PER TOWN OF FORT MILL STANDARDS.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF FORT MILL AND YORK COUNTY.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO TOWN ENGINEER AT TIME OF CIVIL PLAN SUBMITTAL AND PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN OF FORT MILL ENGINEERING DEPARTMENT IN ACCORDANCE WITH TOWN OF FORT MILL SUBDIVISION ORDINANCE.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- DEVELOPER TO CONTACT SDDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND SDDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT, AND REQUIREMENTS FOR INSTALLATION.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON TOWN STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION OR VISIT [HTTPS://WWW.SCDOT.ORG](https://www.scdot.org)
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- SIDEWALK WITHIN THE TOWN'S RW THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- CONSTRUCTION STAGING WITHIN TOWN RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT SDDOT.
- A JOINT USE MANHOLE (MEET-ME MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE TOWN RIGHT-OF-WAY.

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 560 KINGSLEY PARK DR., SUITE 125, FORT MILL, SC 29517
 WWW.KIMLEY-HORN.COM
 SC LICENSE #C00166



KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

GENERAL NOTES

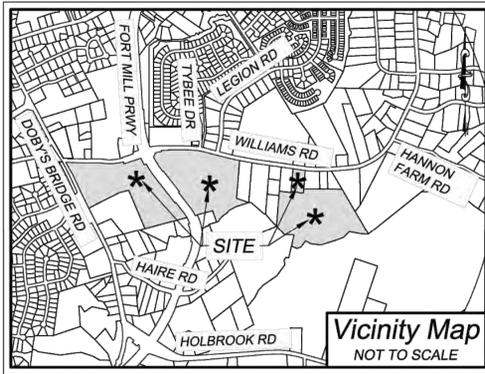
WILLIAMS RESERVE

PREPARED FOR
MATTAMY HOMES

SOUTH CAROLINA
 FORT MILL

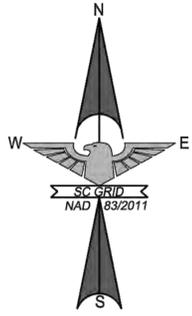
SHEET NUMBER
C-102





UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



MISCELLANEOUS NOTES

NGS MONUMENTATION TIED TO SITE AS REFERENCED. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE SOUTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE(S) AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

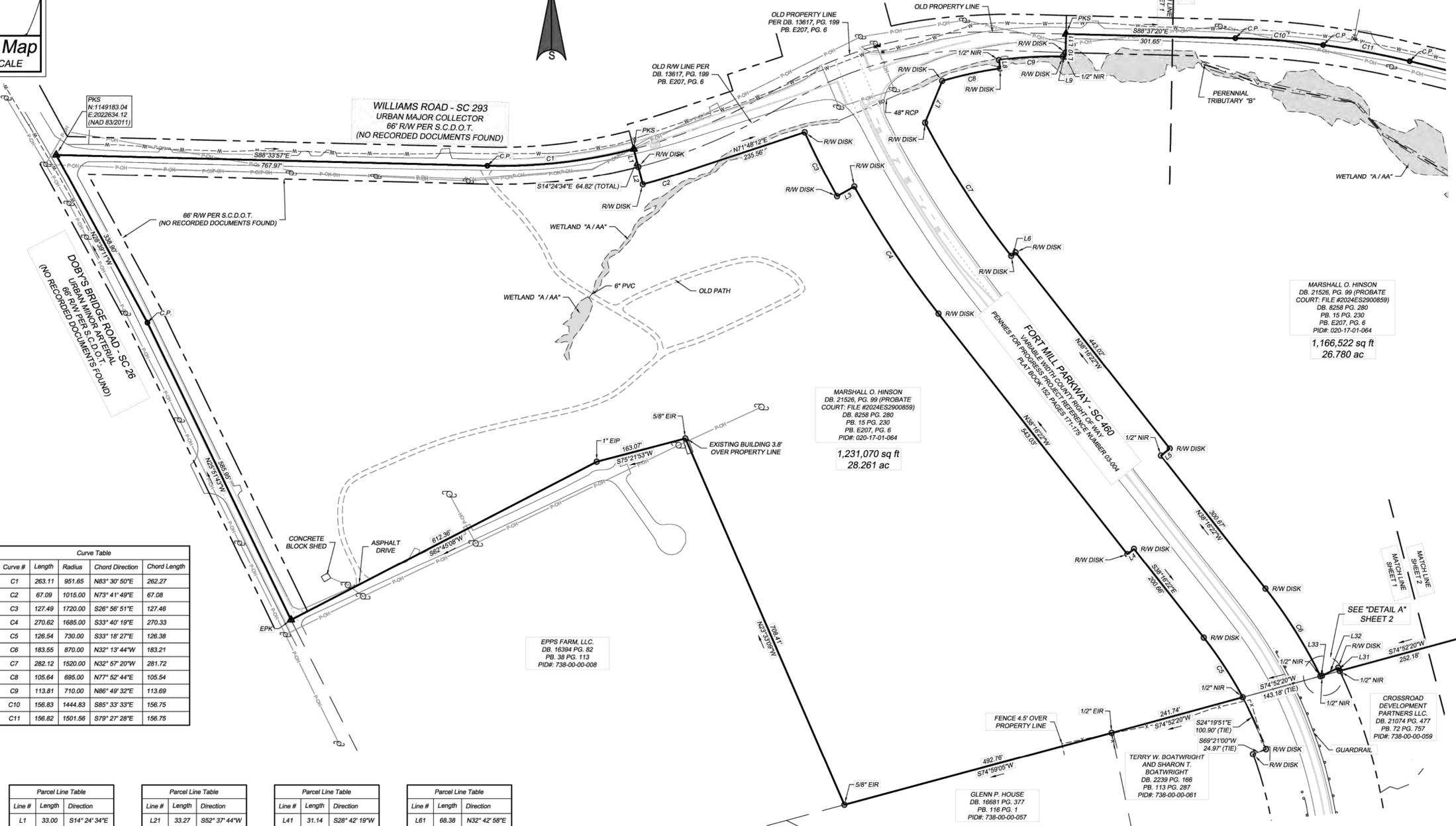
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 1.00003392

PROJECT DATUM IS REFERENCED TO NAVD 88.

WETLAND DELINEATION FIELD INFORMATION TAKEN FROM MAP PREPARED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP, DATED FEBRUARY 19TH, 2025.

THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 45091C0331F EFFECTIVE DATE 05/16/2017.



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	263.11	951.65	N83° 30' 50"E	262.27
C2	67.09	1015.00	N73° 41' 49"E	67.08
C3	127.49	1720.00	S26° 56' 51"E	127.46
C4	270.62	1685.00	S33° 40' 19"E	270.33
C5	126.54	730.00	S33° 18' 27"E	126.38
C6	183.55	870.00	N32° 13' 44"W	183.21
C7	282.12	1520.00	N32° 57' 20"W	281.72
C8	105.64	695.00	N77° 52' 44"E	105.54
C9	113.81	710.00	N86° 49' 32"E	113.69
C10	156.83	1444.83	S85° 33' 33"E	156.75
C11	156.82	1501.56	S79° 27' 28"E	156.75

LEGEND OF SYMBOLS & ABBREVIATIONS

- APP - APPROXIMATE
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- ELEC - ELECTRIC
- EOP - EDGE OF PAVEMENT
- EPK - EXISTING P.K. NAIL
- NIR - NEW IRON REBAR
- PVC - POLY VINYL CHLORIDE
- RCP - REINFORCED CONCRETE PIPE
- RW - RIGHT OF WAY
- SDMH - STORM DRAINAGE MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TV - CABLE TELEVISION BOX
- UG - UNDERGROUND
- WM - WATER METER
- ⊗ - SPOT ELEVATION
- - UTILITY POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊗ - YARD INLET / AREA DRAIN
- ⊘ - SIGN
- ⊙ - ELECTRIC BOX/TRANSFORMER
- ⊕ - CURB INLET
- ⊖ - GUY WIRE
- ⊗ - WATER METER
- GAS --- UNDERGROUND GASLINE
- P-OH --- OVERHEAD UTILITY LINE
- P-UG --- UNDERGROUND POWER LINE
- SS --- SANITARY SEWER LINE
- SD --- STORM DRAIN
- W --- WATER LINE
- X --- FENCE LINE
- FO --- FIBER OPTIC LINE
- --- UNDERGROUND TELEPHONE
- WETLAND AREA

Parcel Line Table

Line #	Length	Direction
L1	33.00	S14° 24' 34"E
L2	31.82	S14° 24' 34"E
L3	35.00	N60° 55' 45"E
L4	15.00	N51° 43' 38"E
L5	20.00	N51° 43' 38"E
L6	10.00	S51° 43' 28"W
L7	79.72	N22° 24' 23"E
L8	15.00	N7° 46' 00"W
L9	4.78	S88° 34' 57"E
L10	7.00	N1° 25' 03"E
L11	33.00	N1° 25' 03"E
L12	22.77	S81° 59' 24"W
L13	80.40	S81° 06' 01"W
L14	6.63	S5° 42' 57"W
L15	57.07	S61° 28' 25"W
L16	21.43	S1° 08' 14"E
L17	17.21	S89° 56' 19"W
L18	26.89	S21° 43' 40"W
L19	26.84	S85° 23' 27"W
L20	11.02	S21° 26' 22"W

Parcel Line Table

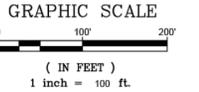
Line #	Length	Direction
L21	33.27	S52° 37' 44"W
L22	15.67	N30° 48' 02"W
L23	20.83	S31° 22' 34"W
L24	40.53	S53° 42' 44"W
L25	13.17	S16° 41' 59"W
L26	13.32	S69° 50' 05"W
L27	23.65	S26° 55' 52"W
L28	14.71	S53° 52' 06"W
L29	14.06	S5° 47' 16"W
L30	27.99	S87° 42' 24"W
L31	6.21	N26° 56' 55"W
L32	31.91	S63° 51' 17"W
L33	3.15	S74° 52' 20"W
L34	36.38	S55° 13' 57"E
L35	57.07	S61° 01' 50"W
L36	36.53	S31° 51' 51"W
L37	36.28	S72° 17' 51"W
L38	32.90	N52° 37' 28"W
L39	33.67	N13° 55' 20"W
L40	22.55	S84° 09' 16"W

Parcel Line Table

Line #	Length	Direction
L41	31.14	S28° 42' 19"W
L42	36.38	S87° 43' 02"W
L43	60.70	N64° 11' 31"W
L44	100.64	N24° 13' 20"W
L45	28.37	N86° 22' 52"W
L46	34.62	S8° 44' 04"W
L47	39.80	N71° 11' 15"W
L48	37.40	S23° 10' 01"W
L49	36.68	S59° 18' 40"W
L50	44.48	S41° 36' 57"E
L51	70.71	S52° 11' 55"W
L52	37.28	S89° 03' 53"W
L53	33.43	S32° 50' 11"W
L54	82.57	N74° 33' 27"W
L55	61.93	S50° 18' 28"W
L56	55.84	N84° 52' 45"W
L57	107.44	N74° 40' 45"W
L58	93.13	S24° 32' 49"W
L59	115.26	N70° 38' 42"W
L60	46.57	N78° 39' 30"W

Parcel Line Table

Line #	Length	Direction
L61	68.38	N32° 42' 58"E
L62	138.43	N56° 40' 09"W
L63	83.03	S39° 46' 11"W
L64	81.82	S64° 04' 09"W
L65	24.46	S65° 17' 36"E
L66	109.24	S71° 28' 41"W
L67	43.99	N61° 12' 16"W
L68	31.87	N4° 32' 27"W
L69	47.81	N6° 12' 14"W
L70	86.29	N24° 24' 04"W
L71	62.00	N25° 42' 40"E
L72	63.79	N29° 51' 38"W
L73	111.07	N87° 15' 36"W
L74	146.40	S89° 09' 19"W
L75	16.28	S54° 21' 17"W
L76	12.32	N37° 52' 56"W
L77	25.99	N4° 59' 29"E



SURVEYORS CERTIFICATION

TO: MATTAMY HOMES
XXXXXXXXX TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN MARCH 2025.

DATE OF PLAT OR MAP: MARCH 27, 2025

SIGNED AND SEALED:
RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR # 26214
STATE OF SOUTH CAROLINA

GPS CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THAT GLOBAL POSITIONING SYSTEMS (GPS) WAS USED TO ORIENT THIS SITE TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. THE PARTICULARS OF THE GPS SURVEY ARE AS FOLLOWS:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.062 FT
TYPE OF GPS FIELD PROCEDURE: STATIC OBSERVED CONTROL POINT
DATE OF SURVEY: 03/10/2025
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: RTN/VRS
GEOID MODEL: 2018
COMBINED GRID FACTOR(S): 1.00003392
UNITS: INTERNATIONAL FEET

03/27/25
DATE



NO.	DATE	BY	ISSUE

PARCEL PID: 020-17-01-065, 020-17-01-064
AND 739-00-00-005
FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

CERTIFY TO:
MATTAMY HOMES

ALTA / NSPS SURVEY

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER
N/A	RMC	RLW	03/27/2025	8676

Scale: 1" = 100'



FOR REFERENCE ONLY C-103A

Plotted By: Davis, Chase Sheet Set: Williams Reserve - Preliminary Plat Layout: C103A ALTA December 16, 2025 11:29:14am K:\FDM_Plan\015093_Mattamy\000 Williams Reserve\02 - DWG\Cad\Preliminary Plat\C103 - ALTA.dwg

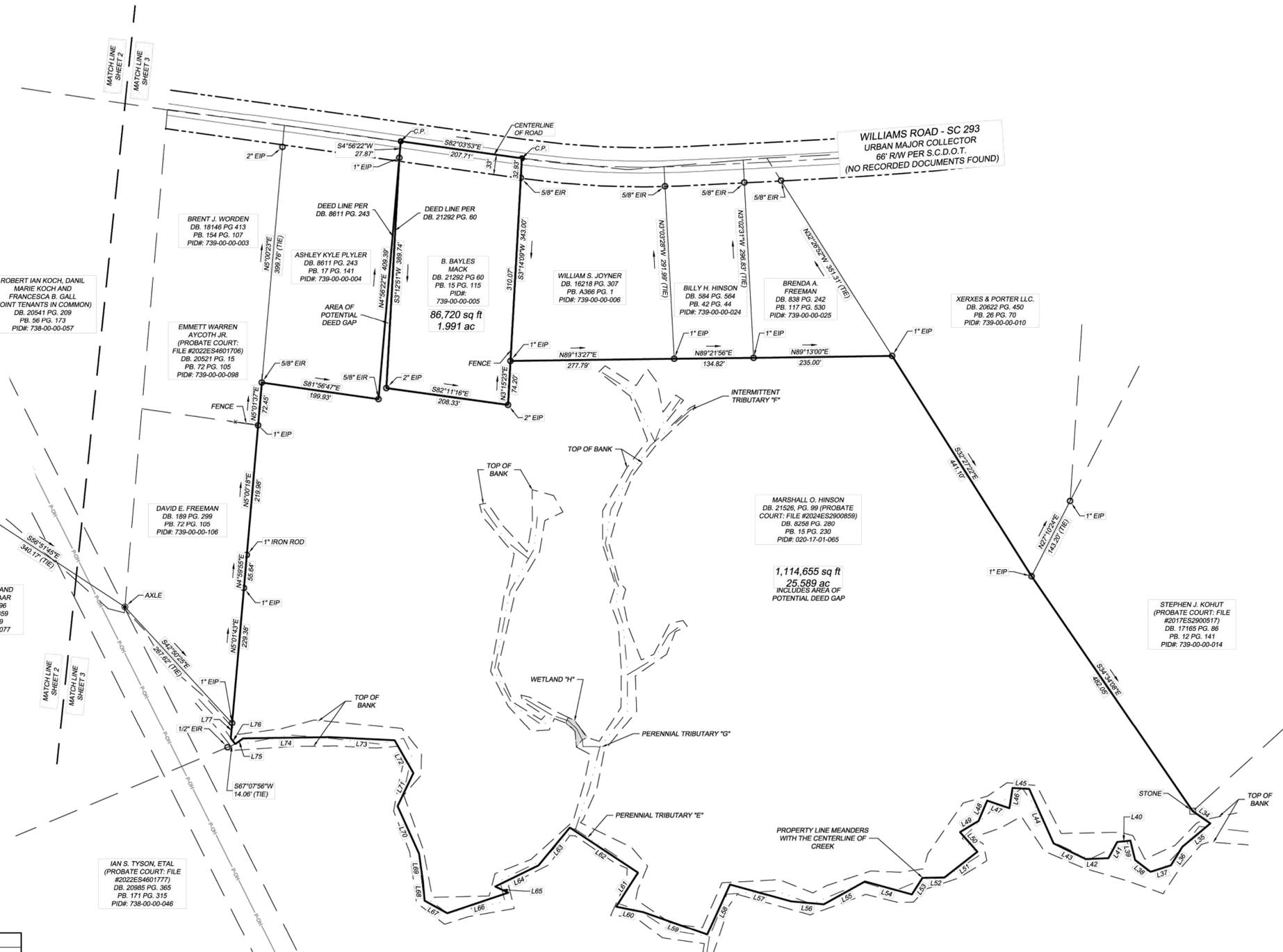
NO.	DATE	BY	ISSUE

PARCEL PID: 020-17-01-065, 020-17-01-064
 AND 739-00-00-005
 FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

CERTIFY TO:
 MATTAMY HOMES

ALTA / NSPS SURVEY

DESIGNED BY: N/A
 DRAWN BY: RMC
 CHECKED BY: RLW
 DATE: 03/10/2025
 JOB NUMBER: 8676
 SCALE: 1" = 100'



Parcel Line Table

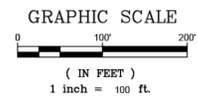
Line #	Length	Direction
L21	33.27	S52° 37' 44" W
L22	16.67	N30° 48' 02" W
L23	20.83	S31° 22' 34" W
L24	40.53	S53° 42' 44" W
L25	13.17	S16° 41' 59" W
L26	13.32	S68° 50' 05" W
L27	23.65	S26° 55' 52" W
L28	14.71	S53° 52' 06" W
L29	14.06	S5° 47' 16" W
L30	27.99	S87° 42' 24" W
L31	6.21	N25° 56' 55" W
L32	31.91	S63° 51' 17" W
L33	3.15	S74° 52' 20" W
L34	36.38	S55° 13' 57" E
L35	61.93	S50° 18' 28" W
L36	36.53	S31° 51' 51" W
L37	36.28	S72° 17' 51" W
L38	32.90	N52° 37' 28" W
L39	33.67	N13° 55' 20" W
L40	22.55	S84° 09' 18" W

Parcel Line Table

Line #	Length	Direction
L41	31.14	S28° 42' 19" W
L42	38.38	S87° 43' 02" W
L43	60.70	N64° 11' 31" W
L44	100.64	N24° 13' 20" W
L45	28.37	N86° 22' 52" W
L46	34.62	S8° 44' 04" W
L47	39.80	N71° 11' 15" W
L48	37.40	S23° 10' 01" W
L49	36.68	S59° 18' 40" W
L50	44.48	S41° 36' 57" E
L51	70.71	S52° 11' 55" W
L52	37.28	S89° 03' 53" W
L53	33.43	S32° 50' 11" W
L54	82.57	N74° 33' 27" W
L55	79.77	S61° 01' 50" W
L56	55.84	N84° 52' 45" W
L57	107.44	N74° 40' 45" W
L58	93.13	S24° 32' 49" W
L59	115.26	N70° 38' 42" W
L60	46.57	N78° 39' 30" W

Parcel Line Table

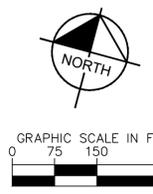
Line #	Length	Direction
L61	68.38	N32° 42' 58" E
L62	138.43	N56° 40' 09" W
L63	83.03	S39° 46' 11" W
L64	81.82	S64° 04' 09" W
L65	24.46	S65° 17' 36" E
L66	109.24	S71° 26' 41" W
L67	43.99	N61° 12' 18" W
L68	31.87	N4° 32' 27" W
L69	47.81	N6° 12' 14" W
L70	88.29	N24° 24' 04" W
L71	62.00	N25° 42' 40" E
L72	63.79	N29° 51' 38" W
L73	111.07	N87° 15' 38" W
L74	146.40	S89° 09' 19" W
L75	16.28	S54° 21' 17" W
L76	12.32	N37° 52' 56" W
L77	25.99	N4° 59' 29" E



Plotted By: Davis, Chase Date: December 18, 2025 11:29:35am File Path: K:\FORM_P\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Preliminary\102 - EXISTING CONDITIONS.dwg
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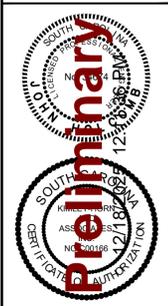
LEGEND	
	WETLAND LIMITS
	STREAM CENTERLINE
	STREAM BUFFER
	EXISTING RIGHT OF WAY
	EXISTING BUILDING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ELECTRICAL EASEMENT
	MAJOR CONTOUR
	MINOR CONTOUR



*SURVEY PREPARED BY EAGLE ENGINEERING, INC. SEE CONTACT INFORMATION ON SHEET C-101

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KHA PROJECT	015095000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

**EXISTING
 CONDITIONS**

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

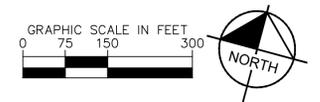
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C-104

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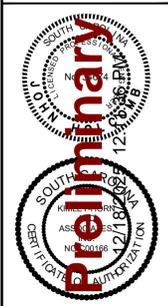
DEMO LEGEND

	EXISTING BUILDINGS AND SURROUNDING STRUCTURES TO BE REMOVED
--	---



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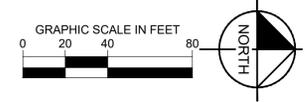
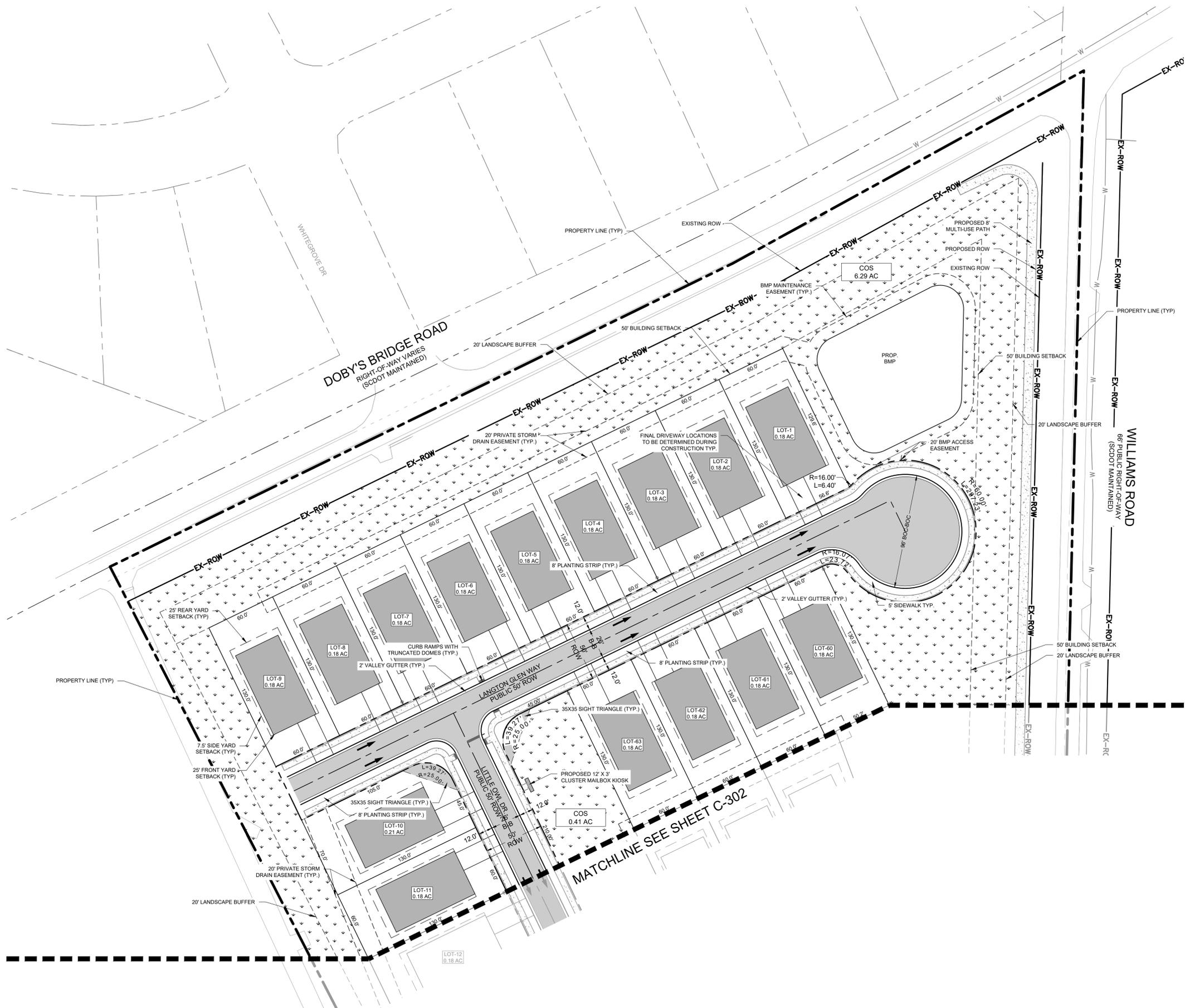
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A.J.
DRAWN BY:	CDA
CHECKED BY:	JEH

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA

DEMO PLAN

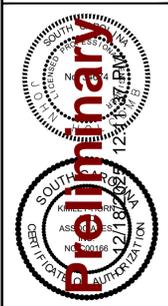
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C-105

