



**TOWN OF FORT MILL  
BOARD OF ZONING APPEALS MEETING  
205 N White Street (use McCammon St entrance)  
July 21, 2025  
6:00 PM**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

Regular Meeting: May 19, 2025 [pages 2-13]

**PUBLIC HEARING ITEMS**

**1. CASE # 2025-424**

**Renzo Alva  
208 Lee Street  
Tax Map # 020-01-07-005  
Zoning District: R-10**

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 35' rear yard setback requirement for principal structures. [pages 14-31]

**INFORMATION / DISCUSSION ITEMS**

1. Comprehensive Plan Rewrite Update.
2. Downtown Master Plan Survey.

**ADJOURN**

*The following press was notified of the meeting by email or fax in accordance of 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.*

**MINUTES  
TOWN OF FORT MILL  
BOARD OF ZONING APPEALS  
May 19, 2025  
6:00 PM**

Present: Patrick Williams, Thomas Tretheway, Jennifer Allan, Derrick Murr, Roger Attanasio, Senior Planner Alex Moore, Planner II Lauren Hebert

Absent: Amber Bryant, Carolyn Blair

Guests: Monti Nortan (architect), Tom Carter (applicant), Maureen Carter (applicant)

Chairman Patrick Williams called the meeting to order at 6:00 p.m. and welcomed everyone in attendance and reminded attendees to sign in.

**APPROVAL OF MINUTES**

Chairman Williams provided an introduction of the Board members and staff in attendance.

Chairman Williams called for a motion to approve the minutes of the March 17, 2025, Board of Zoning Appeals meeting as submitted by staff. Jennifer Allan made a motion to approve the minutes as submitted by staff. Roger Attanasio seconded the motion. The motion was approved by a vote of 5-0.

Chairman Williams provided a brief overview of the Board of Zoning Appeals process. Prior to the first case being presented, Chairman Williams swore in anyone in attendance wishing to speak, including staff.

**PUBLIC HEARING ITEMS**

**1. Variance request from Tom Carter – 1770 Still River Way**

Planner II Lauren Hebert provided a brief overview of the request, the purpose of which was to allow for the construction of a screened porch, expanding a principal use, approximately 8.5' from the rear property line. She stated that the side yard setback requirement is 15' for principal structures in the R-5 Zoning District.

Ms. Hebert explained that the screened porch was proposed to go in the same location as the existing open-air deck. She also noted that the property behind the lot is owned and maintained by the Sutton Mill Homeowner's Association. The overall request was for a 6.5' variance to the rear yard setback requirement for principal structures.

Chairman Williams invited the applicant, Tom Carter, to speak. Mr. Carter provided the board with a summary of information pertaining to the case, including photos of the current conditions (attached to these minutes). He noted that, because the land behind the home

was owned by the HOA, it would not be developed and would be difficult to build on even if it was sold due to topographical concerns. Mr. Carter informed the board that his neighbor had received a variance for a similar screened porch project.

There being no questions at the time, Chairman Williams called for a motion to open the public hearing. Derrick Murr made a motion to open the public hearing. The motion was seconded by Ms. Allan. The motion passed with a 5-0 vote.

There being no one wishing to speak, Mr. Attanasio made a motion to close the public hearing. The motion was seconded by Mr. Murr. By a vote of 5-0 the motion passed.

Mr. Attanasio asked for clarification on where the property line begins. Mr. Carter confirmed that the property line is approximately in the location of the existing fence.

Mr. Murr asked for confirmation that the screened porch would not be any closer to the property line than the existing deck. Mr. Carter confirmed that was correct.

Mr. Murr asked staff how the board takes previous similar variance cases into consideration. Ms. Hebert explained that the board does not establish precedent, so it is up to the board to decide how they would like to take that into consideration.

There being no further questions, Chairman Williams asked for a motion on the first question. Mr. Murr made a motion that there were extraordinary and exceptional conditions pertaining to the particular piece of property. The motion was seconded by Ms. Allan. The motion passed with a 5-0 vote.

Chairman Williams further asked for a motion on the second question. Mr. Attanasio made a motion that the conditions do not generally apply to other property in the vicinity. The motion was seconded by Mr. Murr. The motion passed with a 5-0 vote.