Plotted By: Davis, Chase Date: December 18, 2025 11:30:08am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DMG\Cad\Pre\1015083 Site Plan.dwg
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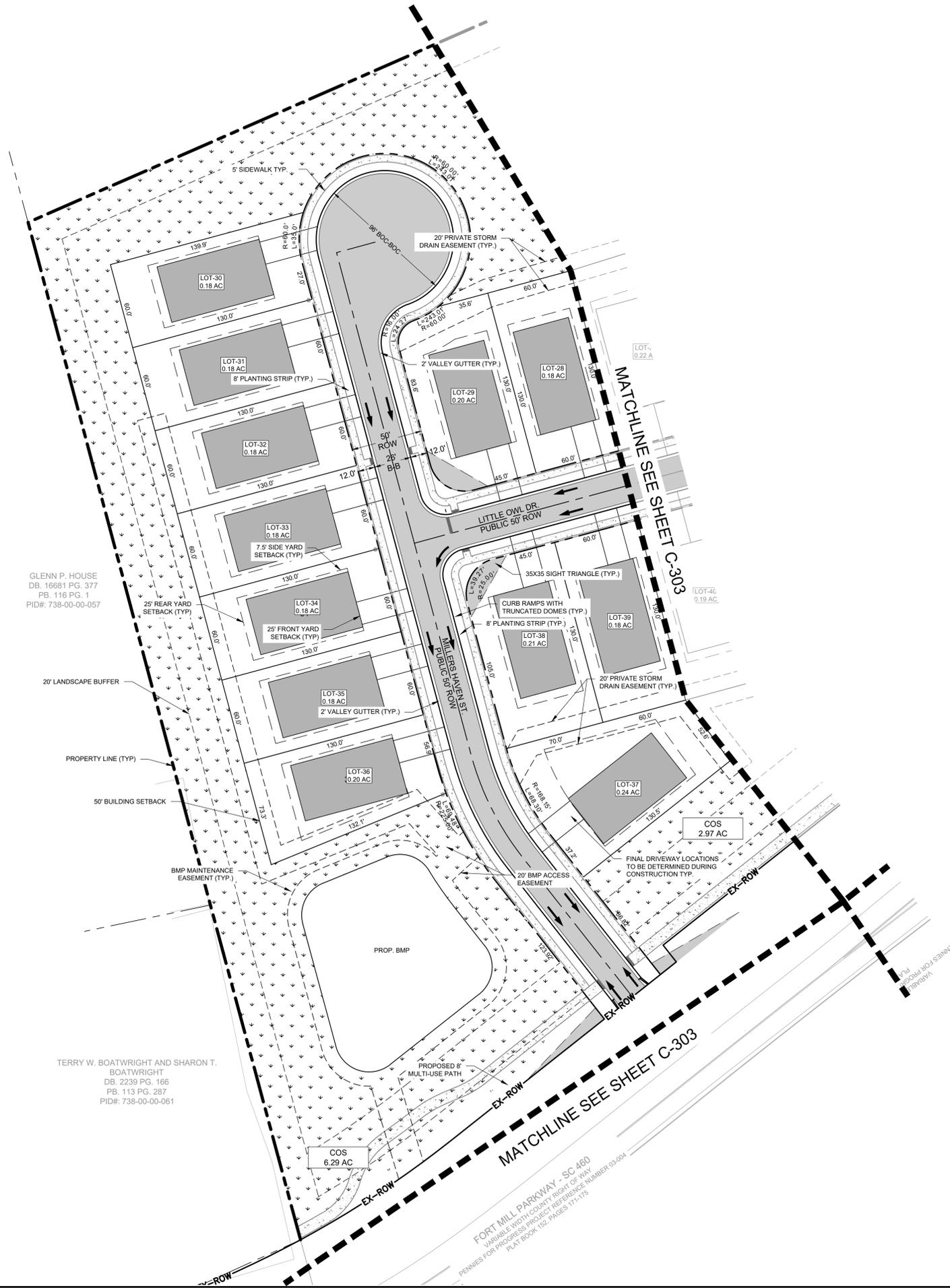
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

SHEET NUMBER
C-301

Plotted By: Davis, Chase Date: December 18, 2025 11:30:20am File Path: K:\FORM_Plan\1015083 Mattamy\000 Williams Reserve\02 - DMG\Cad\Preliminary\Plan\C304 - SITE PLAN.dwg
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GLENN P. HOUSE
 DB: 16681 PG. 377
 PB: 116 PG. 1
 PID#: 738-00-00-057

20' LANDSCAPE BUFFER

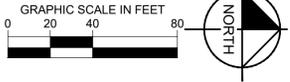
PROPERTY LINE (TYP.)

50' BUILDING SETBACK

BMP MAINTENANCE EASEMENT (TYP.)

TERRY W. BOATWRIGHT AND SHARON T. BOATWRIGHT
 DB: 2239 PG. 166
 PB: 113 PG. 287
 PID#: 738-00-00-061

FORT MILL PARKWAY - SC 160
 VARIABLE WIDTH COUNTY RIGHT OF WAY
 PERMITS FOR PROGRESS PROJECT REFERENCE NUMBER 03-004
 PLAT BOOK 152, PAGES 171-175



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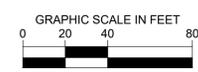
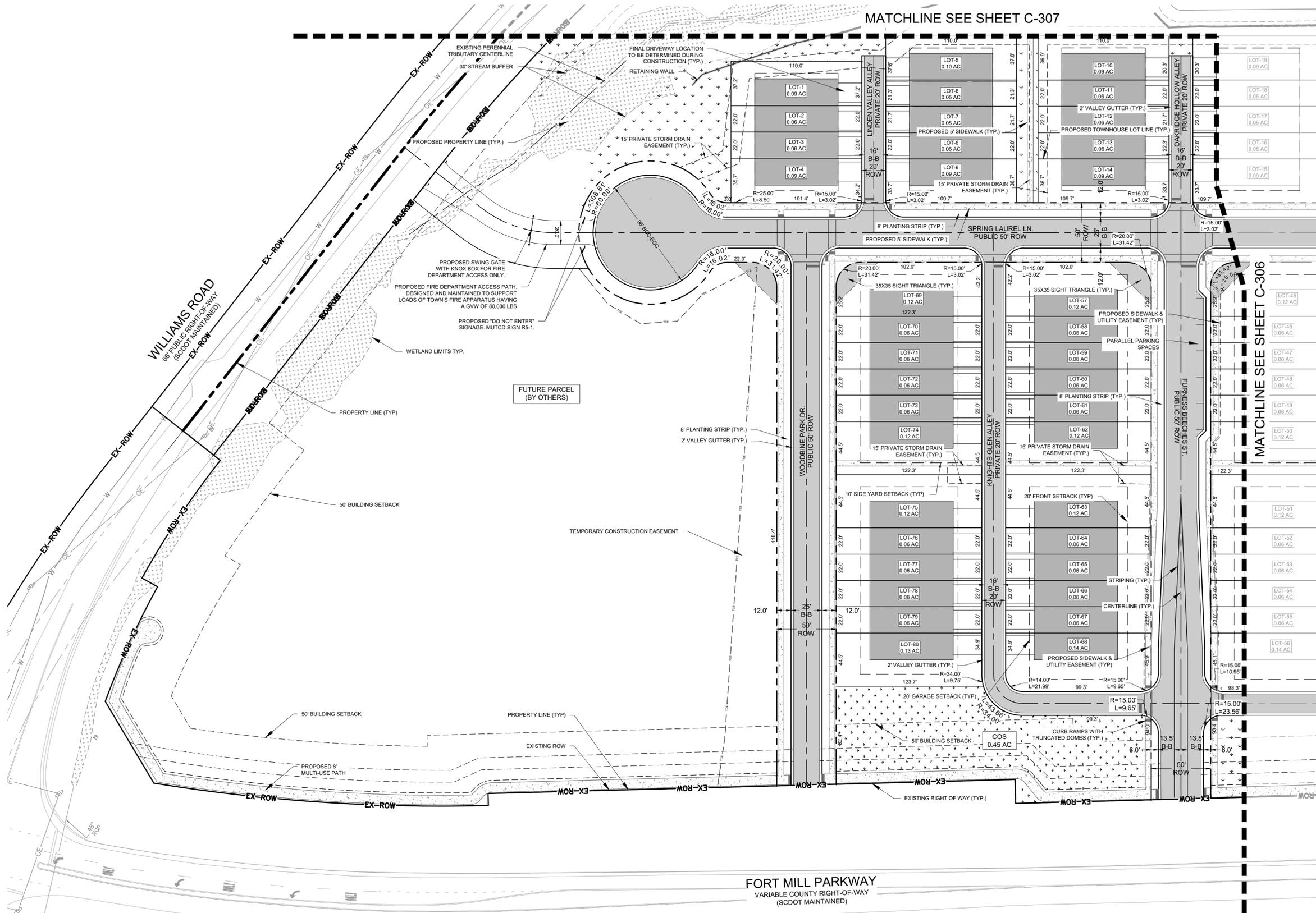
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

WILLIAMS RESERVE
 PREPARED FOR
 MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-304

Plotted By: Davis, Chase Date: December 18, 2025 11:30:44am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\Williams Reserve - SITE PLAN.dwg
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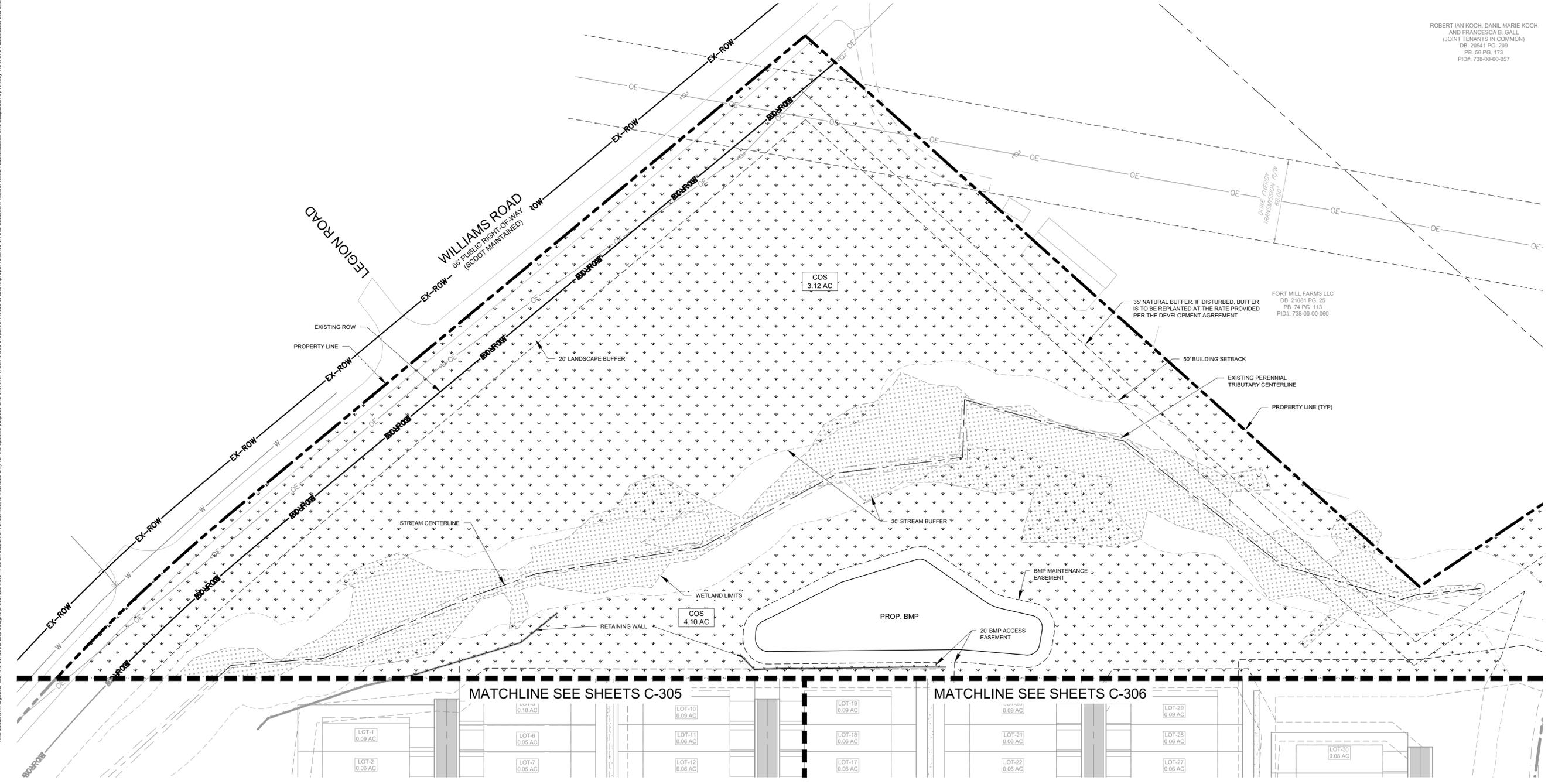
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/JG
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-305

Plotted By: Davis, Chase Date: December 18, 2025 11:30:47am File Path: K:\FROM_PRL\015083 Mattamy\000 Williams Reserve\02 - DWG\CAD\Preliminary\Site\06 - SITE PLAN.dwg
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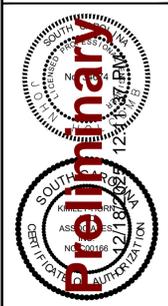


ROBERT IAN KOCH, DANIL MARIE KOCH
 AND FRANCESCA B. GALL
 (JOINT TENANTS IN COMMON)
 DB. 20541 PG. 209
 PB. 56 PG. 173
 PID#: 738-00-00-057

FORT MILL FARMS LLC
 DB. 21681 PG. 25
 PB. 74 PG. 113
 PID#: 738-00-00-060

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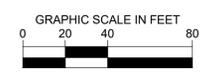


KHA PROJECT	01509000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

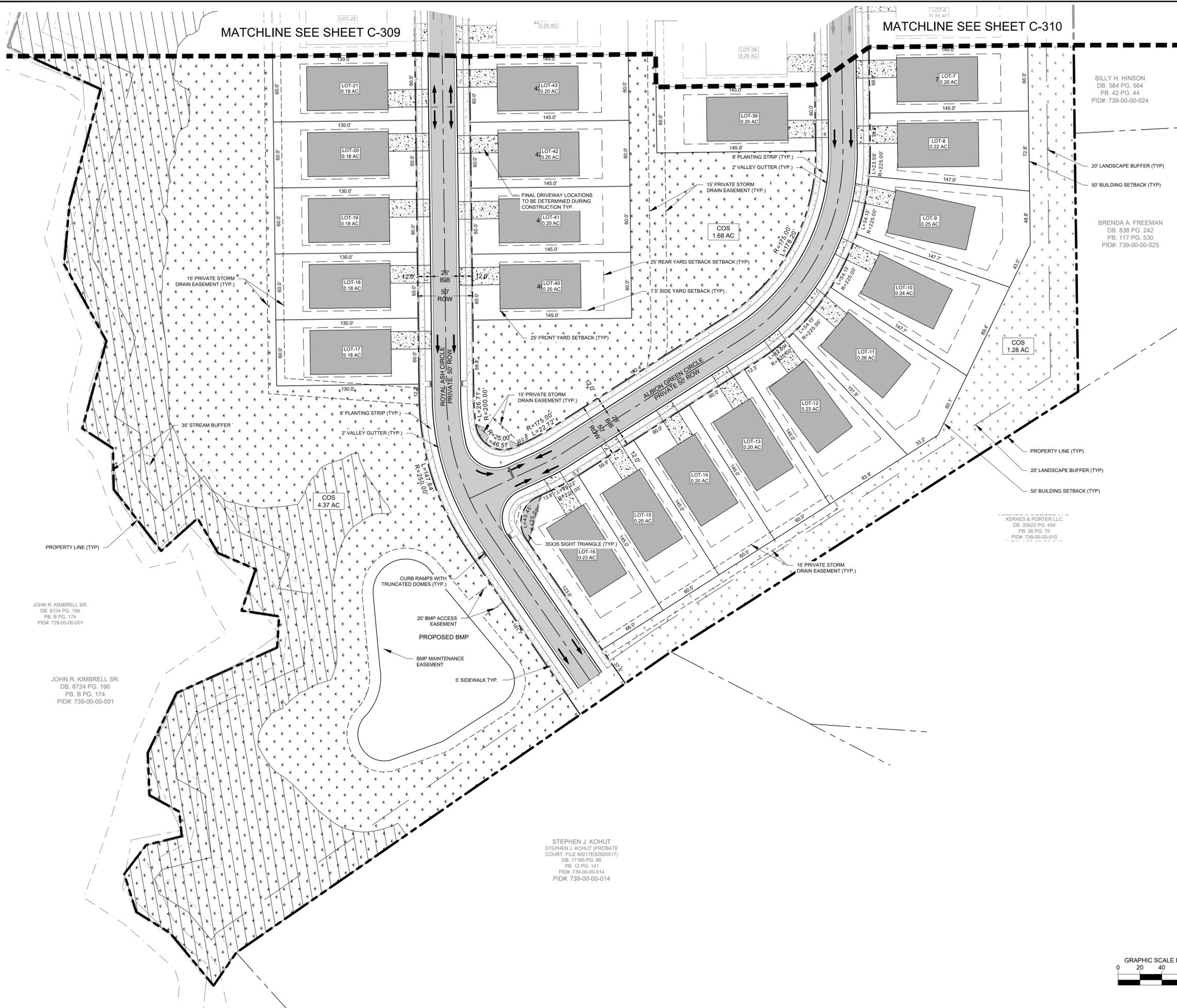
SITE PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-307



Plotted By: Davis, Chase Date: December 18, 2025 11:30:47am File Path: K:\FOM_P\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\1015083_Mattamy\000 Williams Reserve - SITE PLAN.dwg
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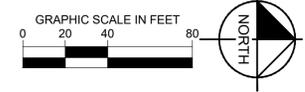


JOHN R. KIMBRELL SR.
 DB. 8724 PG. 196
 PB. B PG. 174
 PID#: 739-00-00-001

JOHN R. KIMBRELL SR.
 DB. 8724 PG. 196
 PB. B PG. 174
 PID#: 739-00-00-001

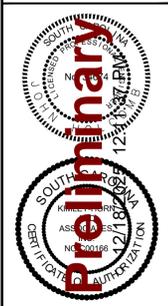
STEPHEN J. KOHUT
 STEPHEN J. KOHUT (PROBATE
 COURT: FILE #2017ES2900517)
 DB. 17465 PG. 86
 PB. 12 PG. 141
 PID#: 739-00-00-014
 PID#: 739-00-00-014

XERXES & PORTER LLC.
 DB. 20622 PG. 450
 PB. 28 PG. 70
 PID#: 739-00-00-010



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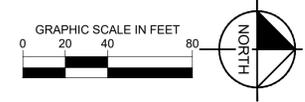
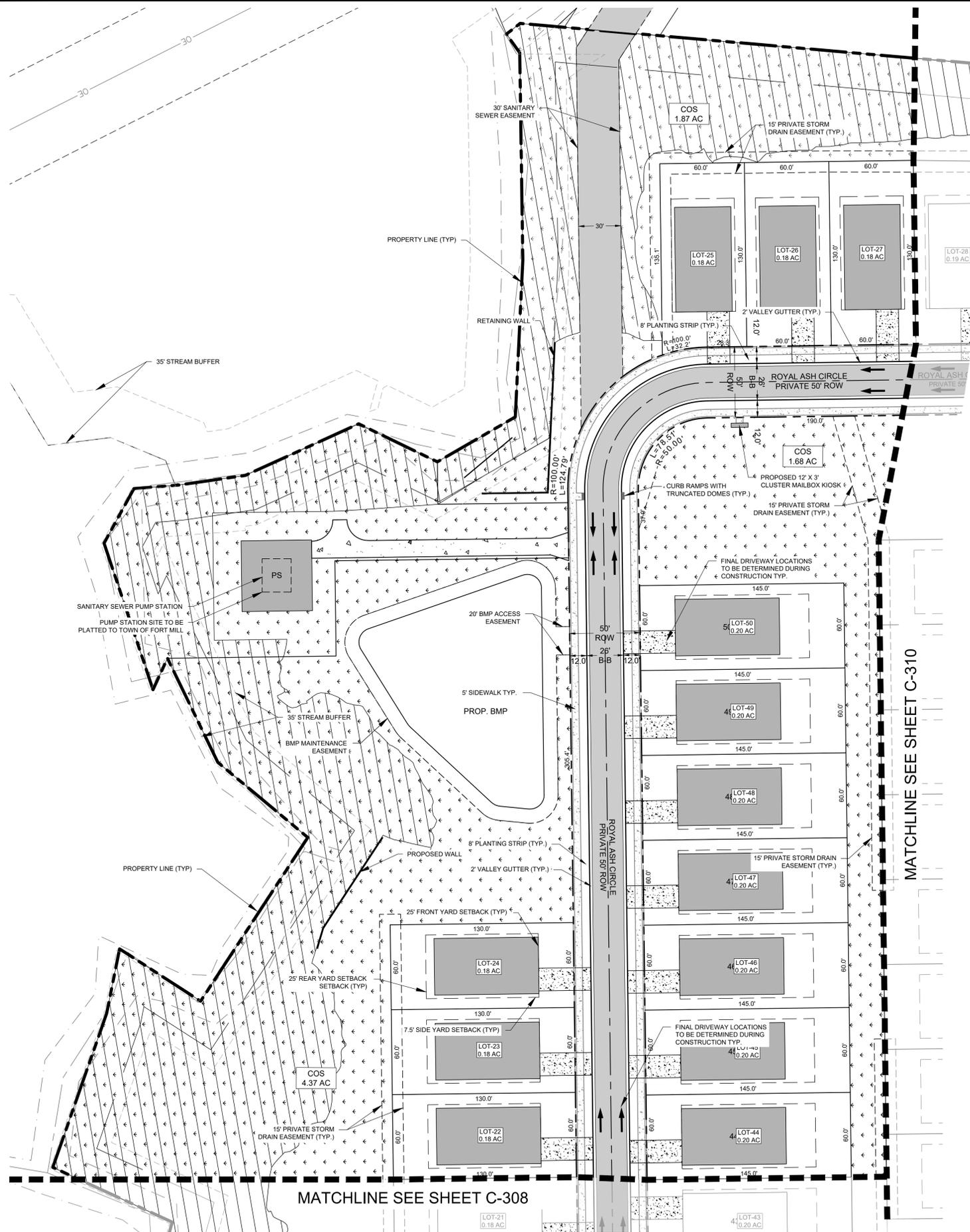
KHA PROJECT	01509000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

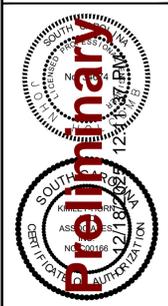
SHEET NUMBER
C-308

Plotted By: Davis, Chase Date: December 18, 2025 11:30:48am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DMG\Cad\Preliminary\Site\06 - SITE PLAN.dwg
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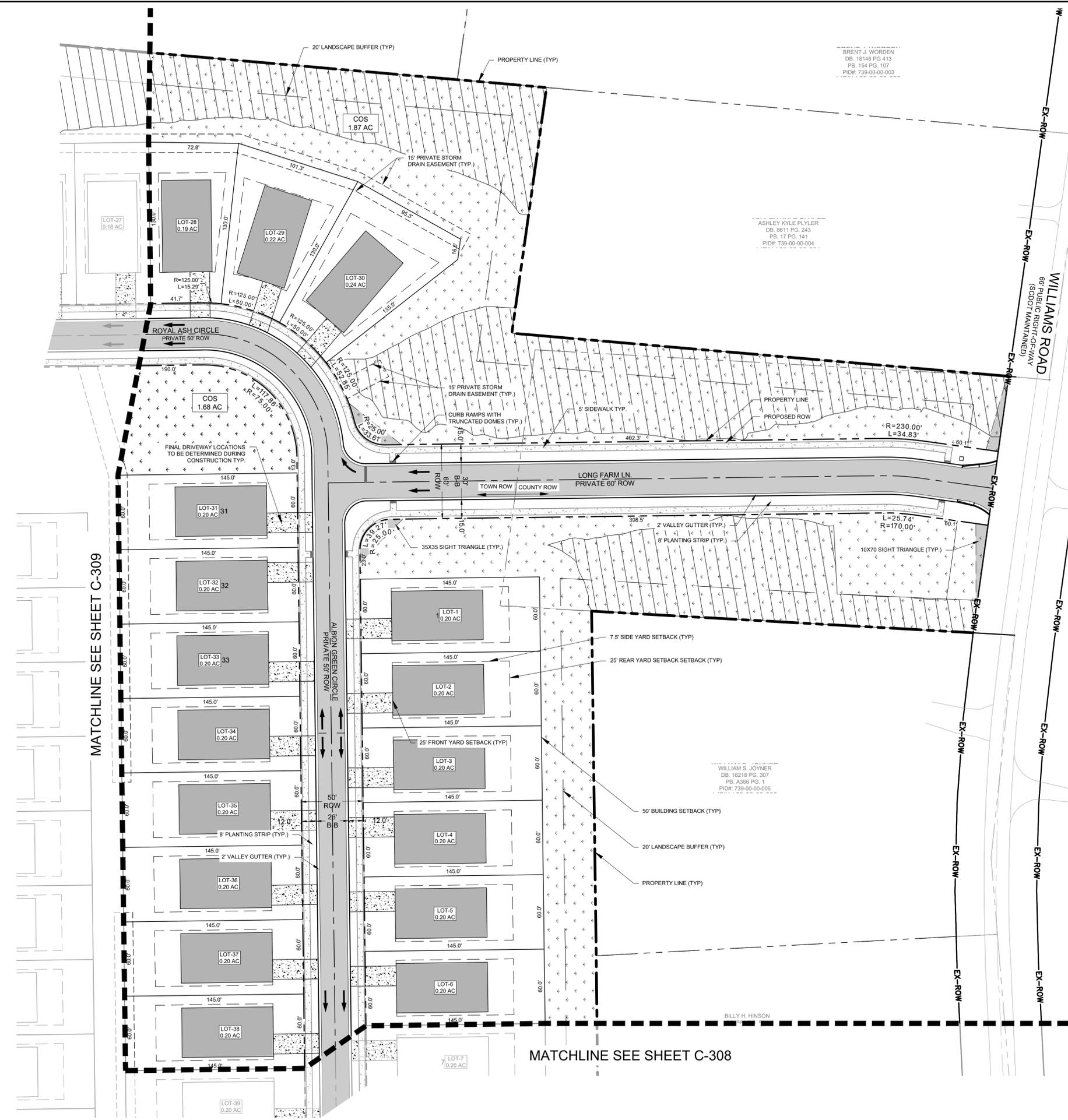
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

WILLIAMS RESERVE
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MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-309

Plotted By: Davis, Chase Date: December 18, 2025 11:30:51am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DMG\Cad\Pre\Williams Reserve - SITE PLAN.dwg
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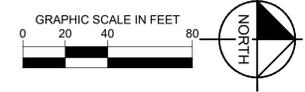


BRENT J. WORDEN
 DB: 18146 PG. 413
 PB: 154 PG. 107
 PID#: 739-00-00-003

ASHLEY KYLE PLYLER
 DB: 8611 PG. 243
 PB: 17 PG. 141
 PID#: 739-00-00-004

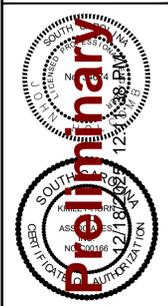
WILLIAM S. JOYNER
 DB: 16218 PG. 307
 PB: A366 PG. 1
 PID#: 739-00-00-006

BILLY H. HINSON



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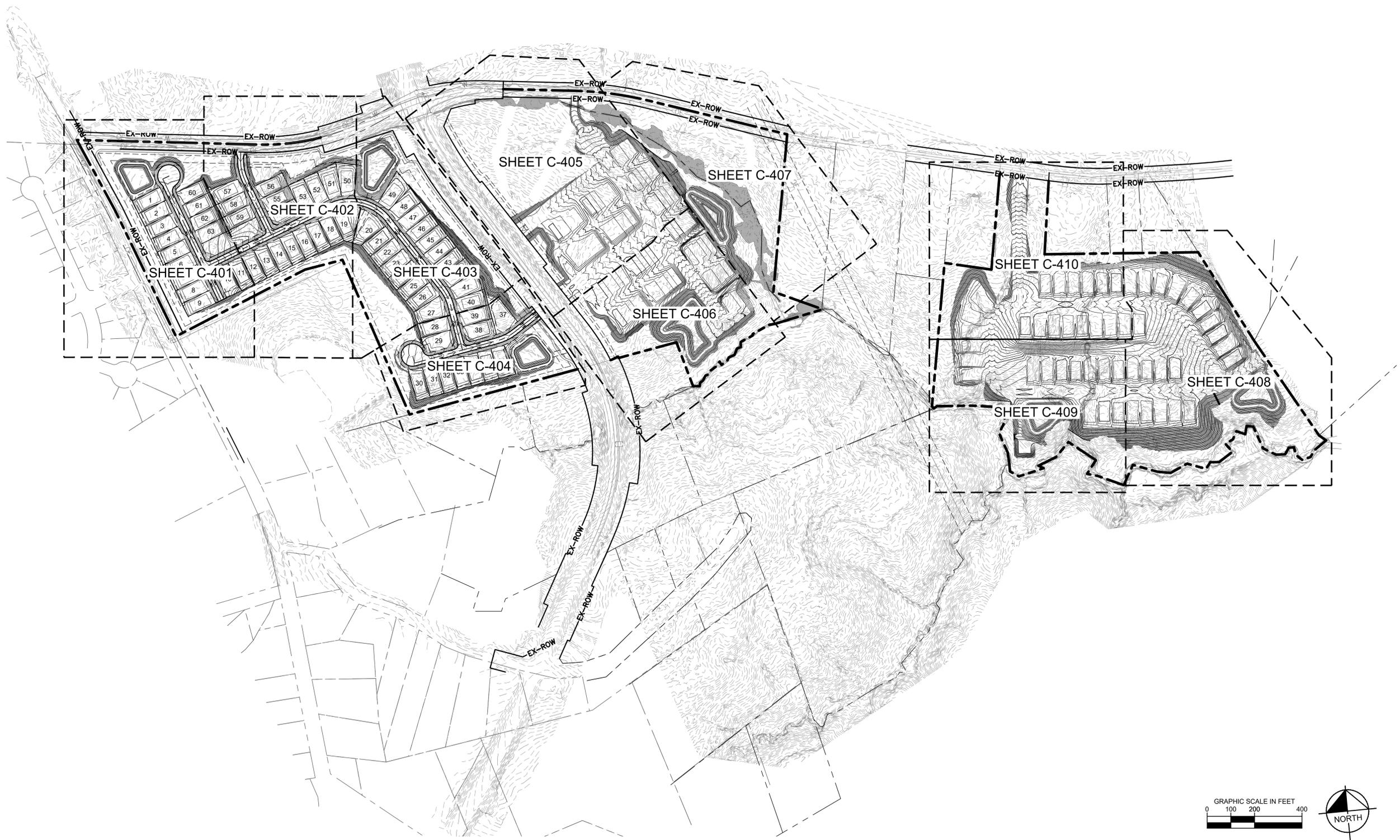
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

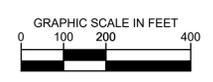
WILLIAMS RESERVE
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 MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-310

Plotted By: Davis, Chase Date: December 18, 2025 11:31:48am File Path: K:\FROM_PRL\015083 Mattamy\000 Williams Reserve\02 - DWG\CadPreliminary\Plan\C401 - GRADING PLAN.dwg
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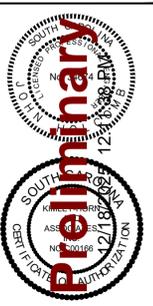


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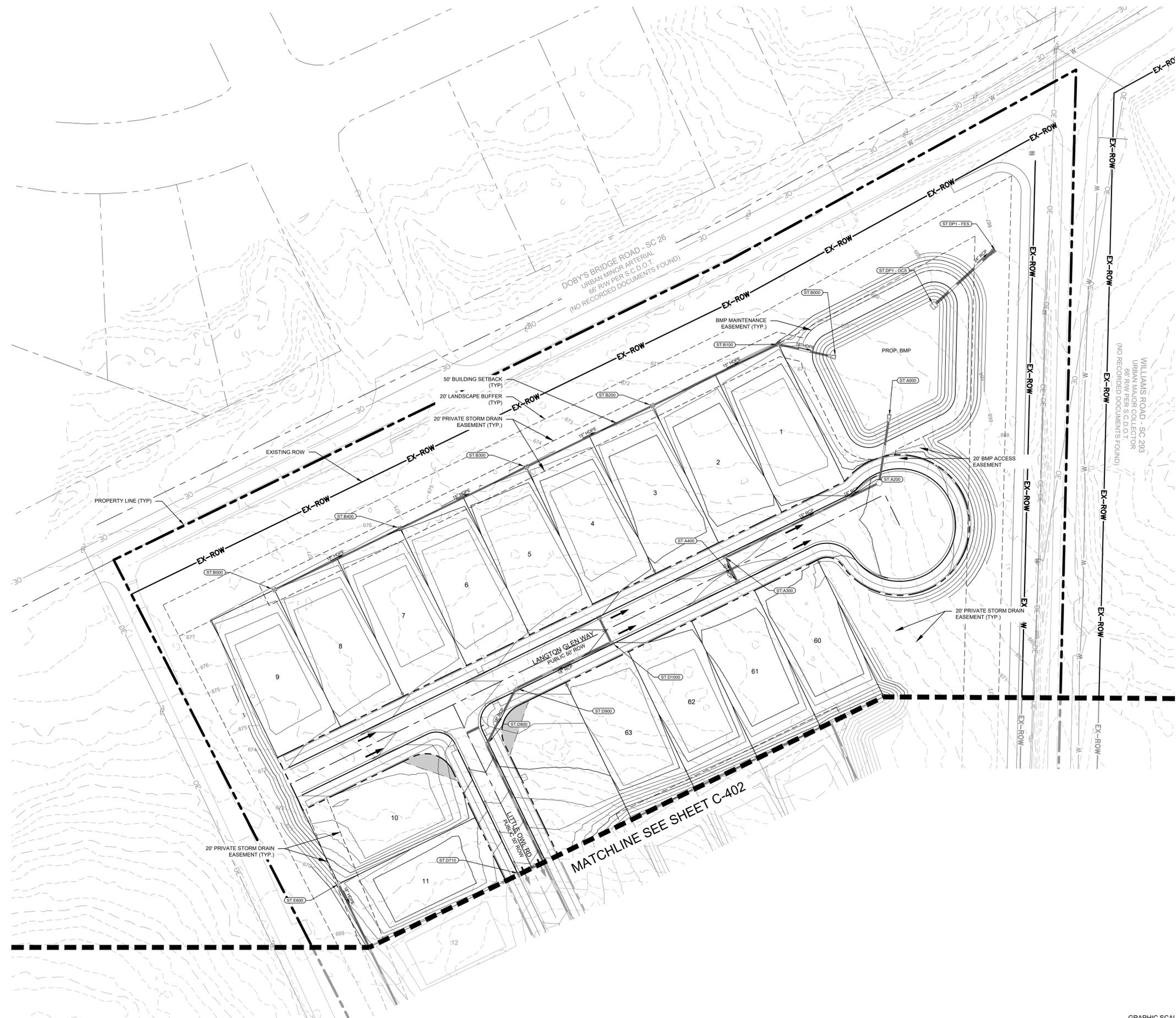
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

OVERALL GRADING PLAN

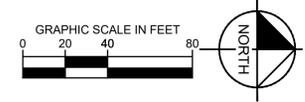
WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-400

Plotted By: Davis, Chase Date: December 18, 2025 11:32:47am File Path: K:\FROM_PRL\015083 Mattamy\000 Williams Reserve\02 - DWG\CADD\Preliminary\Plan\C401 - GRADING PLAN.dwg
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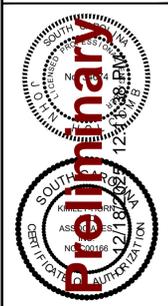


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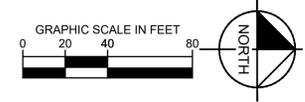
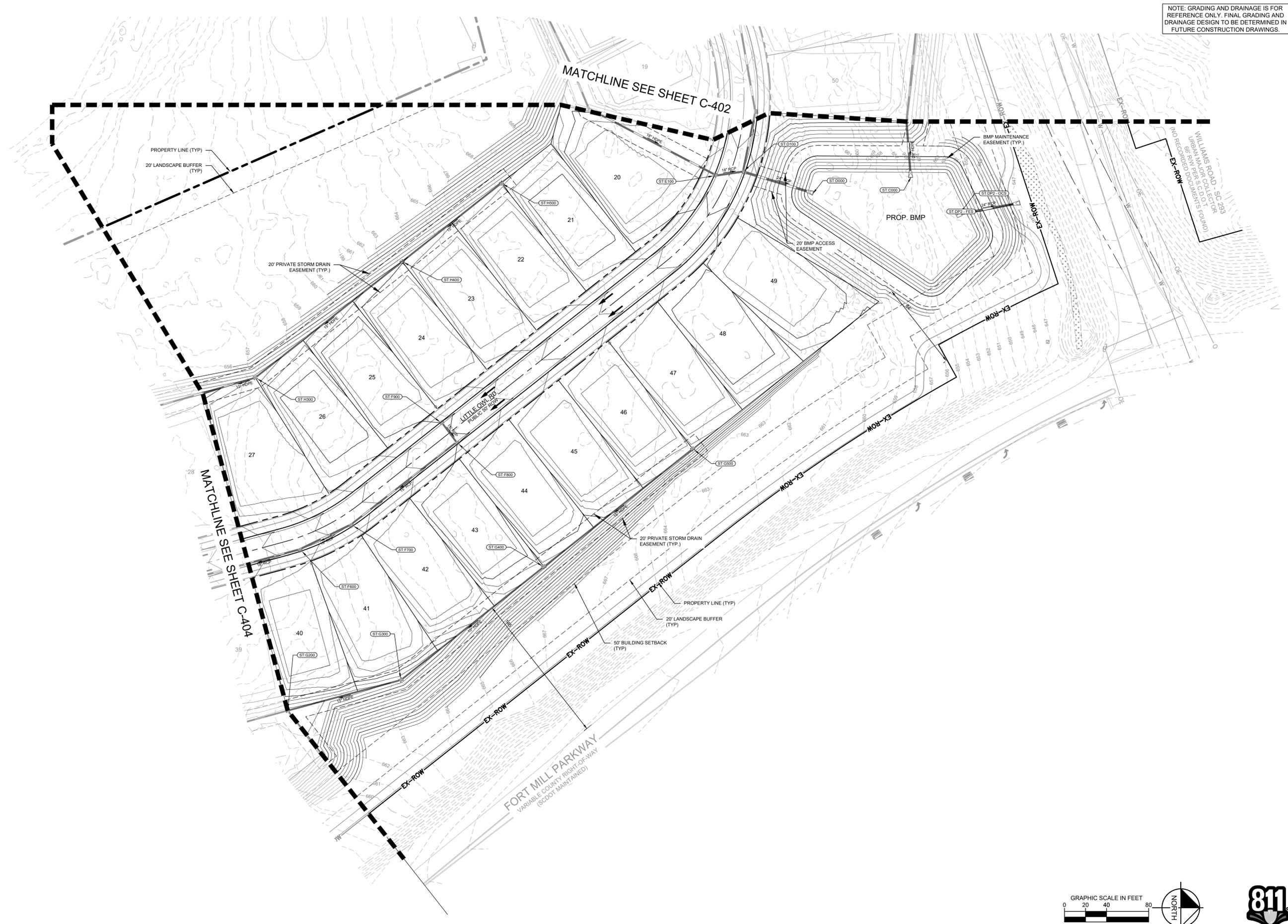
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

GRADING PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

SHEET NUMBER
C-401

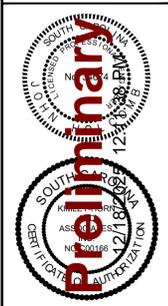
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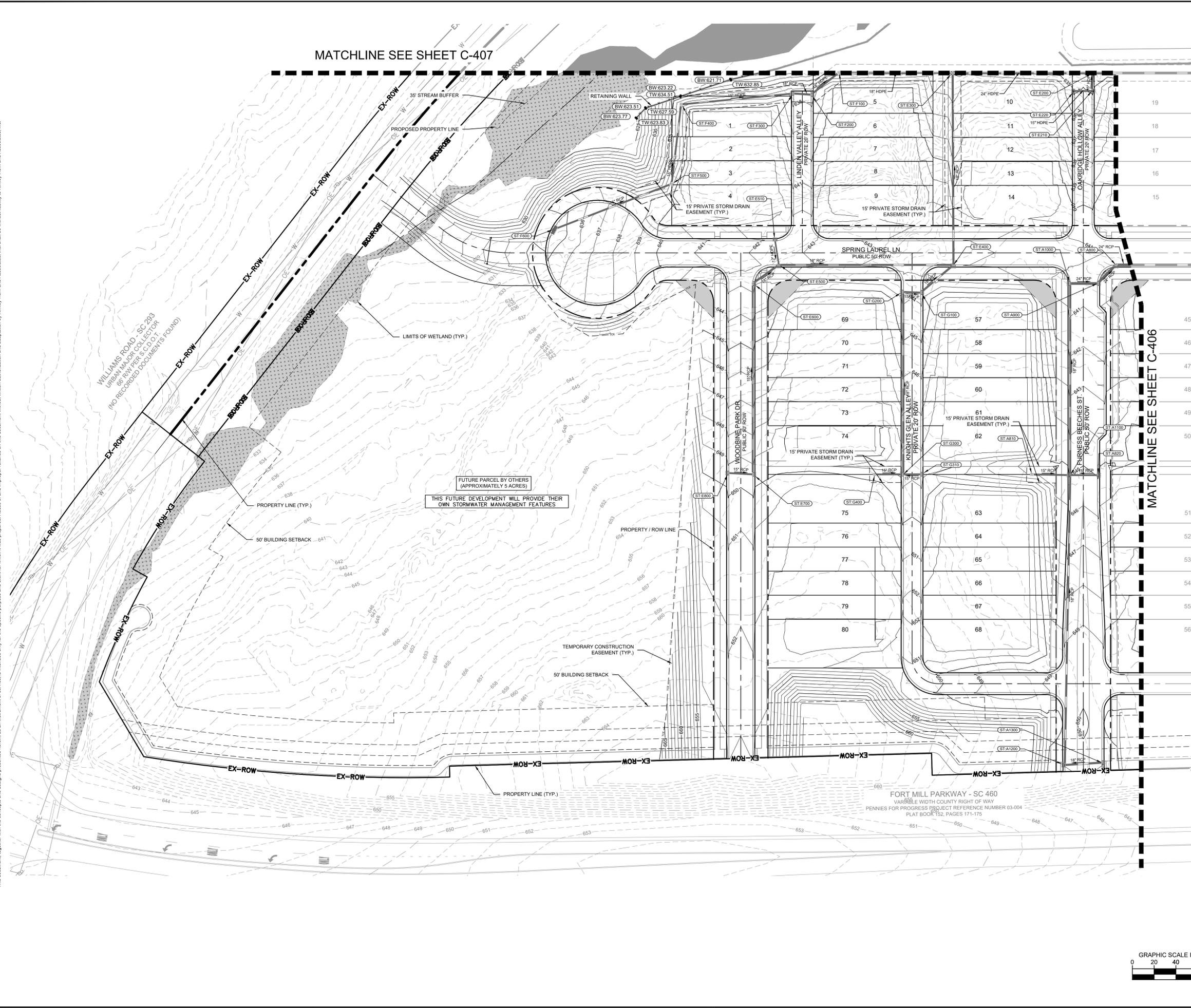
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GRADING PLAN

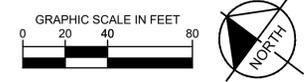
WILLIAMS RESERVE
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MATTAMY HOMES
 SOUTH CAROLINA

SHEET NUMBER
C-403

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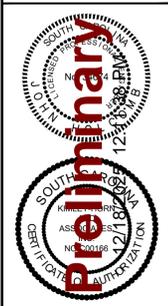


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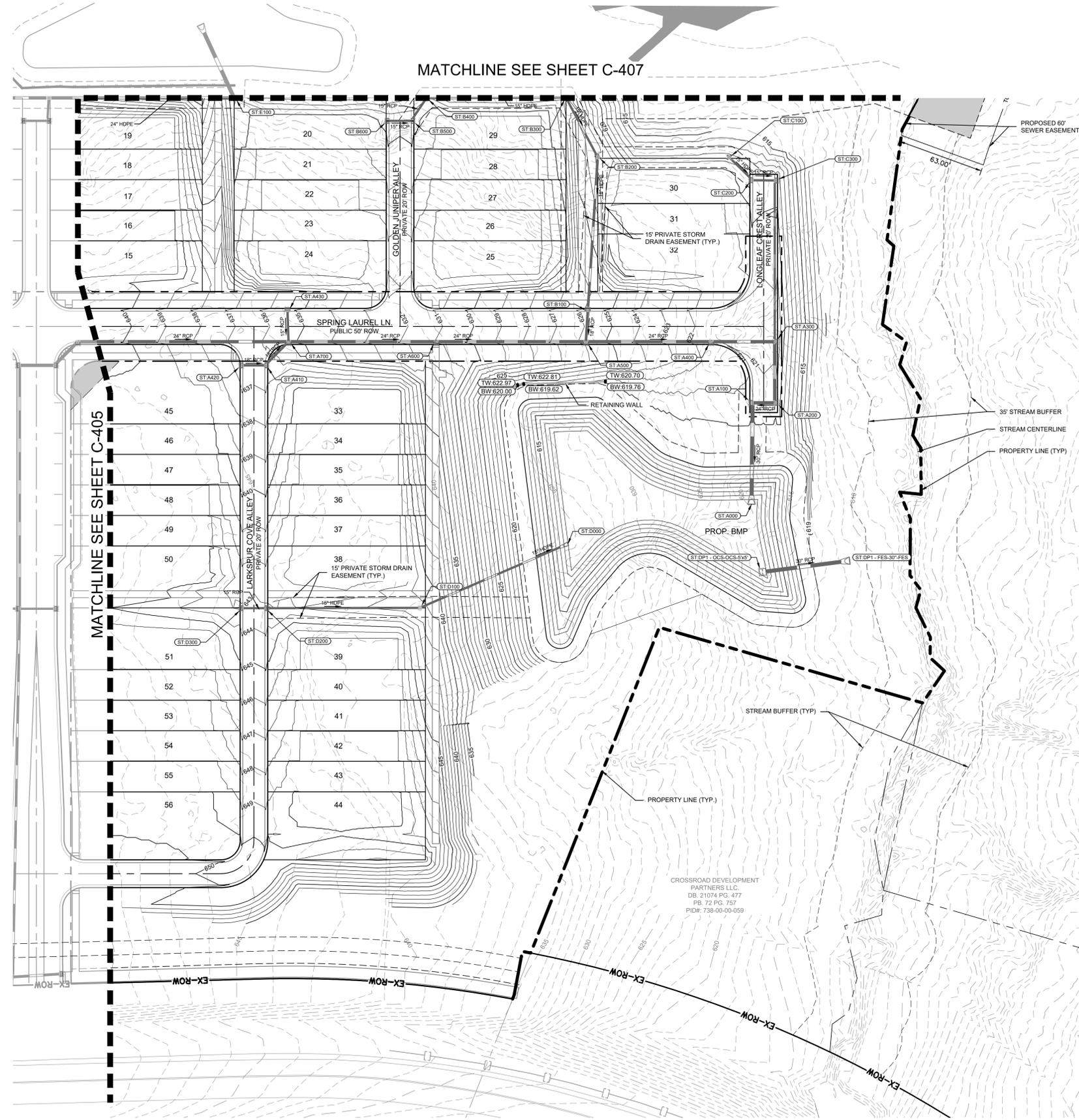
KHA PROJECT	015093000
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SCALE	AS SHOWN
DESIGNED BY:	A/J
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CHECKED BY:	JEH

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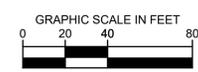
WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-405

Plotted By: Davis, Chase Date: December 18, 2025 11:37:42am File Path: K:\FROM_PRL\015083 Mattamy\000 Williams Reserve\02 - DMS\GIS\Pre\015083 Preliminary Plan\015083 - GRADING PLAN.dwg
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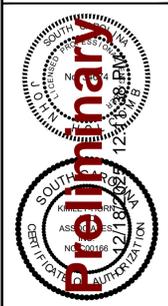


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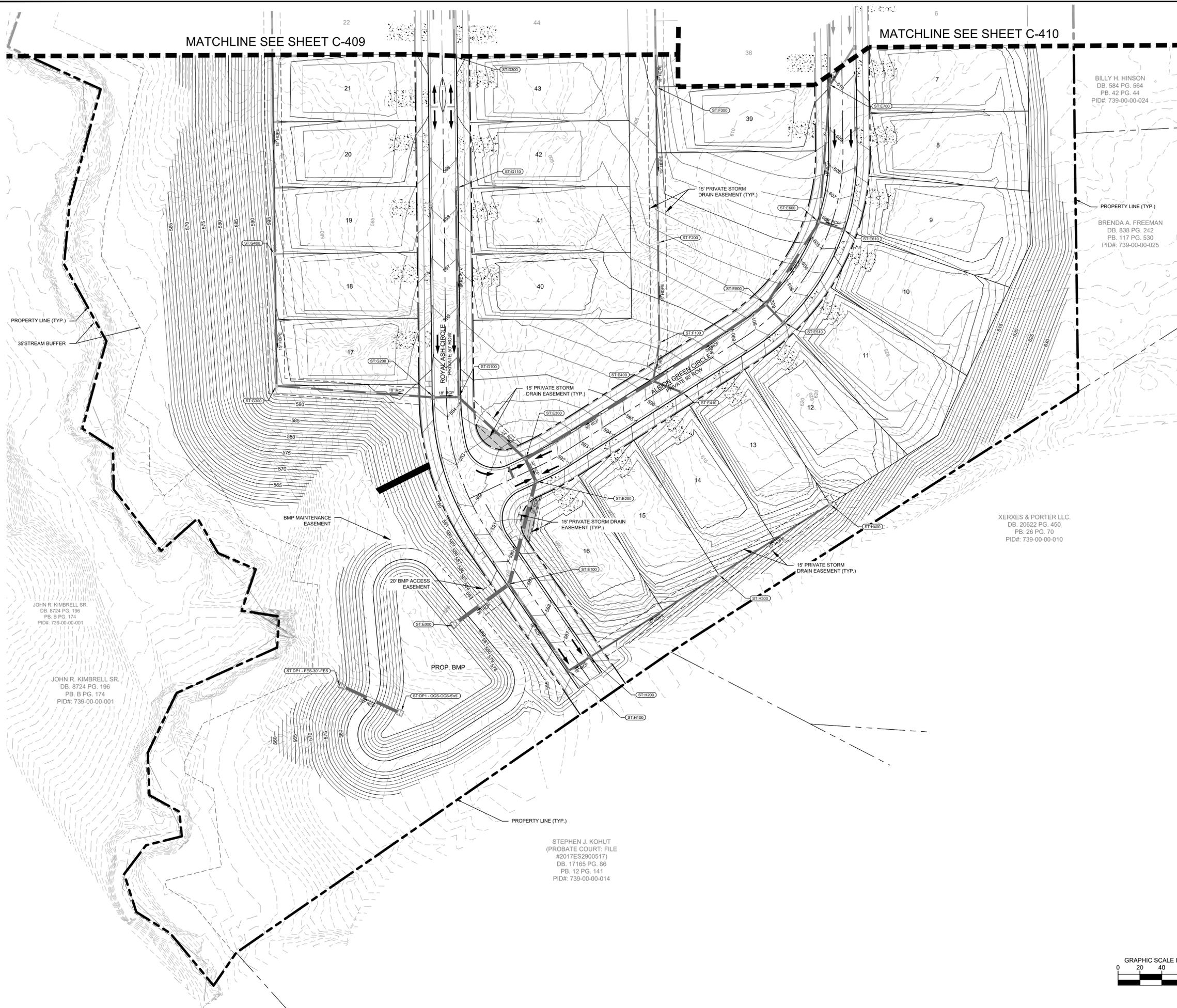
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

GRADING PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

SHEET NUMBER
C-406

Plotted By: Davis, Chase Date: December 18, 2025 11:38:35am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\1015083 Preliminary Plan\0405 - GRADING PLAN.dwg
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 PB. 42 PG. 44
 PID#: 739-00-00-024

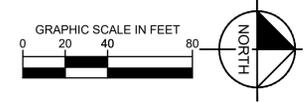
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XERXES & PORTER LLC.
 DB. 20622 PG. 450
 PB. 28 PG. 70
 PID#: 739-00-00-010