Chairman Williams asked for a motion on the third question. Tom Tretheway made a motion that, because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. The motion was seconded by Mr. Attanasio. The motion passed with a 5-0 vote.

Chairman Williams asked for a motion on the fourth question. Mr. Murr made a motion that the authorization of a variance would not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. The motion was seconded by Ms. Allan. The motion passed with a 5-0 vote.

Once all four questions had been voted on, Chairman Williams called for a final vote on the variance. Mr. Murr made a motion to approve the variance. The motion was seconded by Ms. Allan. The motion to approve the variance passed with a 5-0 vote.

## **INFORMATION / DISCUSSION ITEMS**

### **1. Comprehensive Plan Rewrite Survey**

Planner II Lauren Hebert informed the board of the ongoing public survey for the Comprehensive Plan Rewrite, noting that the survey would end on June 13<sup>th</sup>, 2025. Ms. Hebert noted that the next open house meeting for the Comprehensive Plan would be on June 11<sup>th</sup>, 2025, from 4:30-7:00 p.m.

There being no further business, Mr. Attanasio made a motion to adjourn. The motion was seconded by Mr. Murr. By a vote of 5-0, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Lauren C. Hebert  
Planner II  
May 20, 2025



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# VARIANCE REQUEST FOR 1770 STILL RIVER WAY

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Case # 2025 – 276 May 19, 2025

## OPENING REMARKS

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Thanks to the committee for the chance to present information relevant to this request for variance.

I am hopeful that after being made aware of the topographic constraints of the surrounding properties it will be granted.

# NO-ONE CAN BUILD BEHIND MY HOUSE

- ❖ The land behind my house is owned by the Sutton Mill HOA
- ❖ It goes back approx. 150 feet



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## BEHIND MY HOUSE IS A VERY STEEP HILL

- ❖ Here is a view from the top looking down
- ❖ It is approx. a 50 foot drop
- ❖ It is approx. 50 feet to the tree line



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## OTHER VIEWS

From side



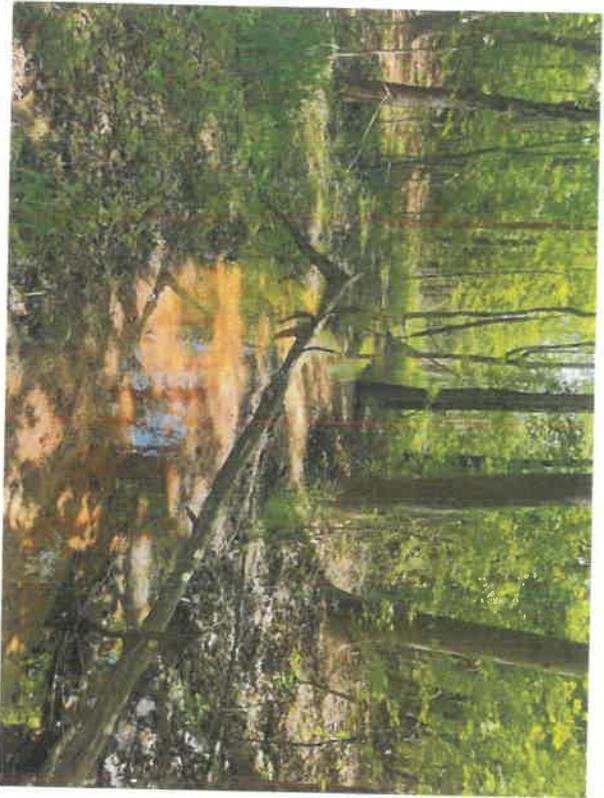
From bottom



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## AT THE BOTTOM OF THE HILL THERE IS A STREAM

When it rains hard it floods the area



## JUST ONE MORE THING

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- ❖ Back in January of 2018 my neighbor at 1766 Still River Way wanted to build a 12' x 20' screen room on top of his existing 12' x 20' deck
- ❖ He was required to request a variance and presented information about the HOA ownership and topography to the committee.
- ❖ The variance was granted



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## QUESTIONS AND DISCUSSION

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**Town of Fort Mill**  
**Board of Zoning Appeals**  
**Item for Action**

**Item #1 Renzo Alva**  
**208 Lee Street**  
**Tax Map # 020-01-07-005**  
**Zoning District: R-10**

Applicant is requesting a variance from the Zoning Ordinance to allow a reduction in the 35' rear yard setback requirement for principal structures.  
*[Pages 14-31]*

**Background / Discussion**

The Town has received a variance request from Renzo Alva for a proposed non-conformity related to the construction of an attached garage (expanding a principal use) at 208 Lee Street.

The purpose of the request is to permit a reduction in the rear yard setback requirement from 35' to 28' to allow for the construction of an attached garage at the rear of the home.

Article II, Section 2(5)(F) of the Town's Zoning Ordinance outlines the following setback requirement for principal structures:

F) Minimum rear yard: **R-10-Principal structure is 35 feet** with accessory uses being five feet.

The petitioner is requesting a variance to decrease the 35' rear yard setback requirement to 28' to accommodate for an attached two car garage. The petitioner has indicated that the back side of the house is the only location the garage can go without encroaching too closely to the neighboring property lines.

**The petitioner is requesting a 7' variance to the rear yard setback requirement for principal structures.**

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;

c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

i. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

ii. In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

**Submitted by:**

Lauren C. Hebert

Planner II

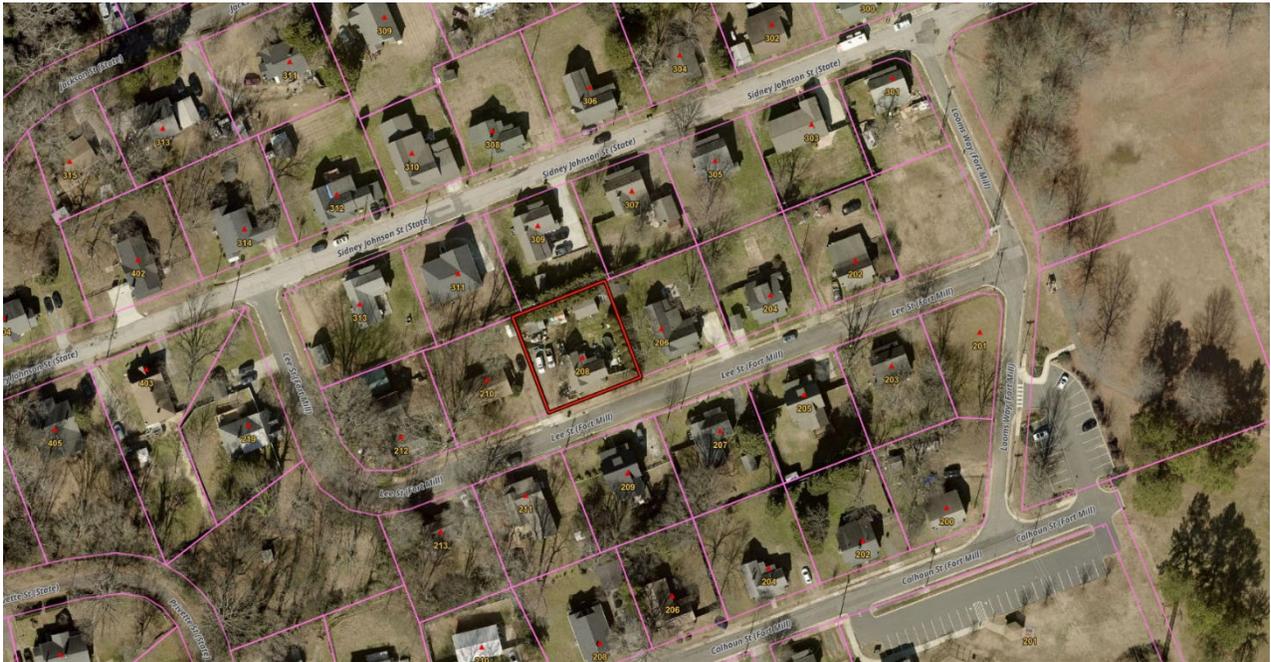