JOHN R. KIMBRELL SR.
 DB. 8724 PG. 196
 PB. 8 PG. 174
 PID#: 739-00-00-001

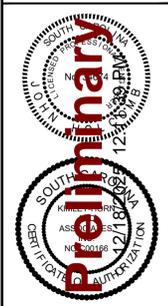
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STEPHEN J. KOHUT
 (PROBATE COURT: FILE
 #2017ES2900517)
 DB. 17165 PG. 86
 PB. 12 PG. 141
 PID#: 739-00-00-014



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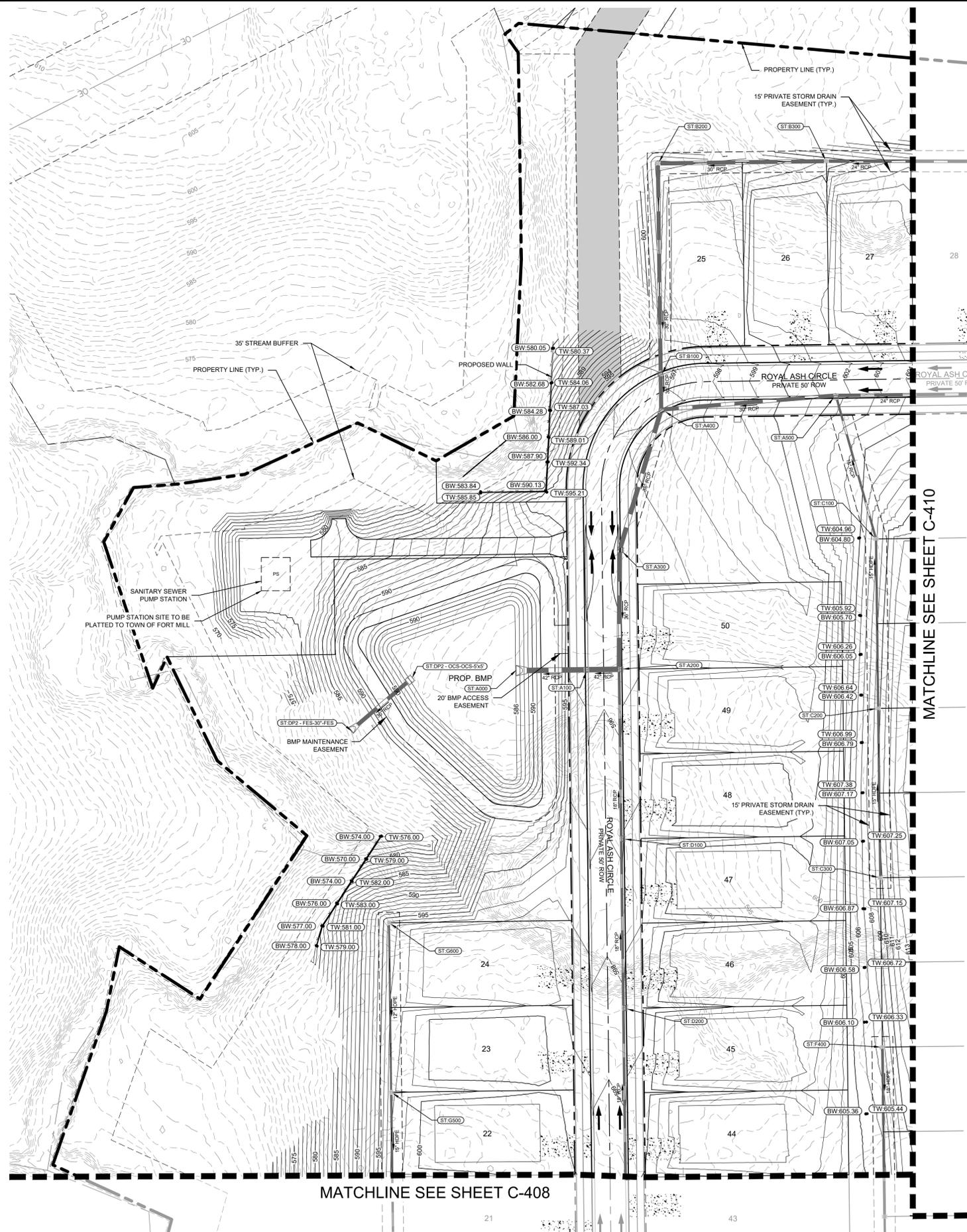
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DRAWN BY:	CDA
CHECKED BY:	JEH

GRADING PLAN

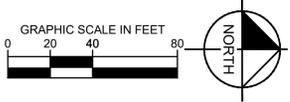
WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-408

Plotted By: Davis, Chase Date: December 18, 2025 11:39:03am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\CadP\1015083 Preliminary Plan\C405 - GRADING PLAN.dwg
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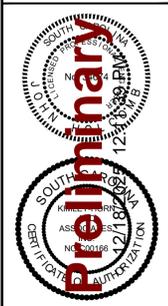


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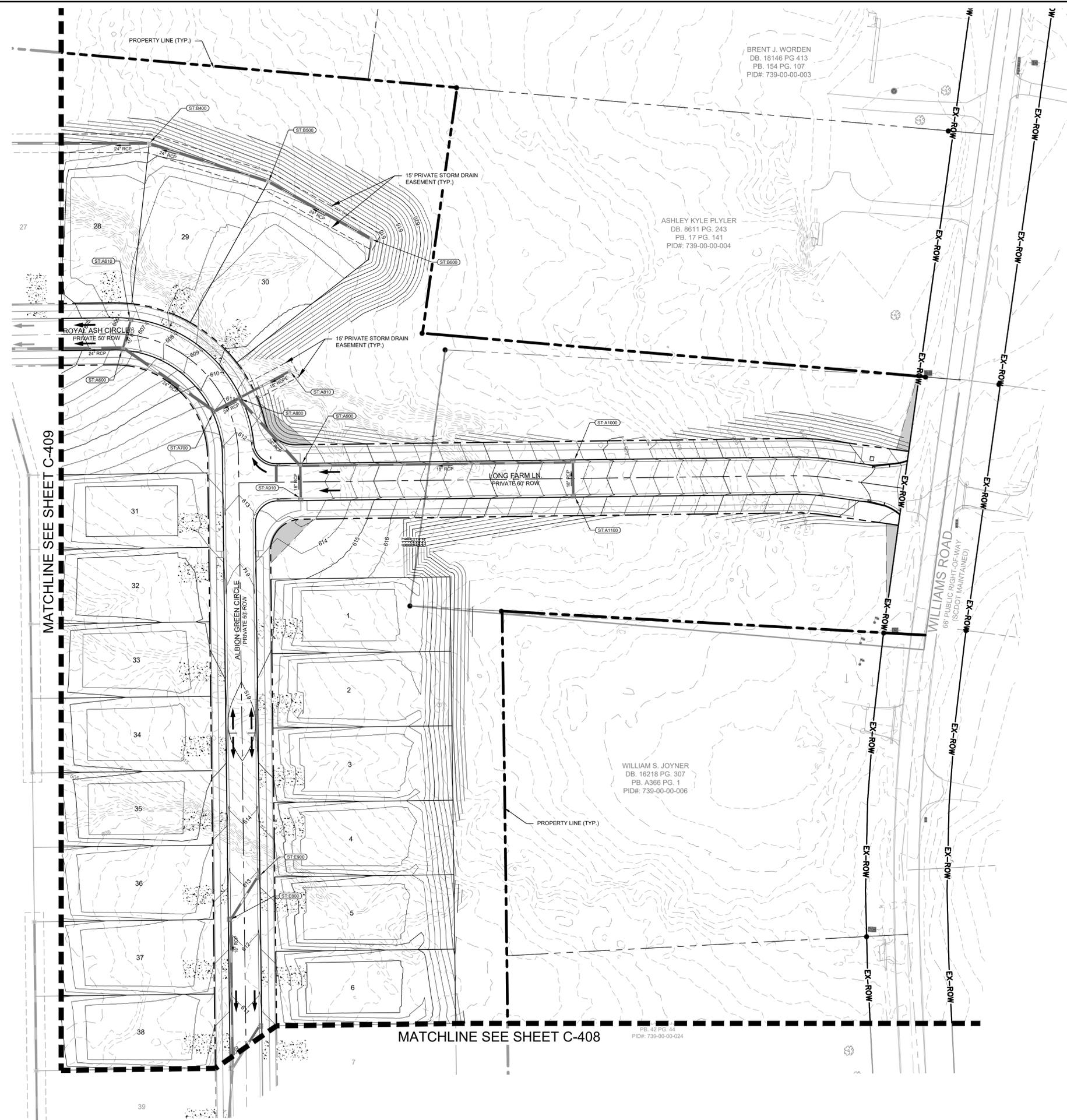
KHA PROJECT	01509000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

GRADING PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-409

Plotted By: Davis, Chase Date: December 18, 2025 11:39:30am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DMG\CadPreliminary\Plan\C405 - GRADING PLAN.dwg
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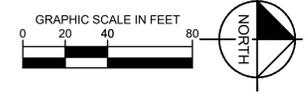
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WILLIAM S. JOYNER
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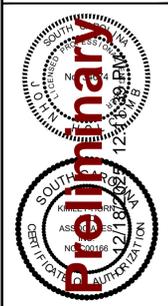
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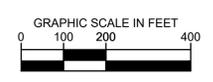
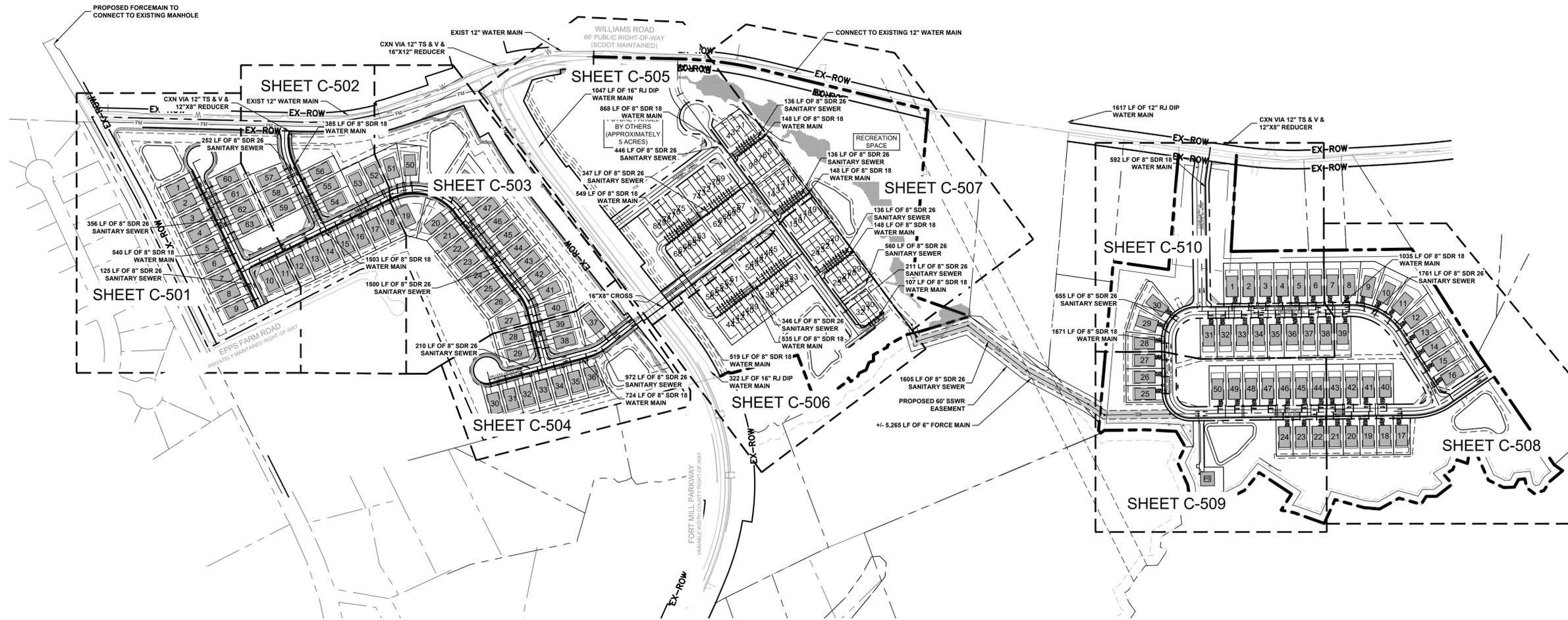
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DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

GRADING PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

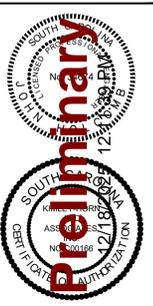
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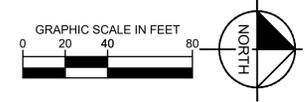
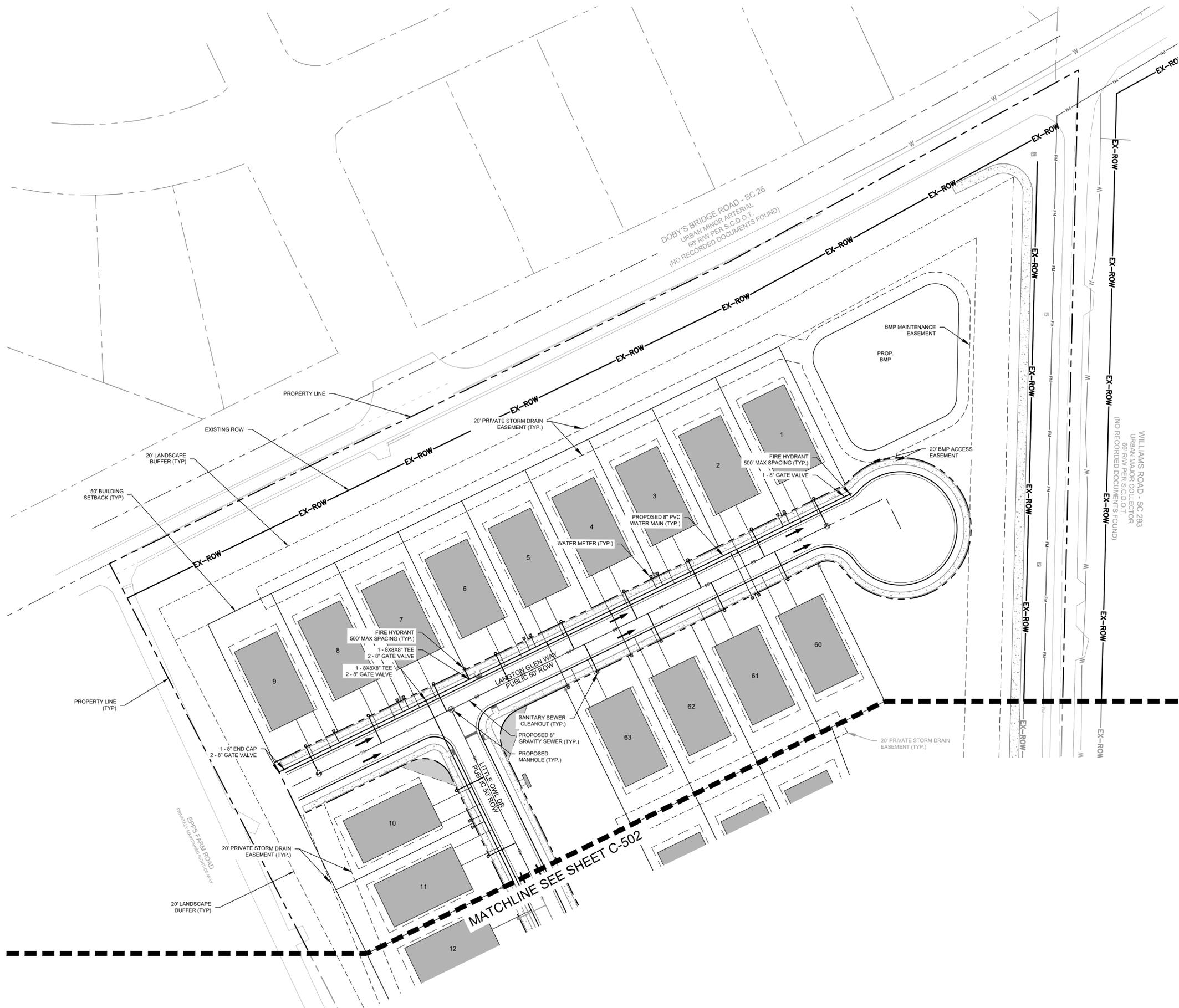
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

OVERALL UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

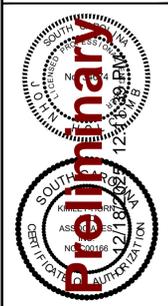
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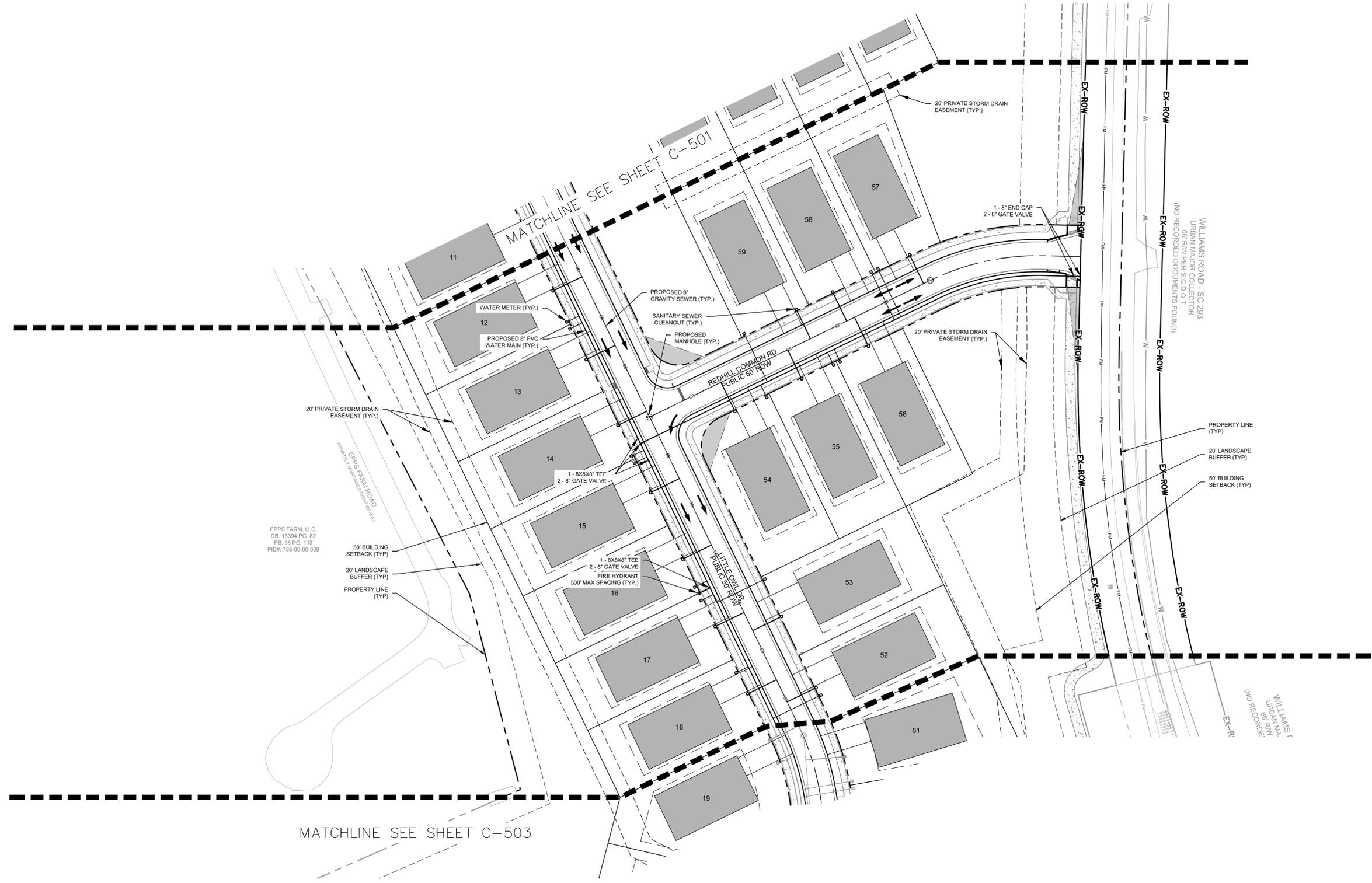
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DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

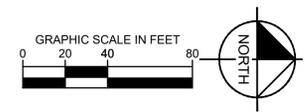
WILLIAMS RESERVE
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MATTAMY HOMES
 FORT MILL, SOUTH CAROLINA

SHEET NUMBER
C-501

Plotted By: Davis, Chase Date: December 18, 2025 11:41:20am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DMG\Cad\Pre\Utility Plan\01.dwg
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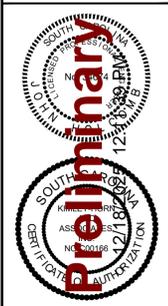


EPFS FARM, LLC
 DB: 16394 PG: 82
 PB: 38 PG: 113
 PID#: 738-00-00-008



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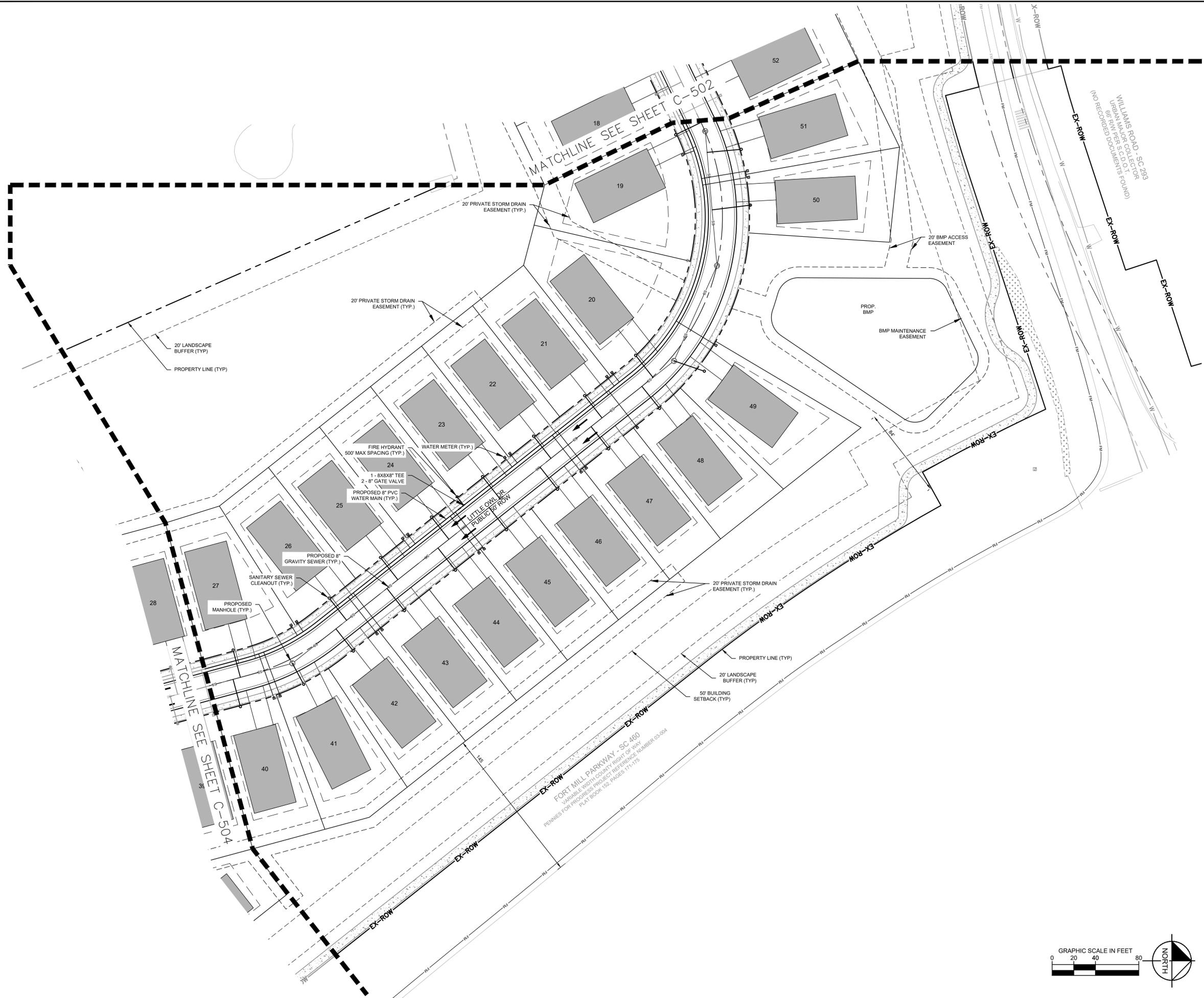
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

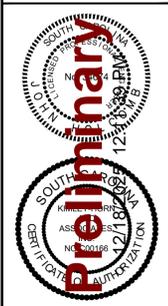
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KHA PROJECT	01509000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
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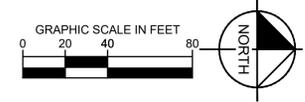
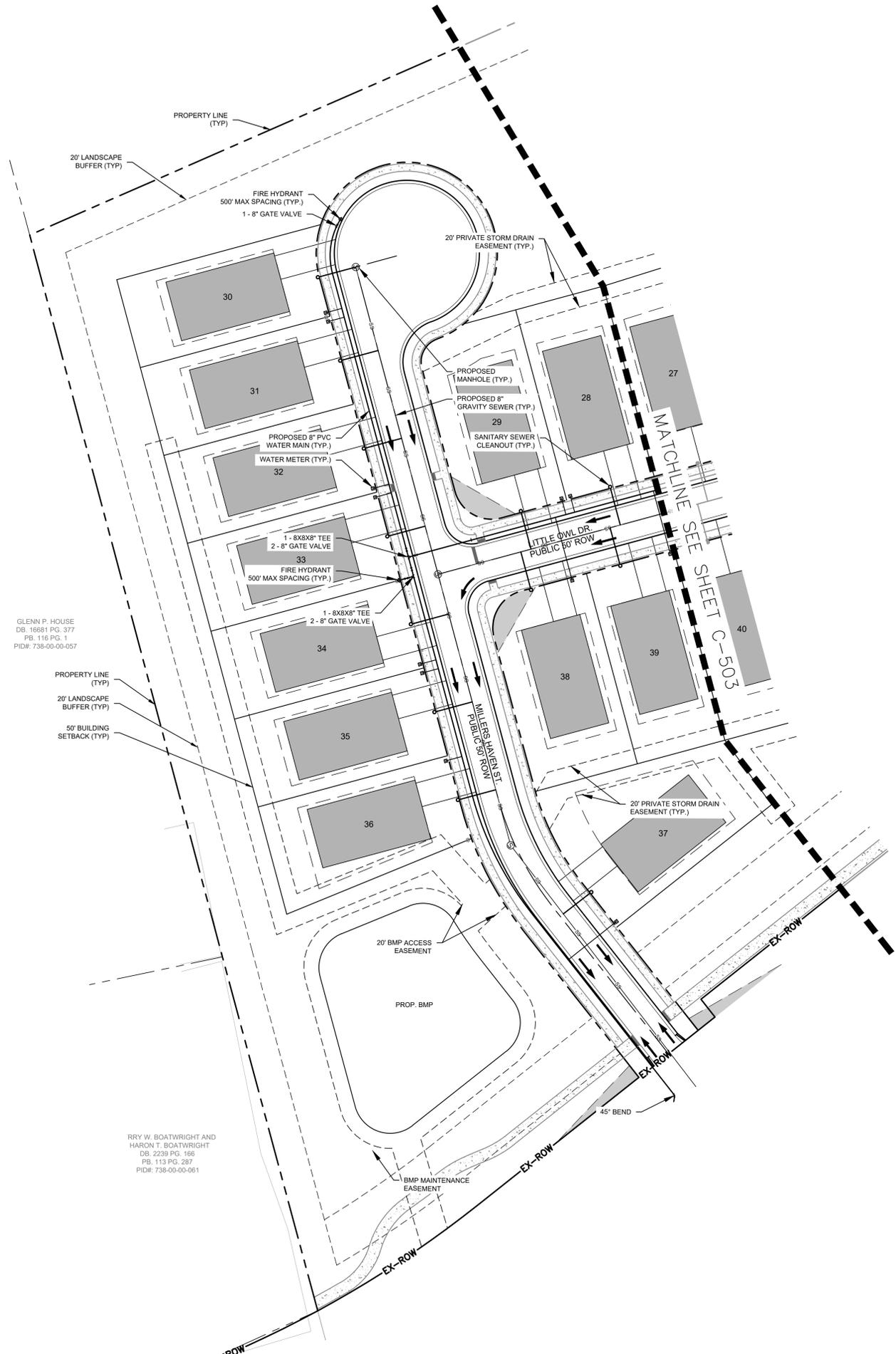
UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

SHEET NUMBER
C-503

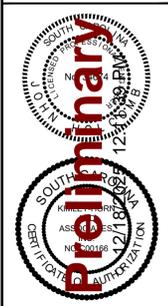


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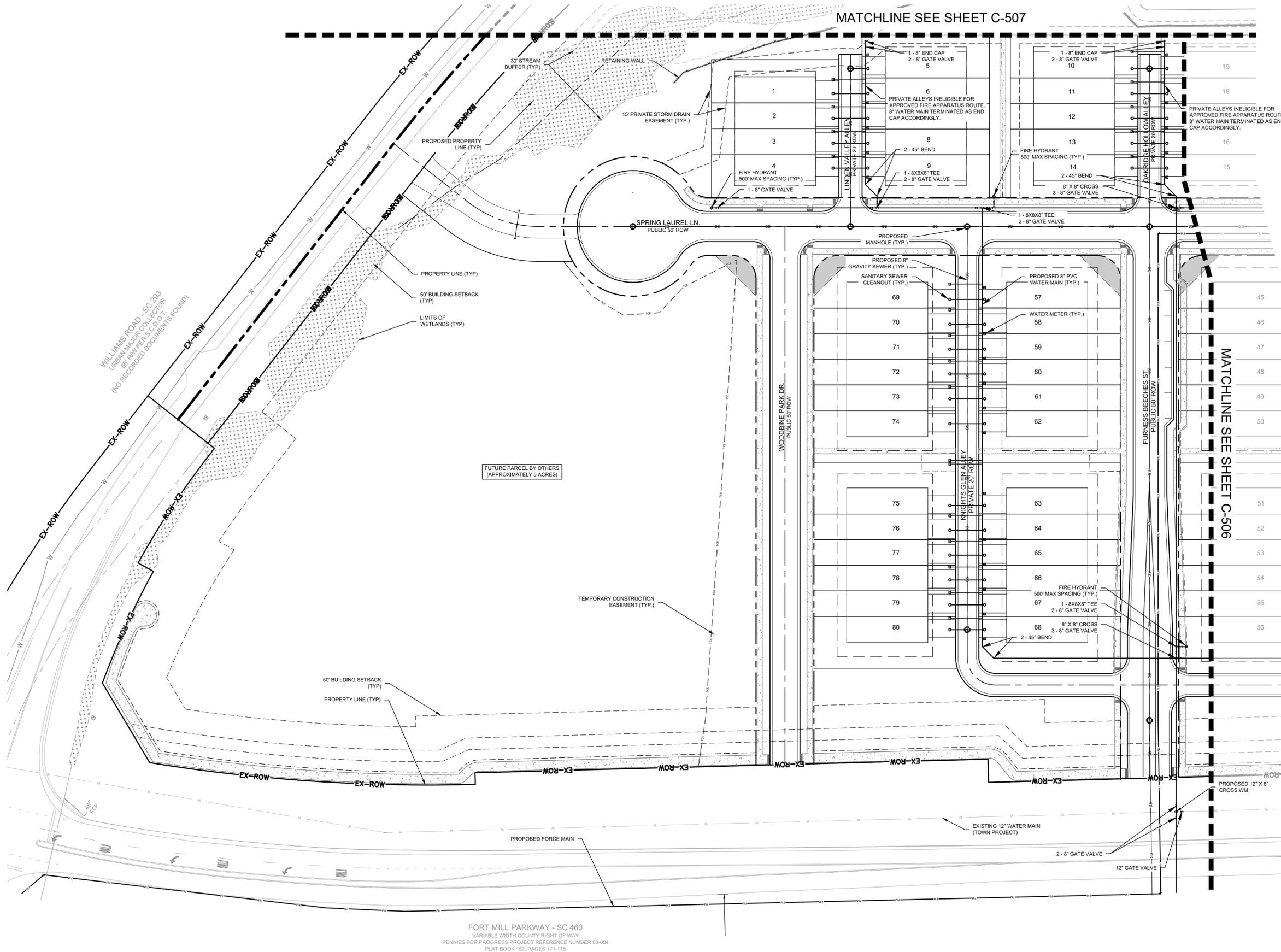
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DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

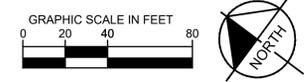
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MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-504

Plotted By: Davis, Chase Date: December 18, 2025 11:42:24am File Path: K:\FOM_P\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\Utility Plan.dwg
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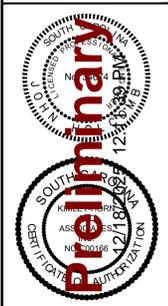


FORT MILL PARKWAY - SC 460
 VARIABLE WIDTH COUNTY RIGHT OF WAY
 PENNIES FOR PROGRESS PROJECT REFERENCE NUMBER 03-004
 PLAT BOOK 152, PAGES 171-175



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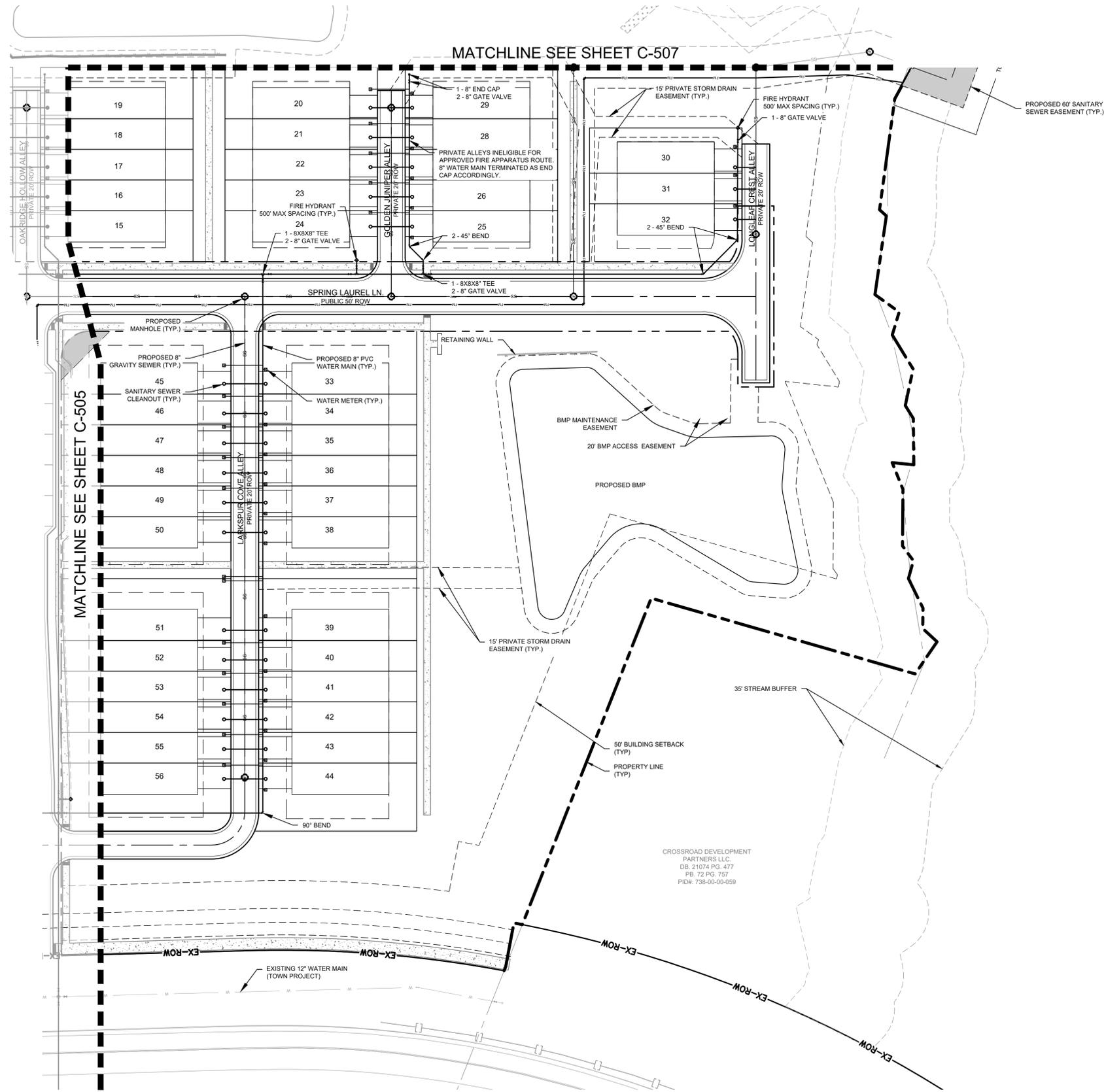
KHA PROJECT	01509000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

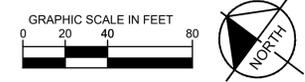
WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-505

Plotted By: Davis, Chase Date: December 18, 2025 11:42:28am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DMS\GIS\Preliminary\Plot\C505 - UTILITY PLAN.dwg
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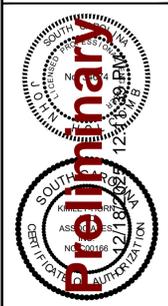


CROSSROAD DEVELOPMENT
 PARTNERS LLC.
 DB: 21074 PG. 477
 PB: 72 PG. 757
 PID#: 738-00-00-059



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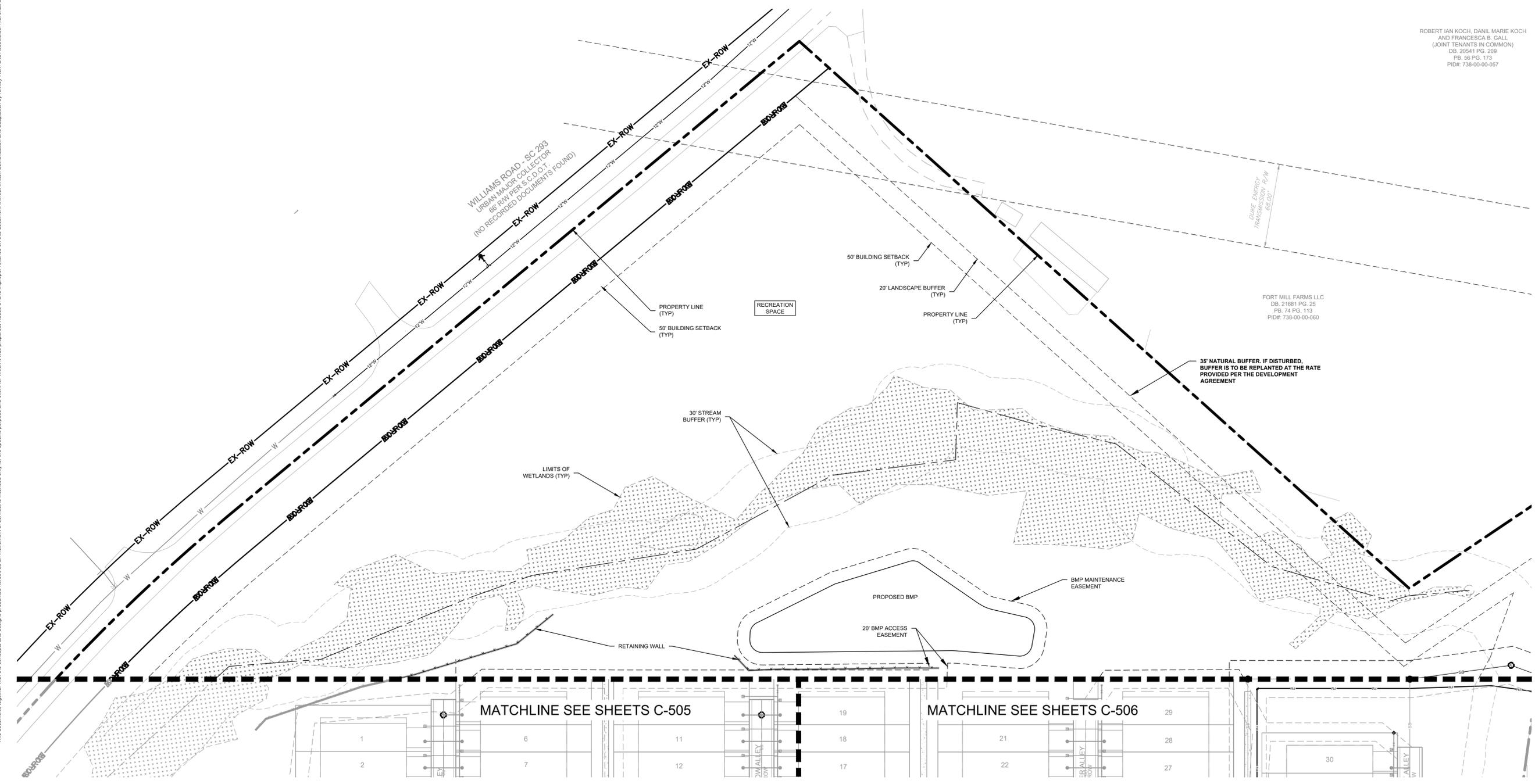
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-506

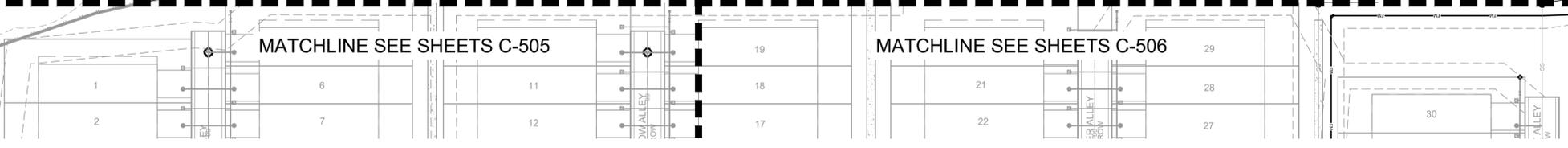
Plotted By: Davis, Chase Date: December 18, 2025 11:42:31am File Path: K:\FOM_P\1015083 Mattamy\000 Williams Reserve\02 - DMS\GIS\Preliminary\Plan\0505 - UTILITY PLAN.dwg
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ROBERT IAN KOCH, DANIL MARIE KOCH
 AND FRANCESCA B. GALL
 (JOINT TENANTS IN COMMON)
 DB. 20541 PG. 209
 PB. 56 PG. 173
 PID#: 738-00-00-057

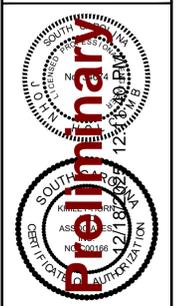
FORT MILL FARMS LLC
 DB. 21681 PG. 25
 PB. 74 PG. 113
 PID#: 738-00-00-060

DUKE ENERGY
 TRANSMISSION P/W
 88'-00"



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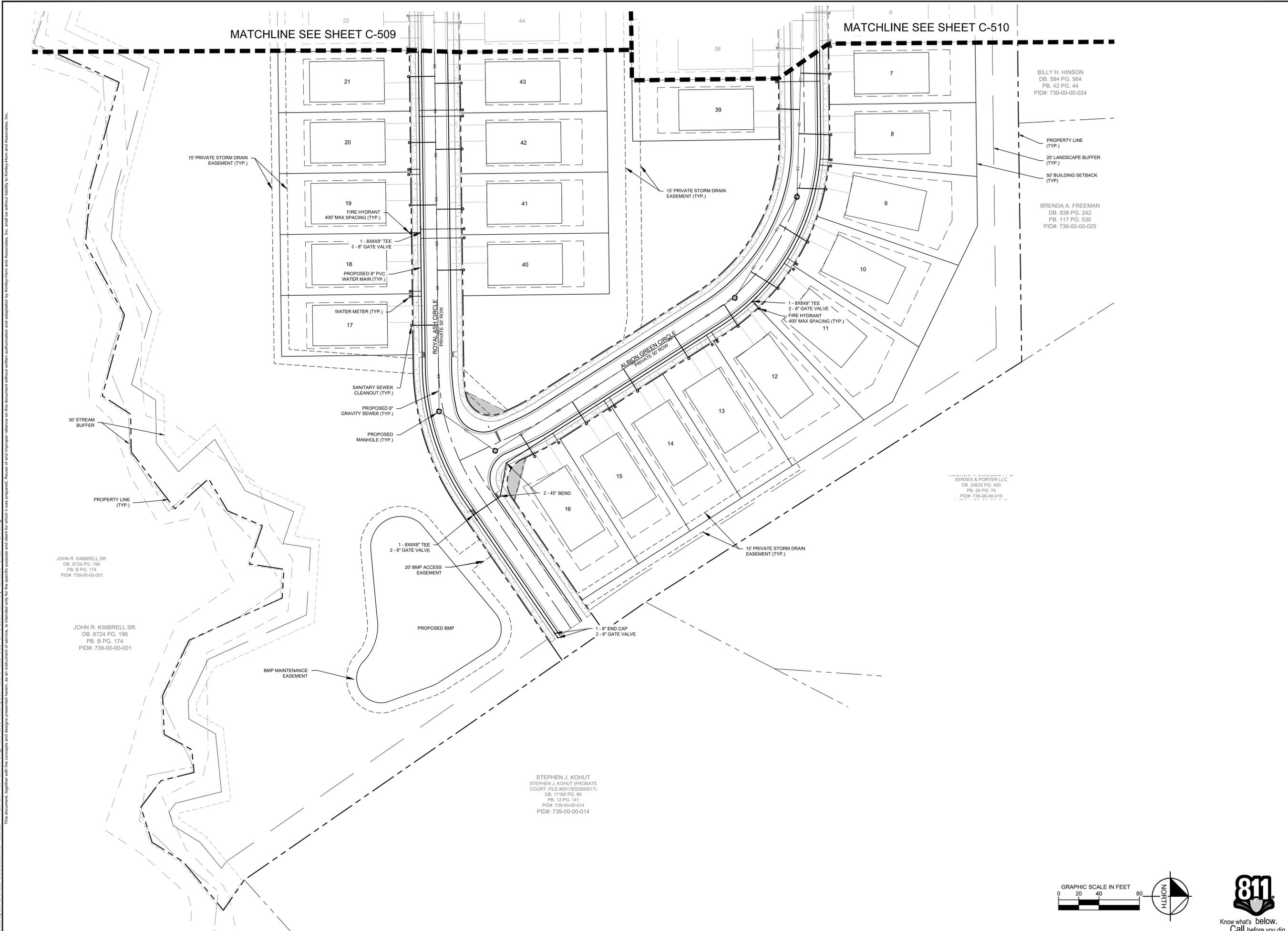
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-507

Plotted By: Davis, Chase Date: December 18, 2025 11:42:34am File Path: K:\FOM_P\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\Utility Plan.dwg
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MATCHLINE SEE SHEET C-509

MATCHLINE SEE SHEET C-510

BILLY H. HINSON
 DB. 584 PG. 564
 PB. 42 PG. 44
 PID#: 739-00-00-024

PROPERTY LINE (TYP.)
 20' LANDSCAPE BUFFER (TYP.)
 50' BUILDING SETBACK (TYP.)

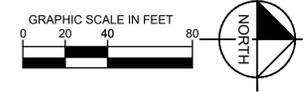
BRENDA A. FREEMAN
 DB. 838 PG. 242
 PB. 117 PG. 530
 PID#: 739-00-00-025

XERXES & PORTER LLC
 DB. 20622 PG. 450
 PB. 28 PG. 70
 PID#: 739-00-00-010

JOHN R. KIMBRELL SR.
 DB. 8724 PG. 196
 PB. B PG. 174
 PID#: 739-00-00-001

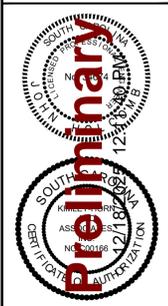
JOHN R. KIMBRELL SR.
 DB. 8724 PG. 196
 PB. B PG. 174
 PID#: 739-00-00-001

STEPHEN J. KOHUT
 STEPHEN J. KOHUT (PROBATE
 COURT: FILE #2017ES2900517)
 DB. 17465 PG. 86
 PB. 12 PG. 141
 PID#: 739-00-00-014
 PID#: 739-00-00-014



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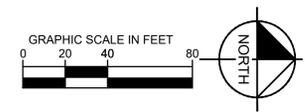
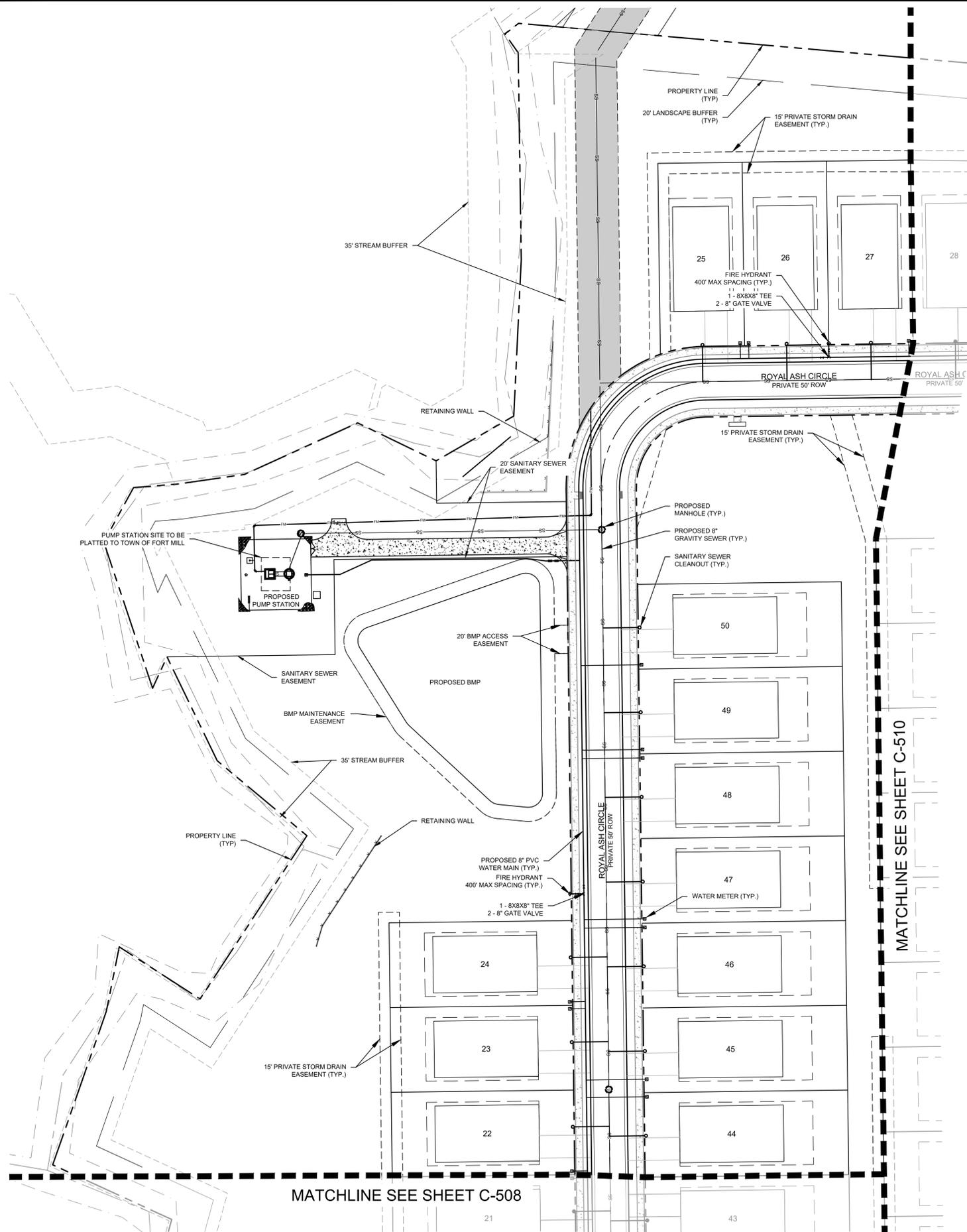
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