# York County Tax Map # 020-01-07-005

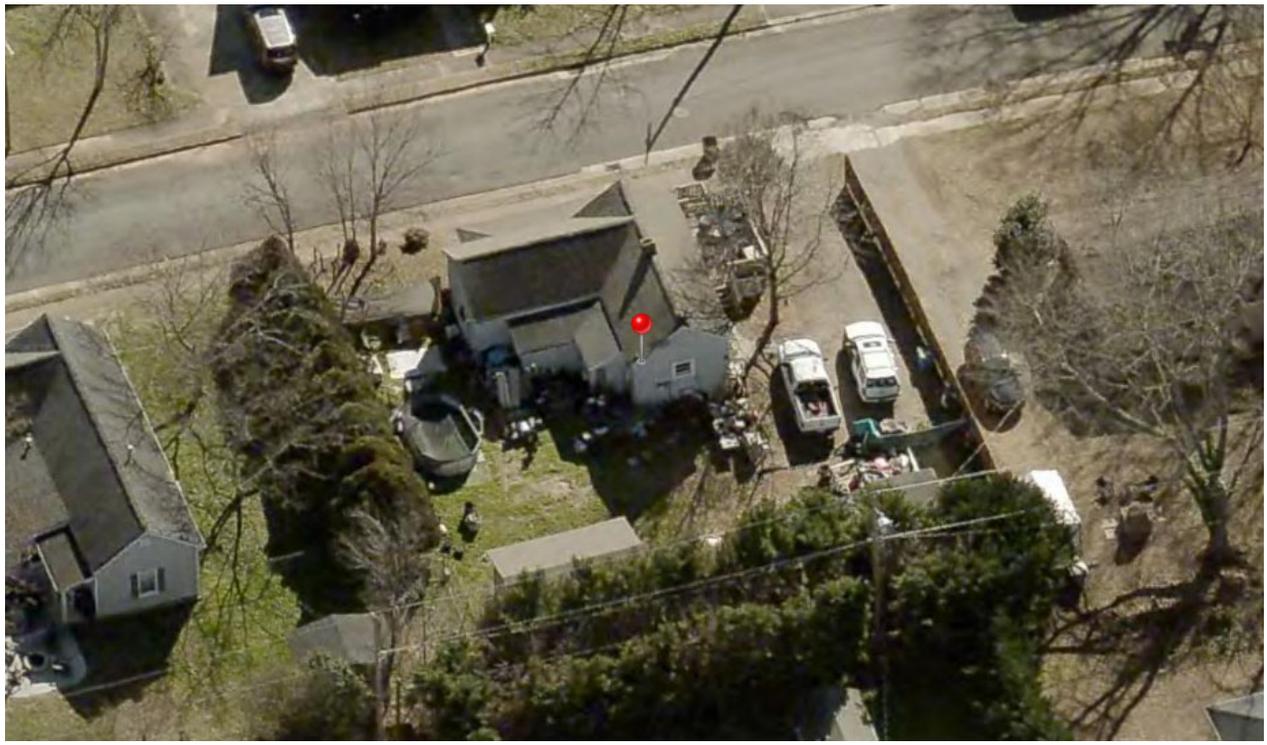
## Zoning Map



# York County Tax Map # 020-01-07-005

## Aerial Map





**Z**

**ZONING  
NOTICE**

Case # 2025-424  
Request variance

A PUBLIC HEARING will be held on  
**July 21<sup>st</sup>, 2025 @ 6:00 PM**

Fort Mill Town Council Chambers

~~412 Confederate Street~~ Fort Mill, SC  
205 North White Street  
Town of Fort Mill • (803) 547-2034 • [www.fortmillsc.gov](http://www.fortmillsc.gov)

# Variance Appeal Application

Town of Fort Mill, South Carolina

### Owner / Applicant Information:

Applicant Name: RENZO ALVA  
Mailing Address: 13227 CAROLINA WREN CT  
CHARLOTTE NC 28278  
Telephone Number: (704) 492-0719

### Property Information:

Address: 208 LEE ST FORT MILL 29715  
Current Zoning: \_\_\_\_\_  
Current Use of Property: RESIDENTIAL

### Submission Checklist

- Completed application\*
- Drawings and specifications of proposed improvements
- Site plan showing location of proposed improvements
- Application fee (\$125 residential / \$250 non-residential)\*

**Additional materials may be required**  
\*Required with submission

The Board of Zoning Appeals may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.