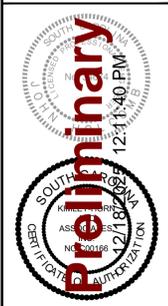
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C-508

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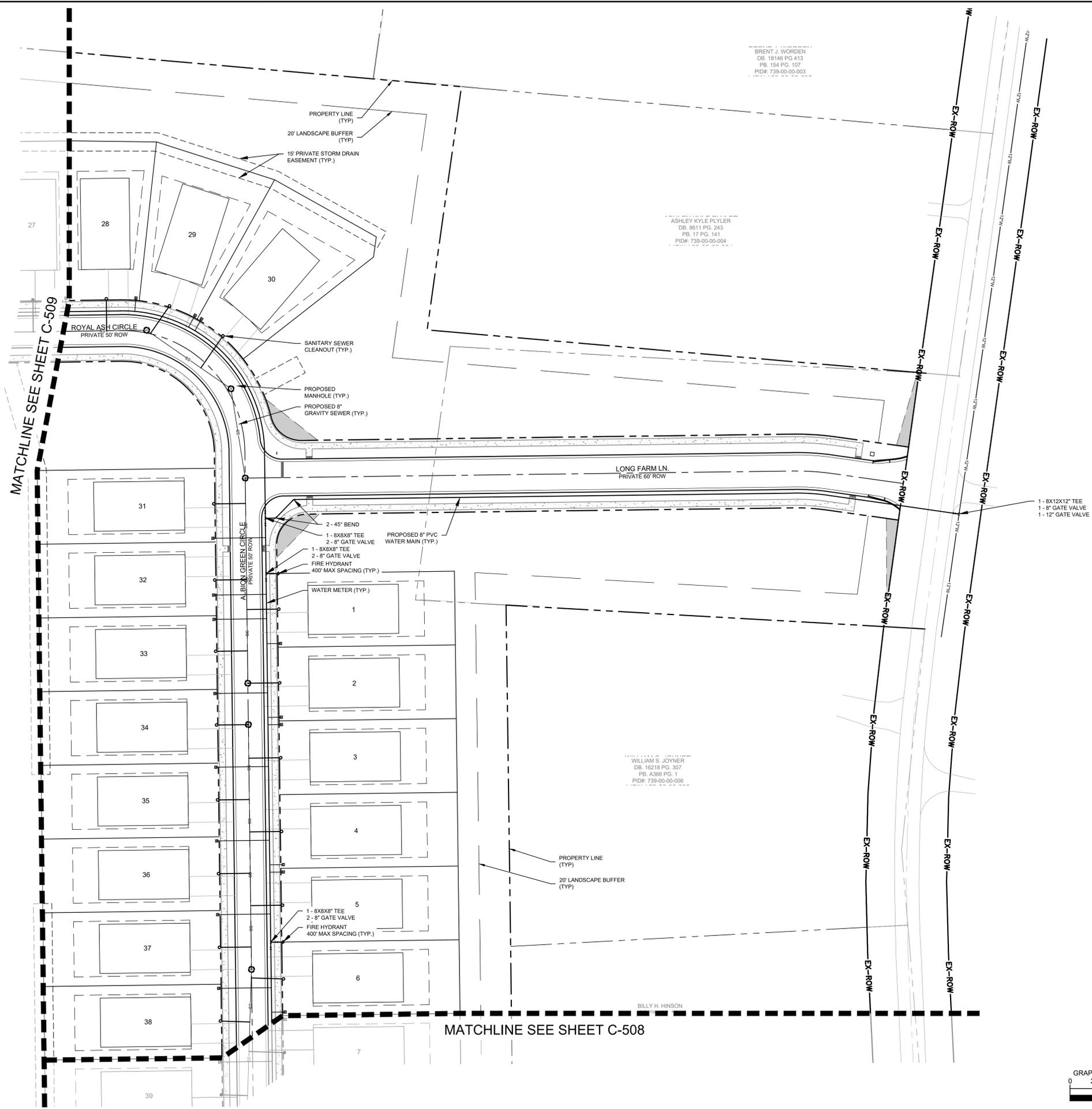
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-509

Plotted By: Davis, Chase Date: December 18, 2025 11:42:38am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\Utility Plan\02 - UTILITY PLAN.dwg
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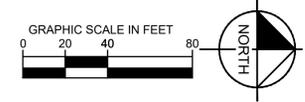
BRENT J. WORDEN
 DB: 18146 PG. 413
 PB: 154 PG. 107
 PID#: 739-00-00-003

ASHLEY KYLE PLYLER
 DB: 8611 PG. 243
 PB: 17 PG. 141
 PID#: 739-00-00-004

WILLIAM S. JOYNER
 DB: 16218 PG. 307
 PB: A366 PG. 1
 PID#: 739-00-00-006

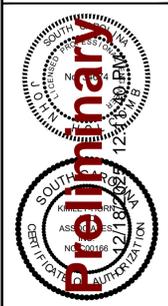
BILLY H. HINSON

1 - 8X12X12" TEE
 1 - 8" GATE VALVE
 1 - 12" GATE VALVE



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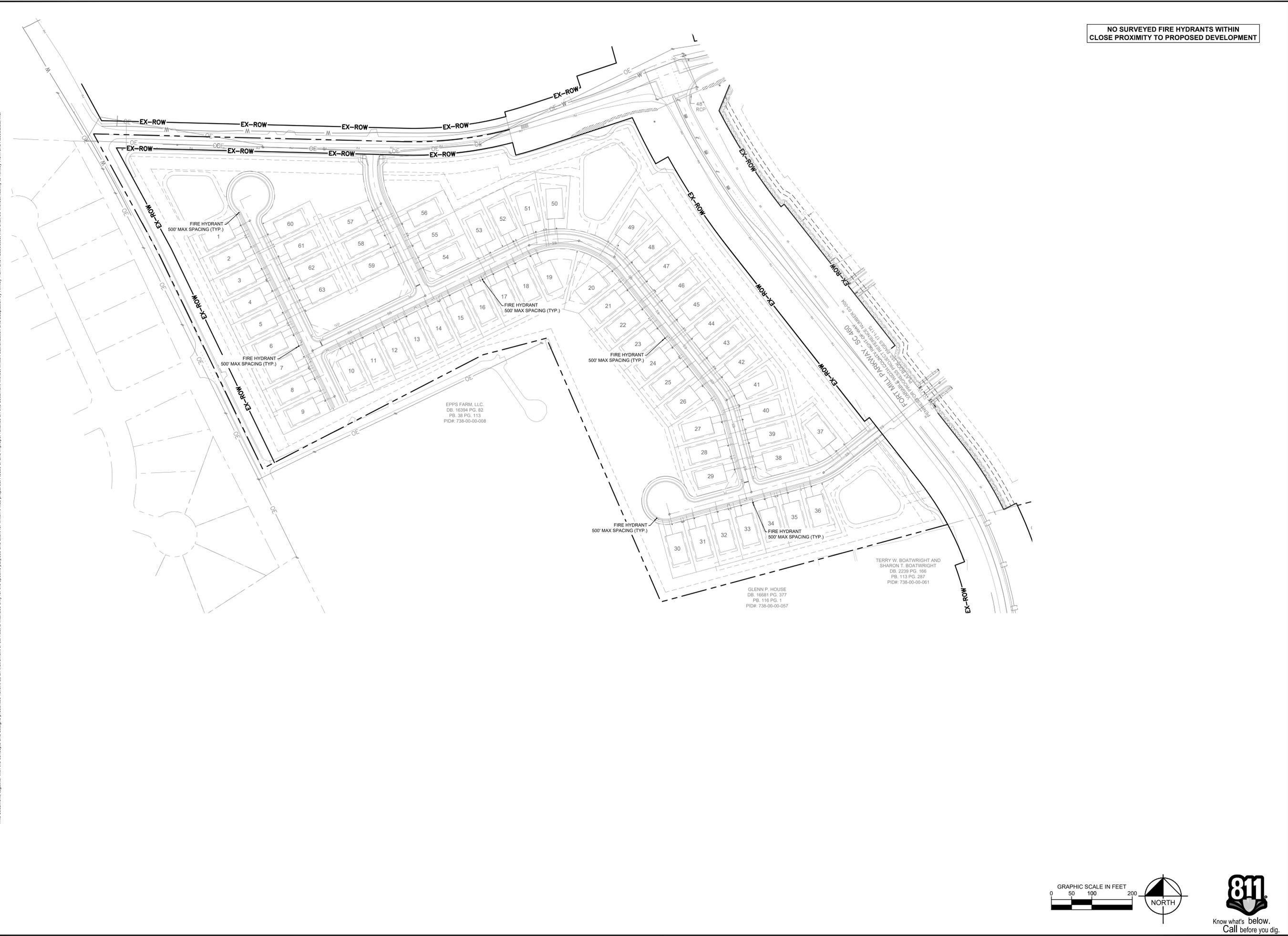
KHA PROJECT	015090000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

UTILITY PLAN

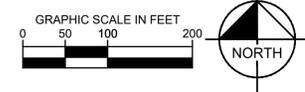
WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-510

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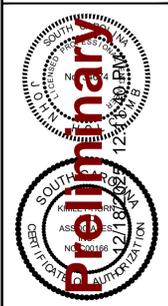


NO SURVEYED FIRE HYDRANTS WITHIN
CLOSE PROXIMITY TO PROPOSED DEVELOPMENT



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DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

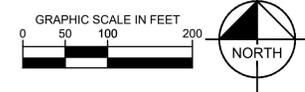
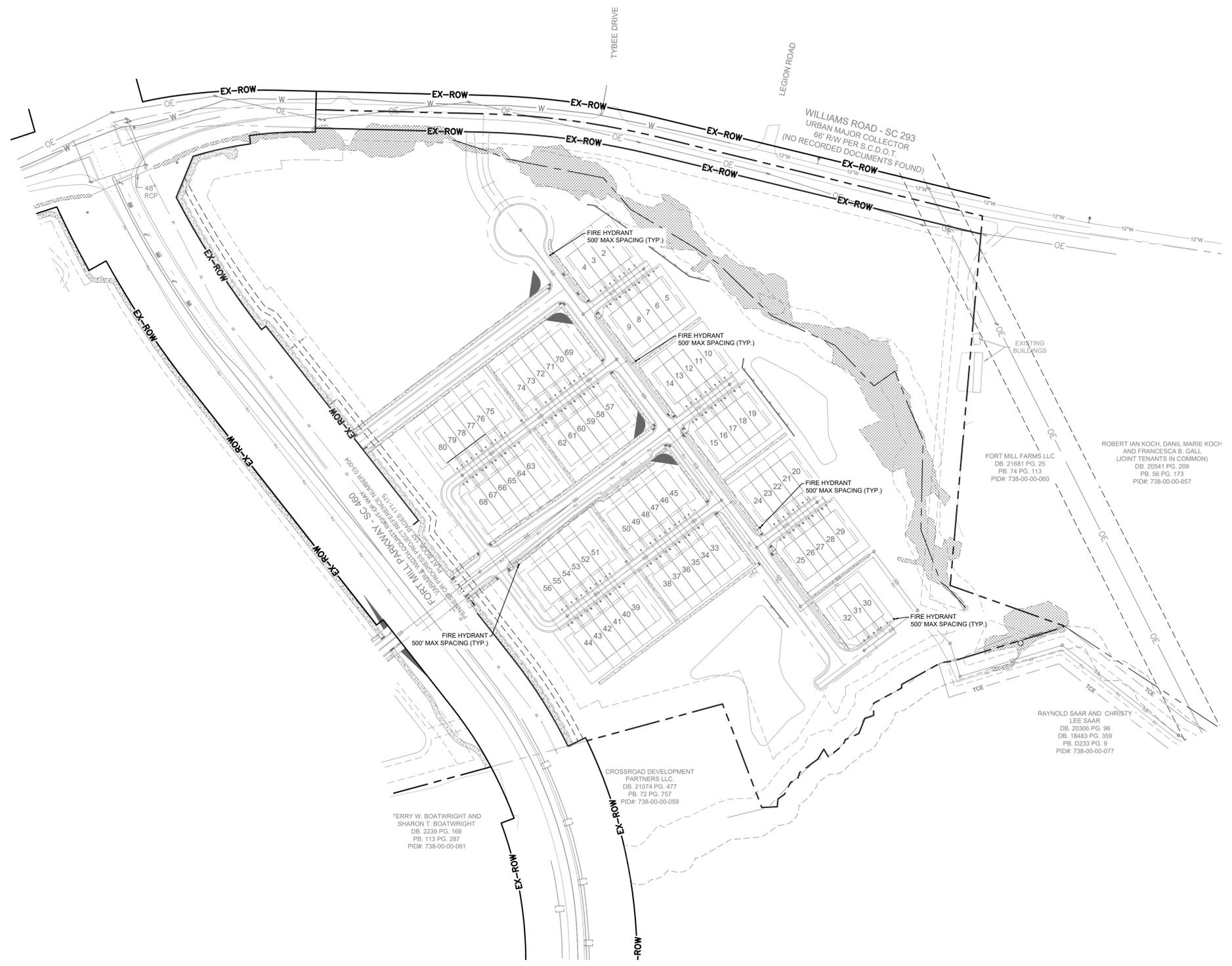
FIRE SAFETY

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 FORT MILL
 SOUTH CAROLINA

SHEET NUMBER
C-511

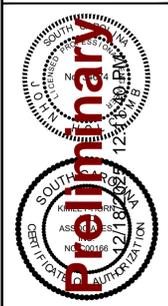
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NO SURVEYED FIRE HYDRANTS WITHIN
CLOSE PROXIMITY TO PROPOSED DEVELOPMENT



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KHA PROJECT	015090000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

FIRE SAFETY

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
C-512

Plotted By: Davis, Chase - Sheet Set: Williams Reserve - Preliminary Plot - Layout: C-600 OFFSITE UTILITY IMPROVEMENTS - December 18, 2025 11:43:08am - K:\VOM-FR\1015093_Mattam\000_Williams Reserve\02 - DWG\Cad\Pre\1015093.dwg - OFFSITE UTILITY IMPROVEMENTS.dwg
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Williams Reserve
 Offsite Water and Sewer
 PREPARED FOR
MATTAMY CAROLINA CORPORATION

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 PHONE: 803-881-3924
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PROGRESS SET
 NOT FOR CONSTRUCTION

KHA PROJECT	015093000
DATE	9/30/2025
SCALE AS SHOWN	
DESIGNED BY	CDR
DRAWN BY	SCA
CHECKED BY	MAS

OFFSITE UTILITY IMPROVEMENTS

SHEET NUMBER
C-600

No.	REVISIONS	DATE	BY

Plotted By: Davis, Chase Date: December 18, 2025 11:44:05am File Path: K:\FOM_P\1015083_Mattamy\000 Williams Reserve\02 - DWG\Cad\Pre\1015083_Prelim\100 - LANDSCAPE PLAN.dwg
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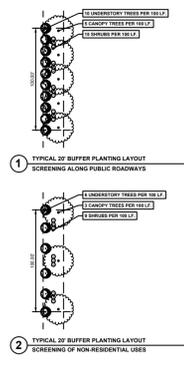


BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	PROPOSED BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6.4.B OF THE 2ND DISTRICT SECTION OF THE FORT MILL ZONING ORDINANCE
	PROPOSED BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6.4.B OF THE 2ND DISTRICT SECTION OF THE FORT MILL ZONING ORDINANCE
	PROPOSED BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6.4.B OF THE 2ND DISTRICT SECTION OF THE FORT MILL ZONING ORDINANCE
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

OPEN SPACE TABLE	
OPEN SPACE	
PROVIDED (35%):	28.99 AC
REQUIRED (35%):	27.54 AC
RECREATIONAL OPEN SPACE	
PROVIDED:	1.78 AC
REQUIRED (161 LOTS * 335 SF/LOT + 64,855 SF):	1.49 AC

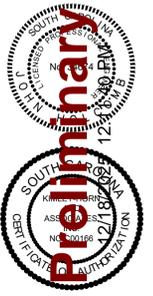
NOTE: AMENITY AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TURTLE POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOCCO, FIRE PITS, AND/OR GRILL STATIONS

- LANDSCAPE NOTES (SECTION 6-6B)**
- SCREENING ALONG PUBLIC ROADWAYS**
- PER 100 LF. AT LEAST 5 CANOPY TREES, 15 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE
 - USES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ADJUT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH
 - CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET
 - UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 12 FEET
- EXISTING VEGETATION**
- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT POSSIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULFILL OR CONTRIBUTE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED OPEN SPACE PLAN AND A DETAILED LANDSCAPE PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAINTAINING USE OF EXISTING AND NEW TREES ON-SITE.



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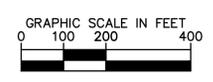


KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

OVERALL LANDSCAPE PLAN

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA

SHEET NUMBER
L-100



PLANT SCHEDULE

SYMBOL **CODE** **COMMON NAME** **BOTANICAL NAME**

BUFFER TREES

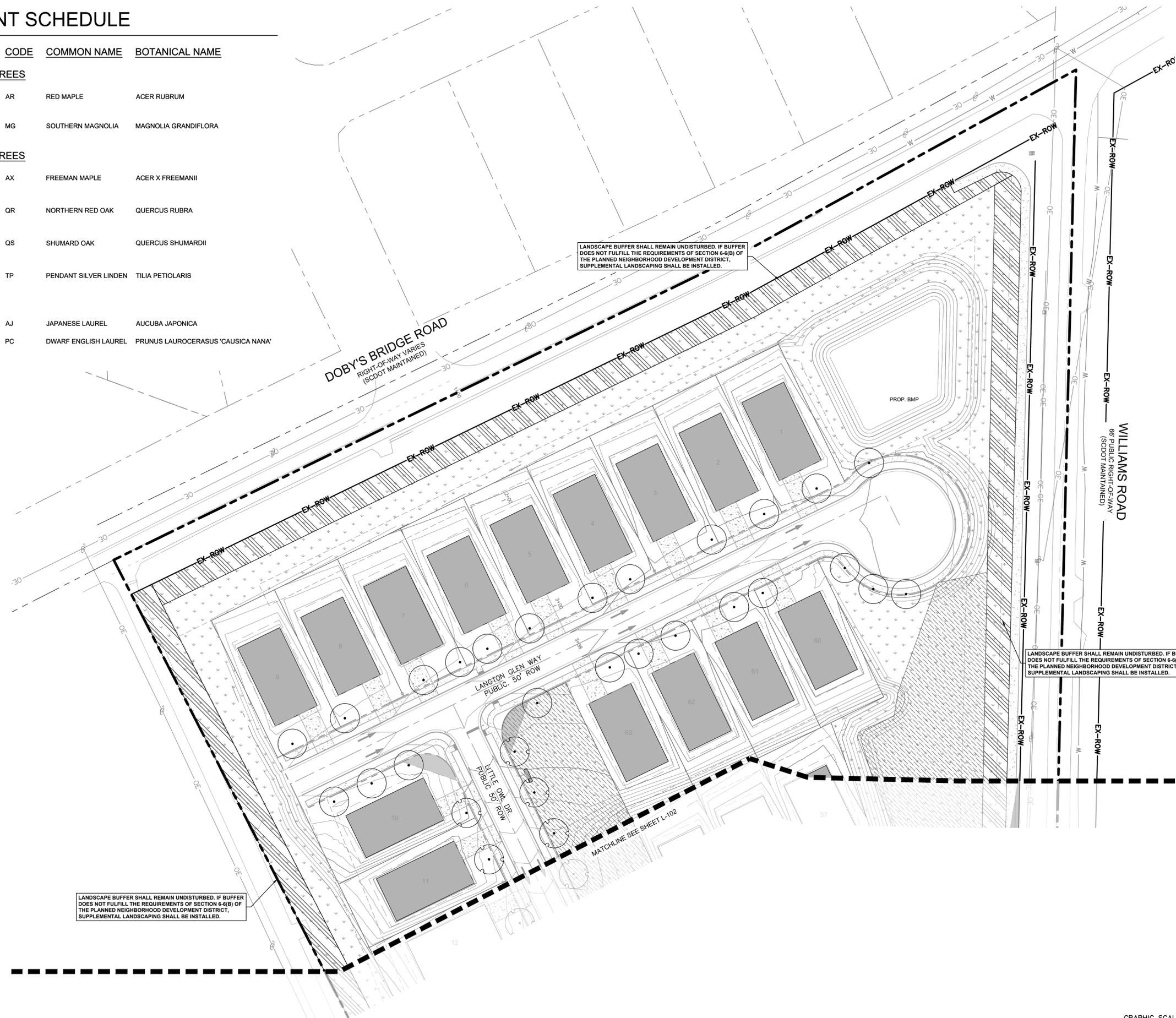
	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

STREET TREES

	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS

BUFFERS

	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'

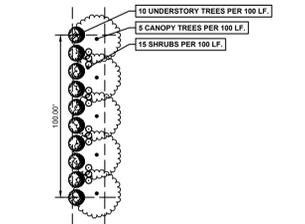


BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT (REFER TO DETAIL 1)
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT (2ND DISTRICT SECTION OF THE FORT MALL ZONING ORDINANCE)
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

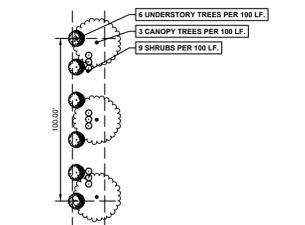
OPEN SPACE TABLE	
OPEN SPACE	
PROVIDED (30%):	29.99 AC
REQUIRED (30%):	27.54 AC
RECREATIONAL OPEN SPACE	
PROVIDED:	1.78 AC
REQUIRED (160 LOTS * 333 SF/LOT = 54,888 SF):	1.49 AC

NOTE: MATURE AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TOTT LOT, POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOOZE, FIRE PITS, AND/OR GOLF STATIONS

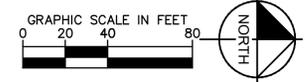
- ### LANDSCAPE NOTES (SECTION 6-6B)
- #### SCREENING ALONG PUBLIC ROADWAYS
- PER 100 LF. AT LEAST 5 CANOPY TREES, 15 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE.
 - USES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ABUT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH.
 - CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET.
 - UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 12 FEET.
- #### EXISTING VEGETATION
- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE, EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULFILL OR CONTRIBUTE TO BUFFER AND SCREENING REQUIREMENTS. A DEVELOPER MAY SUBMIT A DETAILED LANDSCAPING PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAKING USE OF EXISTING AND NEW VEGETATION.



1 TYPICAL 20' BUFFER PLANTING LAYOUT
SCREENING ALONG PUBLIC ROADWAYS



2 TYPICAL 20' BUFFER PLANTING LAYOUT
SCREENING OF NON-RESIDENTIAL USES

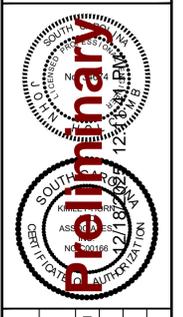


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No.	REVISIONS	DATE	BY

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SC LICENSE #C00166



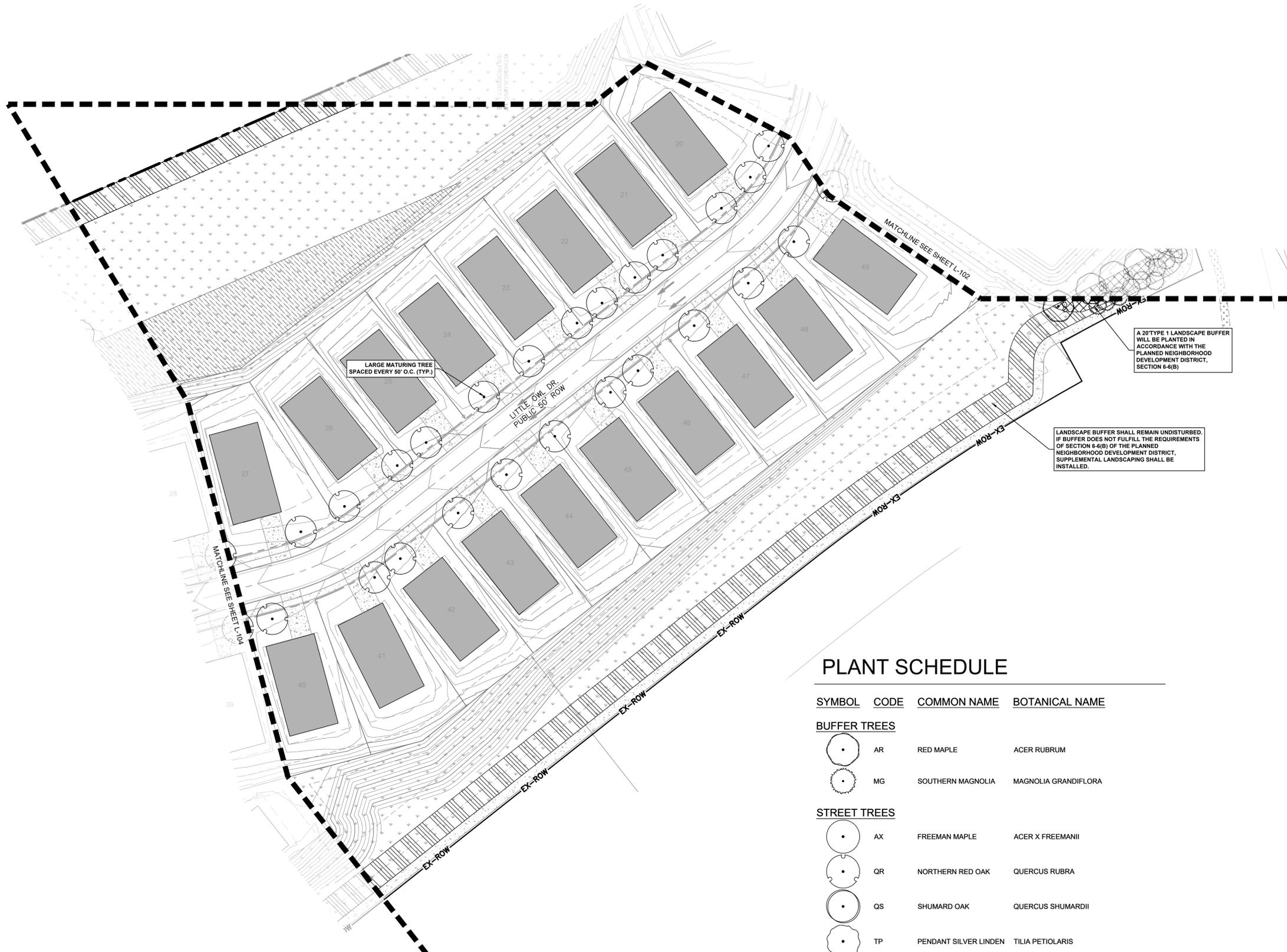
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
PREPARED FOR
MATTAMY HOMES
FORT MALL
SOUTH CAROLINA

SHEET NUMBER
L-101

Plotted By: Davis, Chase Date: December 18, 2025 11:44:22am File Path: K:\FORM_P\1015083_Mattamy\000 Williams Reserve\02 - DMG\Cad\Preliminary\Plan\001 - LANDSCAPE PLAN.dwg
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BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	PROPOSED 20' BUFFER - REFER TO DETAIL 2
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

OPEN SPACE TABLE	
OPEN SPACE	28.99 AC
REQUIRED (20%)	27.54 AC
RECREATIONAL OPEN SPACE	1.78 AC
PROVIDED (150 LOTS * 335 SF LOT = 64,855 SF)	1.49 AC

NOTE: OPEN SPACE AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TURTLE POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOCCE, FIRE PITS, AND/OR GRILL STATIONS

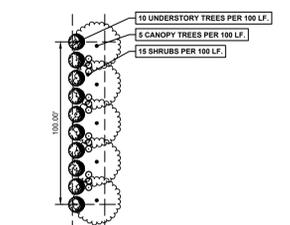
LANDSCAPE NOTES (SECTION 6-B)

SCREENING ALONG PUBLIC ROADWAYS

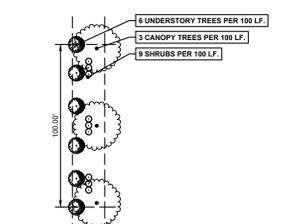
- PER 100 LF. AT LEAST 5 CANOPY TREES, 10 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE
- USES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ADJACENT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH
- CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET
- UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 10 FEET

EXISTING VEGETATION

- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULLY OR CONTRIBUTE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED LANDSCAPE PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAKING USE OF EXISTING AND NEW TREES AND SHRUBS.



1 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING ALONG PUBLIC ROADWAYS



2 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING OF NON-RESIDENTIAL USES

LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED. IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6-B(8) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.

A 20' TYPE I LANDSCAPE BUFFER WILL BE PLANTED IN ACCORDANCE WITH THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SECTION 6-B(8)

LARGE MATURING TREE SPACED EVERY 50' O.C. (TYP.)

LITTLE OWL DR. PUBLIC 50' ROW

MOB-73

MOB-74

MOB-75

MATCHLINE SEE SHEET L-104

EX-ROW

EX-ROW

PLANT SCHEDULE

SYMBOL CODE COMMON NAME BOTANICAL NAME

BUFFER TREES

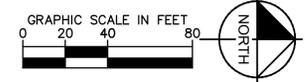
	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

STREET TREES

	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS

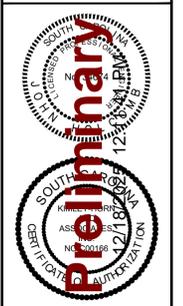
BUFFERS

	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'



No.	REVISIONS	DATE	BY

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 SC LICENSE #C00166



KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
L-103

Plotted By: Davis, Chase Date: December 18, 2025 11:44:27am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\Cad\Preliminary\Plan\01 - LANDSCAPE PLAN.dwg
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LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED. IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6.4(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.



LARGE MATURING TREE SPACED EVERY 50' O.C. (TYP.)

LITTLE OWL DR. PUBLIC 50' ROW

MILLERS HAVEN ST. PUBLIC 50' ROW

PROP. BMP

PLANT SCHEDULE

SYMBOL CODE COMMON NAME BOTANICAL NAME

BUFFER TREES

	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

STREET TREES

	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS

BUFFERS

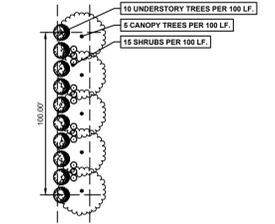
	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'

BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6.4.B OF THE 2ND DISTRICT SECTION OF THE FORT MALL ZONING ORDINANCE
	PROPOSED 20' BUFFER - REFER TO DETAIL 1 BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6.4.B OF THE 2ND DISTRICT SECTION OF THE FORT MALL ZONING ORDINANCE
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

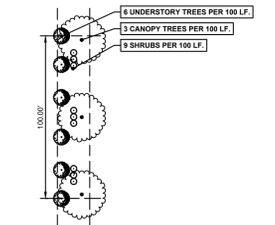
OPEN SPACE TABLE	
OPEN SPACE	
PROVIDED (SQ. FT.)	28.99 AC
REQUIRED (SQ. FT.)	27.54 AC
RECREATIONAL OPEN SPACE	
PROVIDED	1.78 AC
REQUIRED (150 LOTS * 335 SF/LOT = 50,250 SF)	1.49 AC

NOTE: OPEN SPACE AREAS INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TURTLE CREEK, CANAL, PICKLE BALL COURTS, NATURAL TRAIL, BOOCIE, FIRE PITS, AND/OR GRILL STATIONS

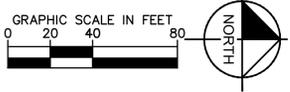
LANDSCAPE NOTES (SECTION 6-6B)	
SCREENING ALONG PUBLIC ROADWAYS	
1. PER 100 LF. AT LEAST 5 CANOPY TREES, 15 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE	
2. LINES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ABUT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH	
3. CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET	
4. UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 12 FEET	
EXISTING VEGETATION	
1. NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE, EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULFILL OR COMPENSATE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED OPEN SPACE PLAN AND A DETAILED SCREENING PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, INCLUDING USE OF EXISTING AND NEW VEGETATION.	



1 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING ALONG PUBLIC ROADWAYS

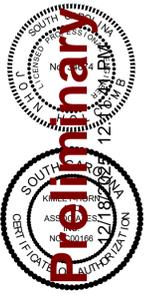


2 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING OF NON-RESIDENTIAL USES



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 SC LICENSE #C00166



KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA

SHEET NUMBER
L-104

PLANT SCHEDULE

SYMBOL CODE COMMON NAME BOTANICAL NAME

BUFFER TREES

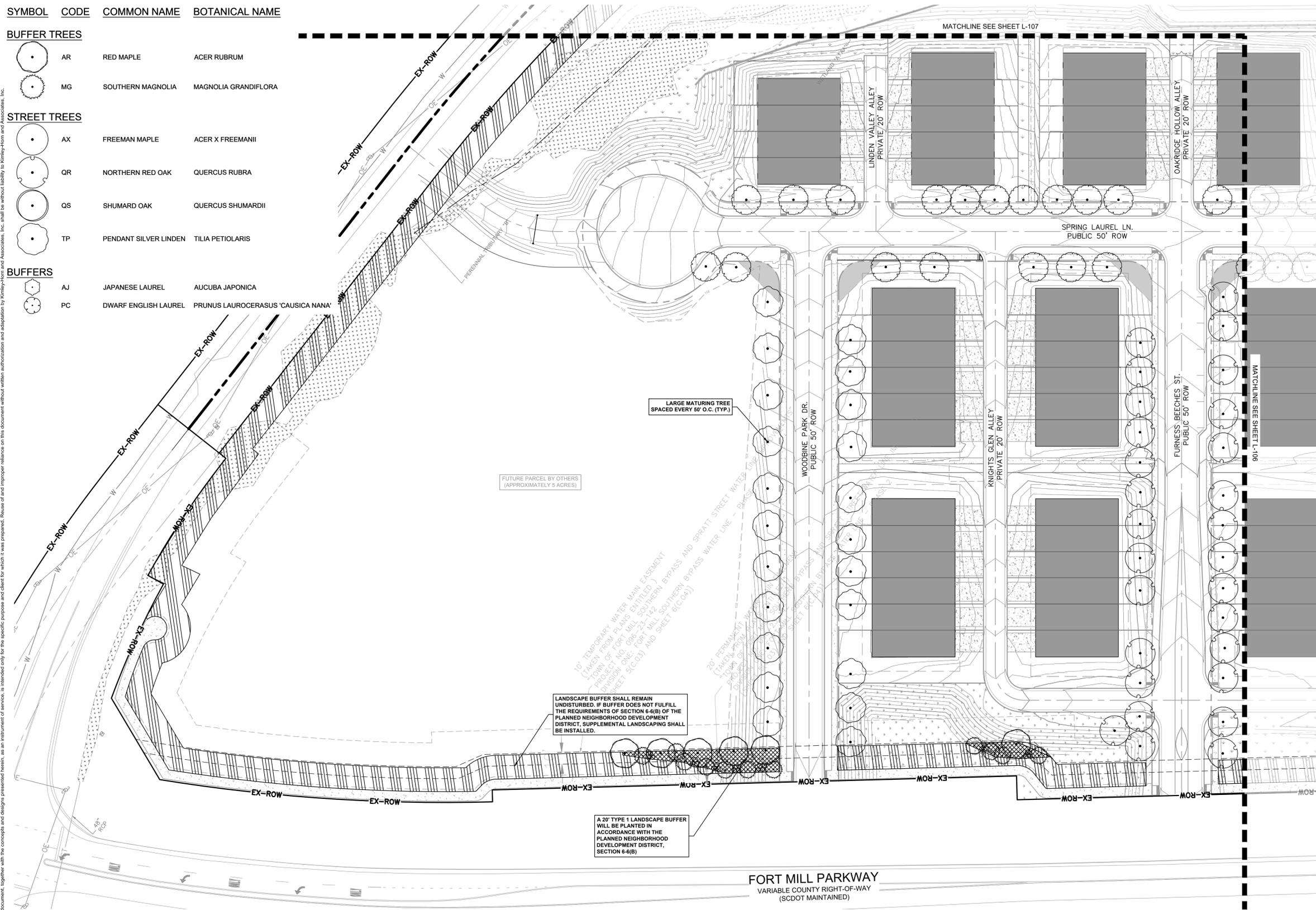
	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

STREET TREES

	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS

BUFFERS

	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'



FUTURE PARCEL BY OTHERS (APPROXIMATELY 5 ACRES)

LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED, IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.

A 20' TYPE 1 LANDSCAPE BUFFER WILL BE PLANTED IN ACCORDANCE WITH THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SECTION 6-4(B)

LARGE MATURING TREE SPACED EVERY 50' O.C. (TYP.)

BUFFER/OPEN SPACE LEGEND

	EXISTING BUFFER
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	PROPOSED 20' BUFFER - REFER TO DETAIL 2
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

OPEN SPACE TABLE

OPEN SPACE	PROVIDED (SQ. FT.)	REQUIRED (SQ. FT.)
RECREATIONAL OPEN SPACE	23.99 AC	27.34 AC
CONSERVATION OPEN SPACE	1.78 AC	1.49 AC

NOTE: MATURE AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TURTLE CREEK, CARNIVAL, PICKLE BALL COURTS, NATURAL TRAIL, BOCCE, FIRE PITS, AND/OR GRILL STATIONS

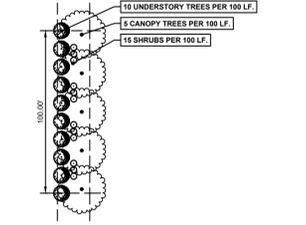
LANDSCAPE NOTES (SECTION 6-6B)

SCREENING ALONG PUBLIC ROADWAYS

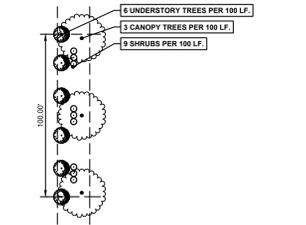
- PER 100 LF. AT LEAST 5 CANOPY TREES, 15 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE
- USES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ADJACENT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH
- CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET
- UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 12 FEET

EXISTING VEGETATION

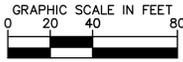
1. NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULLY DEVELOP AND CONTRIBUTE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED VEGETATION SURVEY SHALL BE CONDUCTED AND A PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAKING USE OF EXISTING AND NEW VEGETATION.



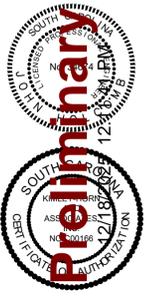
1 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING ALONG PUBLIC ROADWAYS



2 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING OF NON-RESIDENTIAL USES



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KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
L-105

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PLANT SCHEDULE

SYMBOL CODE COMMON NAME BOTANICAL NAME

BUFFER TREES

	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

STREET TREES

	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS

BUFFERS

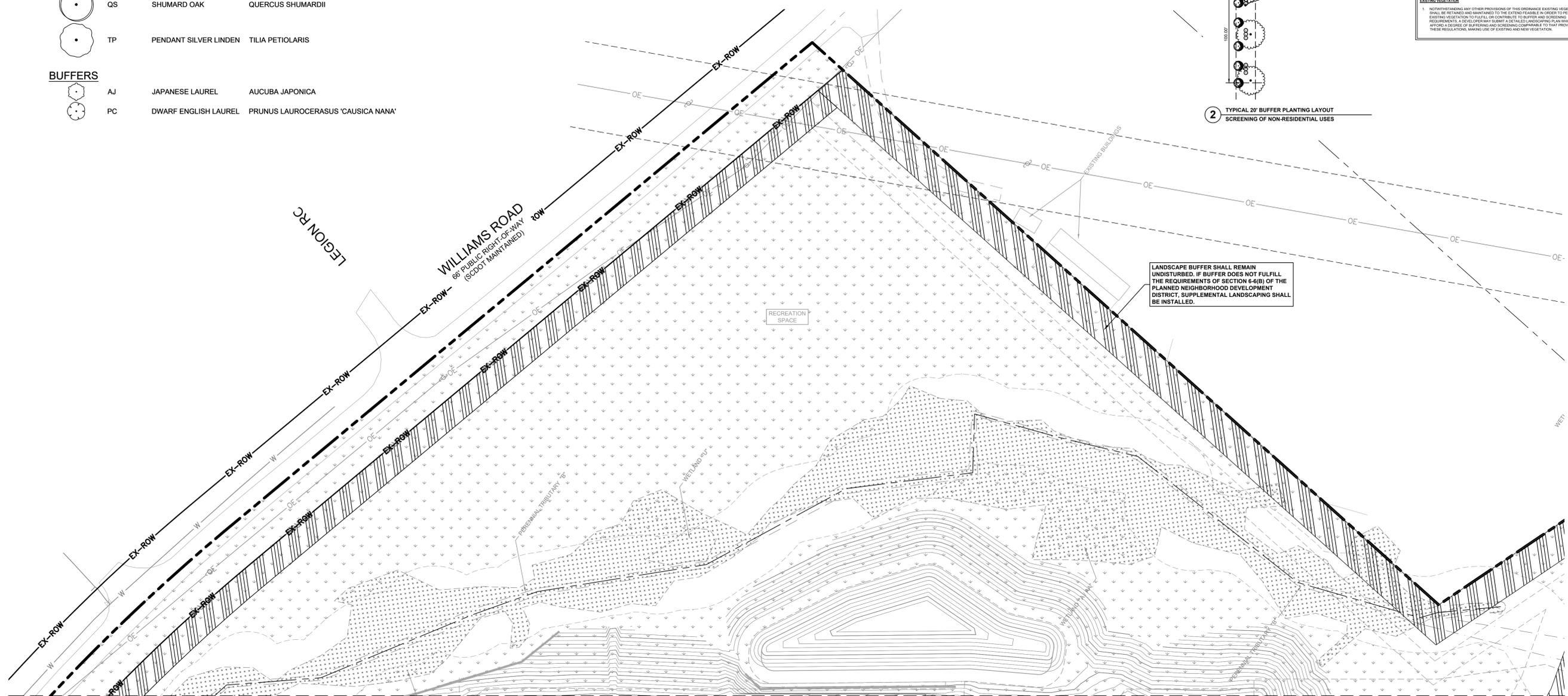
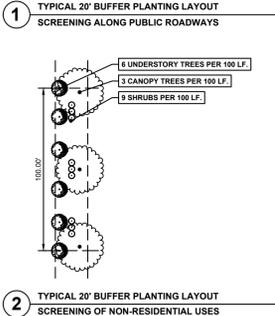
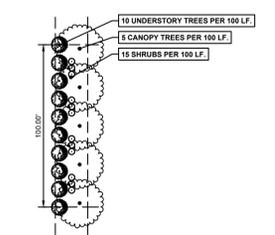
	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'

BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	PROPOSED 20' BUFFER - REFER TO DETAIL 2
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

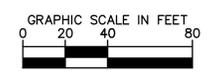
OPEN SPACE TABLE	
PROVIDED (35%):	29.99 AC
REQUIRED (35%):	27.54 AC
RECREATIONAL OPEN SPACE:	
PROVIDED:	1.78 AC
REQUIRED:	1.49 AC

NOTE: OPEN SPACE AREAS INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TOTT LOT, POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOODE, FIRE PITS, AND/OR GRILL STATIONS

LANDSCAPE NOTES (SECTION 6-6B)	
SCREENING ALONG PUBLIC ROADWAYS	
1. PER 100 LF. AT LEAST 5 CANOPY TREES, 10 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE.	
2. LINES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ABUT AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH.	
3. CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MAXIMUM HEIGHT OF AT LEAST 30 FEET.	
4. UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MAXIMUM HEIGHT OF AT LEAST 12 FEET.	
EXISTING VEGETATION	
1. NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE, EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULFILL OR COMPENSATE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED OPEN SPACE PLAN AND A DETAILED SCREENING PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAINTAINING USE OF EXISTING AND NEW VEGETATION.	



LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED. IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.



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 WWW.KIMLEY-HORN.COM
 SC LICENSE #C00166

Preliminary
 SOUTH CAROLINA
 KIMLEY-HORN AND ASSOCIATES, INC.
 12/18/2025
 AUTHORITY

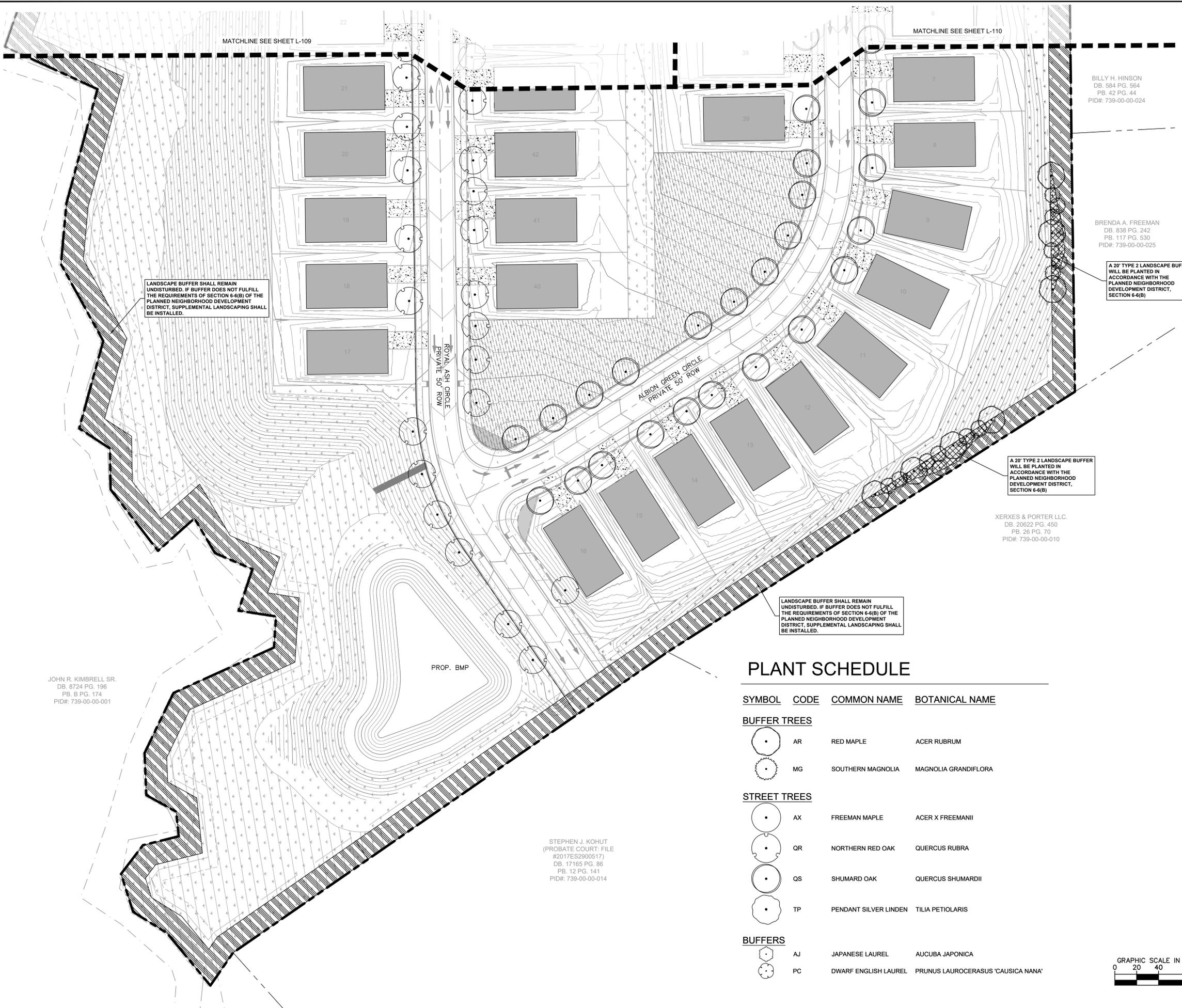
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	AJG
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA
 FORT MILL

SHEET NUMBER
L-107

Plotted By: Davis, Chase Date: December 18, 2025 11:44:44am File Path: K:\FOM_P\1015083_Mattamy\000_Williams Reserve\02 - Dwg\Cad\Pre\1015083_Prelim\1015083_Prelim.dwg - LANDSCAPE PLAN.dwg
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BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	PROPOSED 10' BUFFER - REFER TO DETAIL 1
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

OPEN SPACE TABLE	
OPEN SPACE	23.99 AC
RECREATIONAL OPEN SPACE	27.54 AC
PROVIDED (150 LOTS * 335 SFA/LOT = 64,855 SF)	1.78 AC
REQUIRE (150 LOTS * 335 SFA/LOT = 64,855 SF)	1.89 AC

NOTE: SHADY AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TOTTOLI POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOOCIE, FIRE PITS, AND/OR GRILL STATIONS

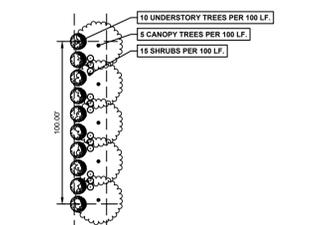
LANDSCAPE NOTES (SECTION 6-6B)

SCREENING ALONG PUBLIC ROADWAYS

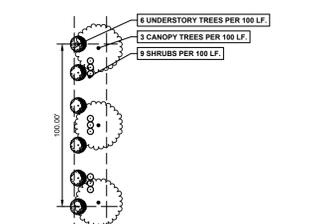
- PER 100 LF. AT LEAST 5 CANOPY TREES, 15 UNDERSTORY TREES, AND 15 SHRUBS PER 100 FEET OF FRONTAGE
- USES WITHIN A PLANNED NEIGHBORHOOD DEVELOPMENT WHICH ADJACENT TO AN ARTERIAL OR COLLECTOR STREET SHALL BE SCREENED BY A BUFFER YARD OF 20 FEET IN WIDTH
- CANOPY TREES SHALL BE DECIDUOUS TREES PLANTED AT THREE INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 30 FEET
- UNDERSTORY TREES SHALL BE DECIDUOUS SHADE TREES OR FRUIT TREES PLANTED AT TWO INCHES IN CALIPER WITH A MATURE HEIGHT OF AT LEAST 12 FEET

EXISTING VEGETATION

- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS ORDINANCE EXISTING VEGETATION SHALL BE RETAINED AND MAINTAINED TO THE EXTENT FEASIBLE IN ORDER TO PERMIT EXISTING VEGETATION TO FULLY DEVELOP AND CONTRIBUTE TO BUFFER AND SCREENING REQUIREMENTS. A DETAILED LANDSCAPING PLAN WHICH WILL AFFORD A DEGREE OF BUFFERING AND SCREENING COMPARABLE TO THAT PROVIDED BY THESE REGULATIONS, MAKING USE OF EXISTING AND NEW VEGETATION.



1 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING ALONG PUBLIC ROADWAYS



2 TYPICAL 20' BUFFER PLANTING LAYOUT SCREENING OF NON-RESIDENTIAL USES

BILLY H. HINSON
DB. 584 PG. 564
PB. 42 PG. 44
PID#: 739-00-00-024

BRENDA A. FREEMAN
DB. 838 PG. 242
PB. 117 PG. 530
PID#: 739-00-00-025

A 20' TYPE 2 LANDSCAPE BUFFER WILL BE PLANTED IN ACCORDANCE WITH THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SECTION 6-6(B)

A 20' TYPE 2 LANDSCAPE BUFFER WILL BE PLANTED IN ACCORDANCE WITH THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SECTION 6-6(B)

XERXES & PORTER LLC.
DB. 20622 PG. 450
PB. 23 PG. 70
PID#: 739-00-00-010

LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED. IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.

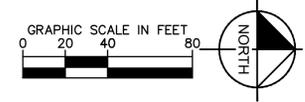
LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED. IF BUFFER DOES NOT FULFILL THE REQUIREMENTS OF SECTION 6-6(B) OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED.