The findings required by the Board for variances are identified in Sec. 6-29-800 (attached) of the South Carolina Code of Laws. Responses to each of the following questions will assist the Board in making a determination.

1. Describe the variance request: I'M REQUESTING TO CHANGE THE  
REAR SET BACK FROM 35' TO 28' TO ACCOMMODATE  
FOR AN ATTACHED 2 CAR GARAGE

2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):  
THE BACK SIDE OF THE HOUSE IS THE ONLY AREA WHERE A  
TWO CAR GARAGE WILL FIT WITHOUT GETTING TOO CLOSE TO  
THE NEIGHBORS PROPERTY LINE

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715  
TELEPHONE (803) 547-2034 • FAX (803) 547-2126

3. Describe how the conditions listed above are unique to the property for which the variance is sought:

THE SIDES OF THE PROPERTY DO NOT PERMIT TO  
BUILD A TWO CAR GARAGE WITHOUT MAXIMIZING  
THE SET BACK LIMITS

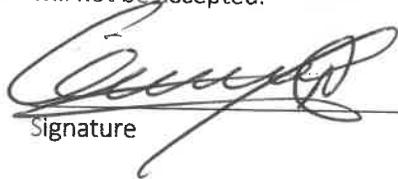
4. Describe how the current zoning regulations prohibit or unreasonably restrict utilization of the property:

THE CURRENT REGULATION FOR REAR SET BACK IS 35'  
HOWEVER BY REDUCING TO 28' IT ALLOWS THE TWO CAR  
GARAGE. THERE IS ALSO SOME PROPERTIES IN THE AREA WHERE  
CONSTRUCTION IS VISIBLE LESS THAN 20'

5. Describe why the granting of the requested variance will not be injurious to adjacent properties, the neighborhood, or the general public:

THE TWO CAR GARAGE WILL BE FAR ENOUGH AWAY FROM THE  
REAR PROPERTY LINE TO NOT INTERFERE WITH THE  
NEIGHBORS IN THAT DIRECTION. THIS ALSO ALLOW MORE CLEARANCE  
IN THE STREET WHICH BENEFITS THE ADJACENT NEIGHBORS AS WELL  
AS THE WALKING AREAS OF THE GENERAL PUBLIC

**Acknowledgement of Requirements:** Notices of appeal shall be posted on affected property so as to be clearly visible from a traveled street. The owner or appellant is instructed to maintain posting and to be responsible for notifying the town promptly if the sign is damaged or removed. Failure to do so may delay Board action. Additional permitting after Board approval may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.



Signature

Date

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715  
TELEPHONE (803) 547-2034 • FAX (803) 547-2126

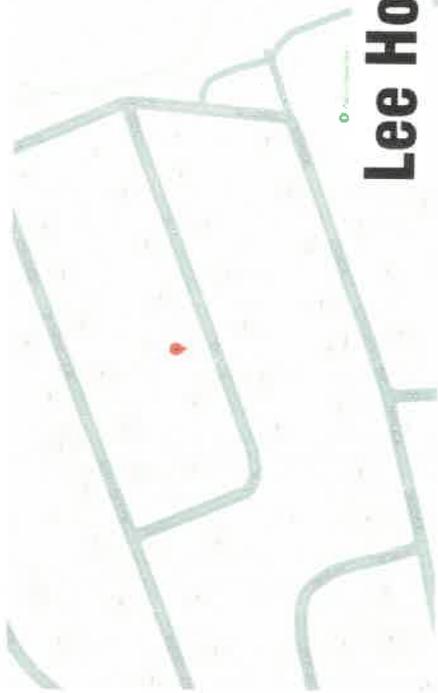
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- (b) these conditions do not generally apply to other property in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
  - (i) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or the change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

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- (ii) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