JOHN R. KIMBRELL SR.
DB. 8724 PG. 196
PB. B PG. 174
PID#: 739-00-00-001

STEPHEN J. KOHUT
(PROBATE COURT: FILE #2017ES2900517)
DB. 17165 PG. 86
PB. 12 PG. 141
PID#: 739-00-00-014

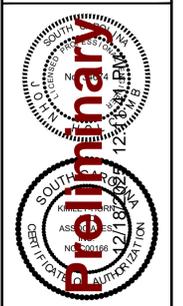
PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
BUFFER TREES			
	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
STREET TREES			
	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS
BUFFERS			
	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'



No.	REVISIONS	DATE	BY

Kimley & Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
560 KINGSLEY PARK DR., SUITE 125, FORT MILL, SC 29715
WWW.KIMLEY-HORN.COM
SC LICENSE #C00166



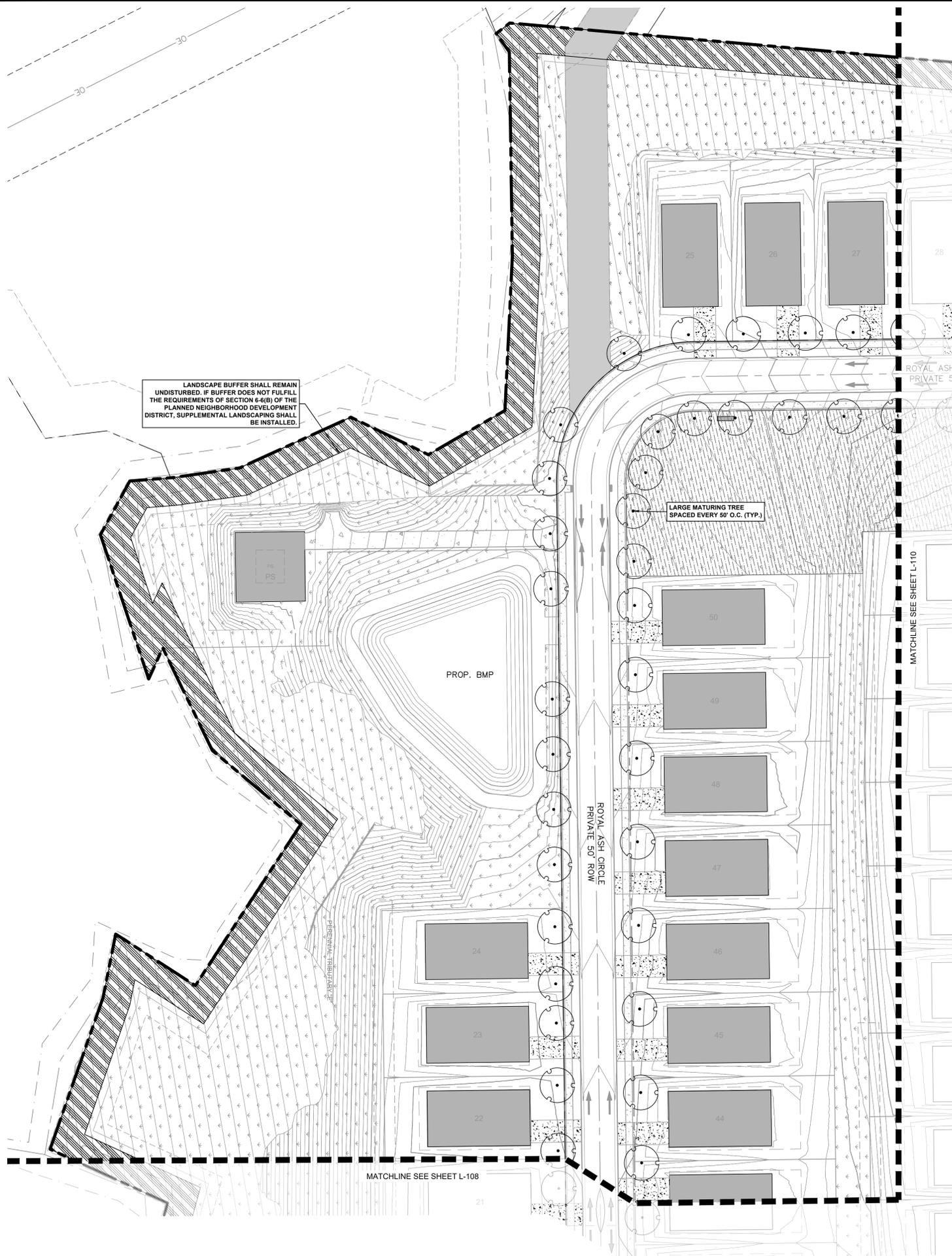
KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
PREPARED FOR
MATTAMY HOMES
FORT MILL, SOUTH CAROLINA

SHEET NUMBER
L-108

Plotted By: Davis, Chase Date: December 18, 2025 11:44:48am File Path: K:\FORM_P\1015083 Mattamy\000 Williams Reserve\02 - DWG\Cad\Preliminary\Plan\001 - LANDSCAPE PLAN.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
BUFFER TREES			
	AR	RED MAPLE	ACER RUBRUM
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
STREET TREES			
	AX	FREEMAN MAPLE	ACER X FREEMANII
	QR	NORTHERN RED OAK	QUERCUS RUBRA
	QS	SHUMARD OAK	QUERCUS SHUMARDII
	TP	PENDANT SILVER LINDEN	TILIA PETIOLARIS
BUFFERS			
	AJ	JAPANESE LAUREL	AUCUBA JAPONICA
	PC	DWARF ENGLISH LAUREL	PRUNUS LAUROCERASUS 'CAUSICA NANA'

BUFFER/OPEN SPACE LEGEND	
	EXISTING BUFFER
	BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6-6(B) OF THE 2ND DISTRICT SECTION OF THE FORT MALL ZONING ORDINANCE
	PROPOSED 20' BUFFER - REFER TO DETAIL 1
	BUFFER TO MEET THE REQUIREMENTS SHOWN IN SECTION 6-6(B) OF THE 2ND DISTRICT SECTION OF THE FORT MALL ZONING ORDINANCE
	DEDICATED OPEN SPACE
	DEDICATED RECREATIONAL SPACE
	CONSERVATION OPEN SPACE

OPEN SPACE TABLE	
OPEN SPACE	
PROVIDED (30%):	28.99 AC
REQUIRED (30%):	27.54 AC
RECREATIONAL OPEN SPACE	
PROVIDED:	1.78 AC
REQUIRED (160 LOTS * 335 SFA/LOT = 64,855 SF):	1.49 AC

NOTE: OPEN SPACE AREAS MAY INCLUDE BUT ARE NOT LIMITED TO: GOLF PARK, TROT LOT, POOL, CABANA, PICKLE BALL COURTS, NATURAL TRAIL, BOOCIE, FIRE PITS, AND/OR GRILL STATIONS

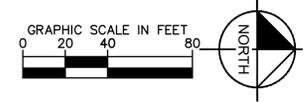
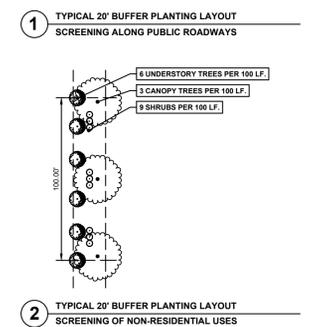
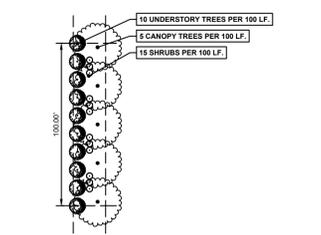
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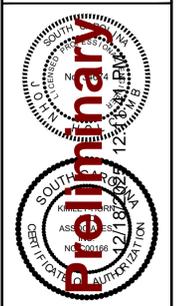
EXISTING VEGETATION

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No.	REVISIONS	DATE	BY

Kimley»Horn
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 WWW.KIMLEY-HORN.COM
 SC LICENSE #C00166



KHA PROJECT	015093000
DATE	12/12/2025
SCALE	AS SHOWN
DESIGNED BY:	A/J
DRAWN BY:	CDA
CHECKED BY:	JEH

LANDSCAPE ENLARGEMENT

WILLIAMS RESERVE
 PREPARED FOR
MATTAMY HOMES
 SOUTH CAROLINA

SHEET NUMBER
L-109



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat		Appearance Review	X	Other

Property Information	
Applicant	Mattamy Carolina Corporation
Property Owner	Marshall Hinson
Property Location	Corner of Fort Mill Parkway and Williams Road
Tax Map Number	020-17-01-064, 020-17-01-065, and 739-00-00-005
Acreage	78.69 +/- acres
Current Zoning	PND and RSF-40
Existing Use	Vacant/Wooded

Title

Request from Mattamy Carolina Corporation to approve the road and village names for Williams Reserve subdivision.

Background Information

Site Characteristics The Planning Commission is asked to consider a request from Mattamy Carolina Corporation to approve the road and village names for Williams Reserve subdivision.

Section 6-29-1200(A) of the South Carolina Code of Laws requires the following:

A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on plat, by a

naming or in a deed or instrument without first getting the approval of the Planning Commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of a court.

As a result, Planning Commission approval is required to authorize new road and village names within the subdivision. The developer has provided the following list of proposed names for your approval. All names have been approved and are being reserved by York County Addressing.

Road and Village Names

Williams Reserve

Langton Glen Way
Redhill Common Road
Little Owl Drive
Millers Haven Street

Townes at Williams Reserve

Woodbine Park Drive
Furness Beeches Street
Knights Glen Alley
Larkspur Spring Alley
Linden Valley Alley
Golden Juniper Alley
Longleaf Crest Alley
Oakridge Hollow Alley
Spring Laurel Drive

Enclave at Williams Reserve

Long Farm Lane
Albion Green Way
Royal Ash Place

Recommendation

Staff recommends in favor of the request to approve the list of road and village names for the Williams Reserve subdivision.

Alternatives	
1.	Approve the road and village names as submitted.
2.	Do not approve the road and village names.

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the new road and village names.
Name & Title	Emily Hawkins, Planner
Department	Planning Department
Date of Request	12/18/2025

Legislative History	
Planning Commission	Scheduled-1/20/26
Effective Date	Upon approval.

Attachments

- Approval letter from York County Addressing

December 12, 2025

Ref: Road Name/Subdivision Name Approval

This letter is to confirm the final road names and subdivision name for the following:

Subdivision Name:	WILLIAMS RESERVE
Road Names:	LANGTON GLEN WAY REDHILL COMMON RD LITTLE OWL DR MILLERS HAVEN ST

Should you have any questions or concerns please do not hesitate to contact me at 803-902-2970.

Sincerely,

Gina Aaron

Gina Aaron
GIS Analyst

December 12, 2025

Ref: Road Name/Subdivision Name Approval

This letter is to confirm the final road names and subdivision name for the following:

Subdivision Name:	TOWNES AT WILLIAMS RESERVE
Road Names:	WOODBINE PARK DR FURNESS BEECHES ST KNIGHTS GLEN ALLEY LARKSPUR SPRING ALLEY LINDEN VALLEY ALLEY GOLDEN JUNIPER ALLEY LONGLEAF CREST ALLEY OAKRIDGE HOLLOW ALLEY SPRING LAUREL DR

Should you have any questions or concerns please do not hesitate to contact me at 803-902-2970.

Sincerely,

Gina Aaron

Gina Aaron
GIS Analyst

December 12, 2025

Ref: Road Name/Subdivision Name Approval

This letter is to confirm the final road names and subdivision name for the following:

Subdivision Name:	ENCLAVE @ WILLIAMS RESERVE
Road Names:	LONG FARM LN ALBION GREEN WAY ROYAL ASH PLACE

Should you have any questions or concerns please do not hesitate to contact me at 803-902-2970.

Sincerely,

Gina Aaron

Gina Aaron
GIS Analyst



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	January 20, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat		Appearance Review	X	Other

Title

An ordinance adopting the *Fort Mill Our Path Forward* Comprehensive Plan and the *Fort Mill Our Path Forward* Downtown Master Plan.

Background Information

Background

Fort Mill Our Path Forward is the Town of Fort Mill’s community planning initiative, which includes the Comprehensive Plan and Downtown Master Plan. Bolton and Menk were the Town’s consultant, who worked with the Town staff for an entire year on these two projects. Bolton and Menk with the help of the Planning staff worked on extensive public engagement opportunities with a project website and branding, social media campaigns, comprehensive plan survey, downtown survey, public open houses, pop up events at the Strawberry Festival, three steering committee meetings, stakeholder focus group sessions, technical committee with staff, Downtown Design Workshop, Policy-maker briefings and workshops, presentation to the Downtown Co-op about the Downtown Master Plan and various email updates with flyers.

The Comprehensive Plan sets a long-term vision to shape the Town, protect community character, and safeguard Fort Mill’s unique identity. Input from residents, business owners, and stakeholders helped shape the Comprehensive Plan by providing a 20-year framework for the Town’s future. The Comprehensive Plan serves as a roadmap for Town leaders and partners, and it also informs decisions on development, infrastructure, parks, and public

services in ways that reflect community values and support a thriving, resilient Fort Mill.

The Comprehensive Plan was developed over the course of four phases: Phase 1 – Issues and Opportunities; Phase 2 – Vision, Goals, and Growth Framework; Phase 3 – Implementation Strategy; and Phase 4 – Plan Adoption.

Our vision statement for the Comprehensive Plan is “Fort Mill will be thriving, connected community; defined by its unique character, anchored by its history, and strengthened by its people.”

The Future Land Use and Conservation Plan known as the “Vision Map” aka Future Land Use illustrates how growth and conservation priorities will shape the Town over the next 20 years. The map is further explained through definitions of Place Types that describe the character and role of different areas of Fort Mill.

In this plan, we have identified goals of the plan from the guidance of community stakeholders, town leadership, and staff which create guideposts of the plan to provide direction for future planning. Through community feedback, ten “Big Ideas” to guide Fort Mill’s future was created. These concepts reflect the Town’s values and aspirations and provide a framework for investment, development, and decision making.

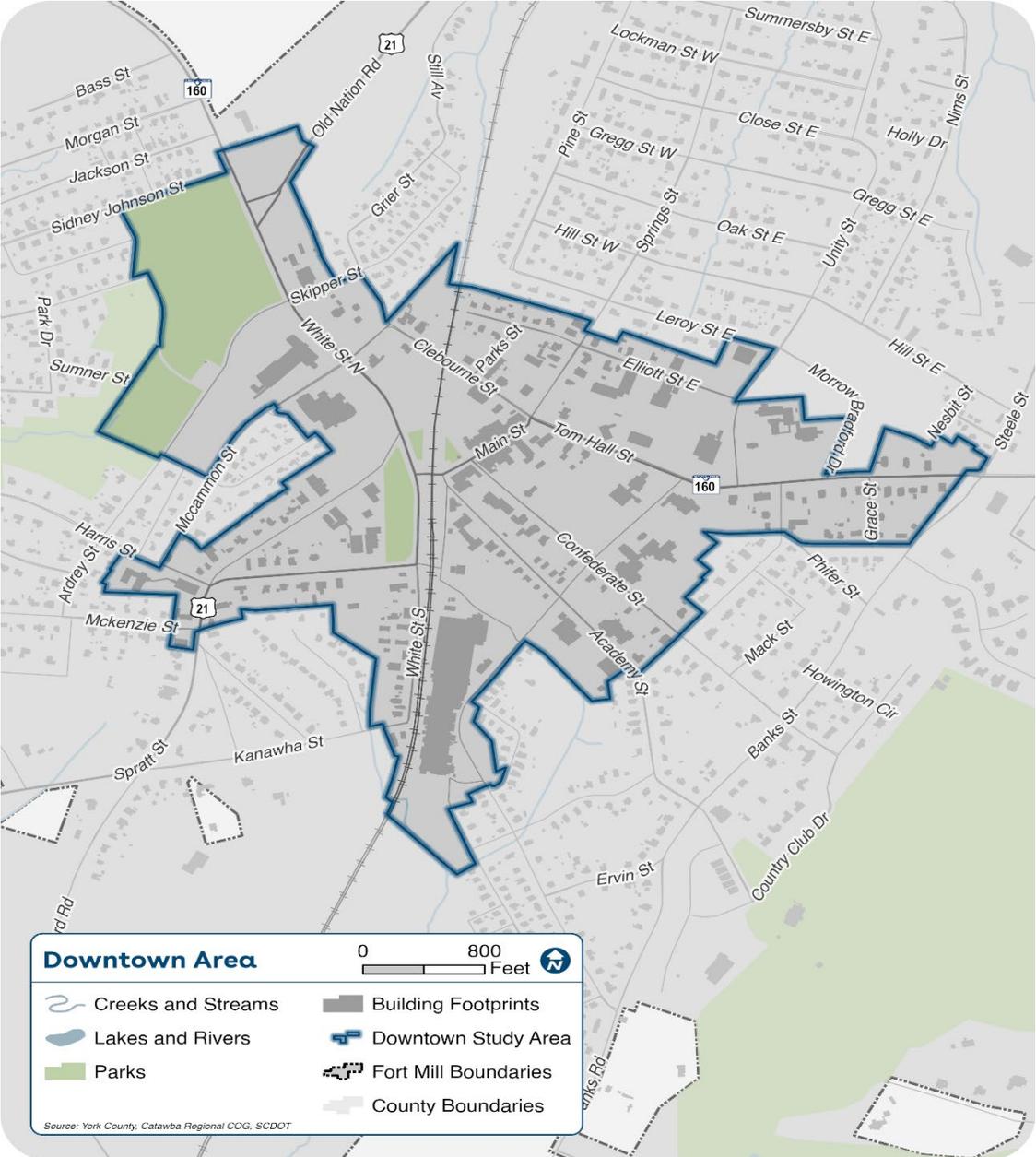
1. Integrate Trails, Open Space, and Amenities into the Community
2. Enhance Connections to the Catawba River
3. Enhance Town Operational Capabilities
4. Weave a Community Tapestry
5. Create a Downtown Anchor
6. Support Redevelopment of the Mill
7. Invest in Mobility
8. Community-Driven Housing Strategy
9. Establish a Legacy of Investment in Arts, Culture, and Entertainment
10. Streets for All Ages and Abilities

In this plan, we directly aligned our goals with each of the 10 planning elements required by the State of SC for a comprehensive plan.

As for the Fort Mill Our Path Forward Downtown Master Plan it is a blueprint for guiding downtown Fort Mill’s future growth, preservation efforts, and development initiatives. The Master Plan focuses on identifying and prioritizing the qualities that define and enhance the community’s distinct character. The downtown area along Main Street is a defining symbol of the Town’s identity. Its historic architecture and small-town feel contribute to the sense of place that residents deeply value and have worked hard to preserve.

This Master Plan includes design guidelines that shape how the downtown can evolve. These guidelines promote development that respects the existing scale, encourages connections between buildings and pedestrian areas, and ensures compatibility with adjacent residential neighborhoods. The Downtown Master Plan is organized in three sections: Chapter I – About the Plan; Chapter II – Downtown Design Guides; and Chapter III – Implementation

Downtown is a central focus within the planning area, encompassing Main Street, surrounding commercial and residential district, and key corridors that connect downtown with parks, civic spaces, and other community destinations. This area is fully within Fort Mill town limits, and it includes the Downtown Fort Mill Historic District and part of the Tom Hall Overlay District.



The downtown study area is distinguished by four primary districts, known as Character Districts. The four-character districts are the Main Street District, Town Hall Corridor District, Walter Y. Elisha Park District and the Williamson Mill District. The Downtown Master Plan gives ideas of opportunities for all of these districts for elected officials and staff to consider when planning for the future of the downtown. In order to develop the future of the downtown, a set of guiding principles were established in this plan. The development of the Downtown Master Plan is based on ideas, aspirations, and input from downtown stakeholders, it represents a blend of community input and best practices, grounded in market realities. The DMP serves as a conceptual guide for future decisions, aiming to preserve key elements, updated outdated aspects, and implement necessary transformation to sustain downtown's viability for years ahead.

**Staff
Recommendation**

Our consultant Bolton and Menk worked with the Planning staff for the entire year of 2025. Through a complete and thorough process that included Town Council, staff, focus groups, surveys, public input, and leadership of Bolton and Menk, we are proud to have completed these two documents. The Comprehensive Plan document serves as a potential roadmap – a guide to help us evaluate future opportunities and make informed decisions as Fort Mill evolves over the next ten to twenty years. The Downtown Master Plan serves as a blueprint for guiding downtown Fort Mill's future growth, preservation efforts, and development initiatives. Therefore, we recommend approval of both the Fort Mill Our Path Forward Comprehensive Plan and Downtown Master Plan.

Suggested Motion List	
1.	Approve the resolution in support of adoption of the Comprehensive Plan and Downtown Master Plan
2.	Do not approve the resolution

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL of the ordinances and resolution as drafted.
Name & Title	Penelope G. Karagounis
Department	Planning Department
Date of Request	1-20-2026

Legislative History	
Planning Commission	1-20-2026 – Scheduled
Town Council First Reading and Public Hearing	2-23-2026 - Tentative
Town Council Second Reading	3-23-2026 - Tentative

Attachments

- Draft Fort Mill Our Path Forward Comprehensive Plan
- Draft Ordinance Adopting the Comprehensive Plan
- Draft Fort Mill Our Path Forward Downtown Master Plan
- Draft Ordinance Adopting the Downtown Master Plan
- Draft Resolution for Planning Commission Recommendation

- Draft Fort Mill Our Path Forward Comprehensive Plan

[Draft Fort Mill Comprehensive Plan](#)

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2026-___

AN ORDINANCE ADOPTING THE FORT MILL OUR PATH FORWARD
COMPREHENSIVE PLAN

WHEREAS, the 1994 South Carolina Local Government Comprehensive Plan Enabling Act (the “Act”), as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continuing re-evaluation and updating of certain planning elements considered critical, necessary, and desirable to guide the development and redevelopment of the areas within its jurisdiction; and

WHEREAS, the Town of Fort Mill Planning Commission has worked alongside members of the Steering Committee, town staff, and Bolton and Menk to develop a new comprehensive plan; and

WHEREAS, the elements of the new comprehensive plan were developed using input gained from a significant public engagement process that utilized town website, town social media posts, town-wide survey, three steering committee meetings; three stakeholder focus group sessions, three technical committee meetings; two public open houses; policy-maker briefings and workshops, and

WHEREAS, on January 20, 2026, the Fort Mill Planning Commission reviewed the plan and approved a resolution recommending adoption of the plan; and

WHEREAS, a public hearing was advertised and conducted pursuant to S.C. Code § 6-29-530; and,

WHEREAS, the Fort Mill Town Council has reviewed the plan and found that its adoption would be in the best interest of the Town of Fort Mill to support the health, safety, and general welfare of the town, its citizens, and the general public;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. Adoption of Comprehensive Plan. The Fort Mill Town Council does hereby adopt the Fort Mill Our Path Forward Comprehensive Plan, attached hereto as Exhibit A, inclusive of all maps, graphs, charts, attachments, and other descriptive materials.

SECTION II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2026, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2026.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

- Draft Fort Mill Our Path Forward Downtown Master Plan

[Draft Fort Mill Downtown Master Plan](#)

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2026-___

AN ORDINANCE ADOPTING THE FORT MILL OUR PATH FORWARD DOWNTOWN MASTER PLAN

WHEREAS, the Town of Fort Mill hired Bolton and Menk to work with the Planning staff to create a blueprint for guiding downtown Fort Mill’s future; and

WHEREAS, it is crafted to work in harmony with other town plans, such as the Our Path Forward Comprehensive Plan, and align with both current and upcoming policies and ordinances. The plan also provides direction for entities engaged in planning or executing projects that fall within the Town’s jurisdiction; and

WHEREAS, the elements of the new Downtown Master plan were developed using input gained from a significant public engagement process that utilized town website, town-wide survey, three downtown steering committee meetings, stakeholder focus group sessions, three technical committee meetings, two open houses, policy-maker briefings and workshops, presentations and pop-ups, social media posts, and downtown business flyer locations; downtown design workshop; and

WHEREAS, on January 20, 2026, the Fort Mill Planning Commission reviewed the plan and approved a resolution recommending adoption of the plan; and

WHEREAS, a public hearing was advertised and conducted pursuant to S.C. Code § 6-29-530; and,

WHEREAS, the Fort Mill Town Council has reviewed the plan and found that its adoption would be in the best interest of the Town of Fort Mill to support the health, safety, and general welfare of the town, its citizens, and the general public;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. Adoption of Downtown Master Plan. The Fort Mill Town Council does hereby adopt the Fort Mill Our Path Forward Downtown Master Plan, attached hereto as Exhibit A, inclusive of all maps, graphs, charts, attachments, and other descriptive materials.

SECTION II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2026, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2026.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

Barron B. Mack, Jr, Town Attorney

ATTEST

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

A RESOLUTION OF THE
TOWN OF FORT MILL
PLANNING COMMISSION

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVAL OF THE ORDINANCES ADOPTING THE FORT MILL OUR PATH FORWARD COMPREHENSIVE PLAN AND DOWNTOWN MASTER PLAN

WHEREAS, the 1994 South Carolina Local Government Comprehensive Planning Enabling Act (the “Act”), as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continuing re-evaluation and updating of certain planning elements considered critical, necessary, and desirable to guide the development and redevelopment of the areas within its jurisdiction; and

WHEREAS, the Town of Fort Mill Planning Commission has worked alongside members of the Comprehensive Plan Steering committee, town staff, and the consultant Bolton and Menk to develop a new comprehensive plan as well as downtown master plan; and

WHEREAS, the elements of the new comprehensive plan and downtown master plan were developed using input gained from an extensive public engagement process that utilized a website, steering committees, stakeholder meetings, technical committees, focus groups, public surveys, pop up events, and multiple community meetings; and

WHEREAS, on January 20, 2026, the Fort Mill Planning Commission reviewed the new plans and found their adoption would be in the best interest of the Town of Fort Mill to support the health, safety, and general welfare of the town, its citizens, and the general public; and

WHEREAS, the Act requires that the Planning Commission’s recommendation in support of adopting the plan be made by resolution carried by the affirmative votes of at least a majority of the entire membership of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission for the Town of Fort Mill, duly assembled, does hereby recommend approval of the ordinances entitled “An ordinance adopting the Fort Mill Our Path Forward Comprehensive Plan” and “An ordinance adopting the Fort Mill Our Path Forward Downtown Master Plan”.

BE IT FURTHER RESOLVED that a copy of this resolution shall be recorded in the official minutes of the Planning Commission’s January 20, 2026 meeting.

SIGNED AND SEALED this ____ day of _____, 2026, having been duly adopted by the Planning Commission for the Town of Fort Mill on the ____ day of _____, 2026.

FORT MILL PLANNING COMMISSION

Mark Kerr, Chairman

ATTEST THIS THE _____ DAY

OF _____, 2026

Penelope Karagounis,
Planning Commission Secretary