# Lee House

## SQUARE FOOTAGE CALCULATIONS

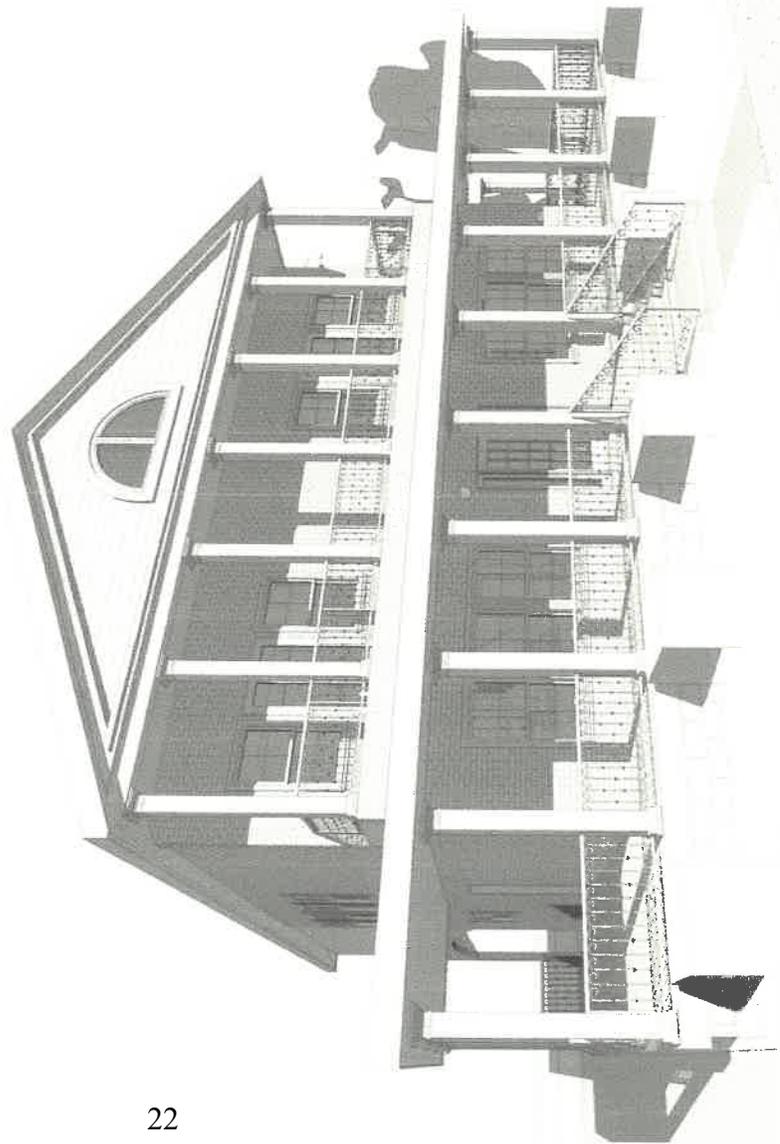
General Square Footage	1106 SQ
Floor Floor	2418 SQ
Roof Floor	2418 SQ
TOTAL	5942 SQ
Unfinished Second Floor	714 SQ
Covered Porch/Screened Floor	506 SQ
Roofing	506 SQ
Covered Porch/Deck Floor	506 SQ
Covered Backyard Floor	146 SQ
TOTAL UNFINISHED	2178 SQ
TOTAL UNDER ROOF	8120 SQ

Sheet Number	Sheet Name
A00	Cover Sheet
A01	Architectural Site Plan
A02	First Floor Plan
A03	Second Floor Plan
A04	Roof Plan
A05	Sections
A06	Exterior Elevations
A07	Interior Elevations

Room	Room Name and Number
001	Living Room
002	Dining Room
003	Kitchen
004	Bathroom
005	Bedroom
006	Bedroom
007	Bedroom
008	Bedroom
009	Bedroom
010	Bedroom
011	Bedroom
012	Bedroom
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### ARCHITECTURAL SYMBOLS

ROOM NUMBER: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100  
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Project: Lee House  
Date: May 2025

Lee HOUSE  
208 Lee St - Fort Mill - SC 29715

Revision	No.	Date	Description



Sheet: Cover Sheet

# A00



Project: Lee House  
Date: Aug. 2025

208 Lee St - Fort Mill - SC 29715

Lee HOUSE

Revision

No.

Description

North



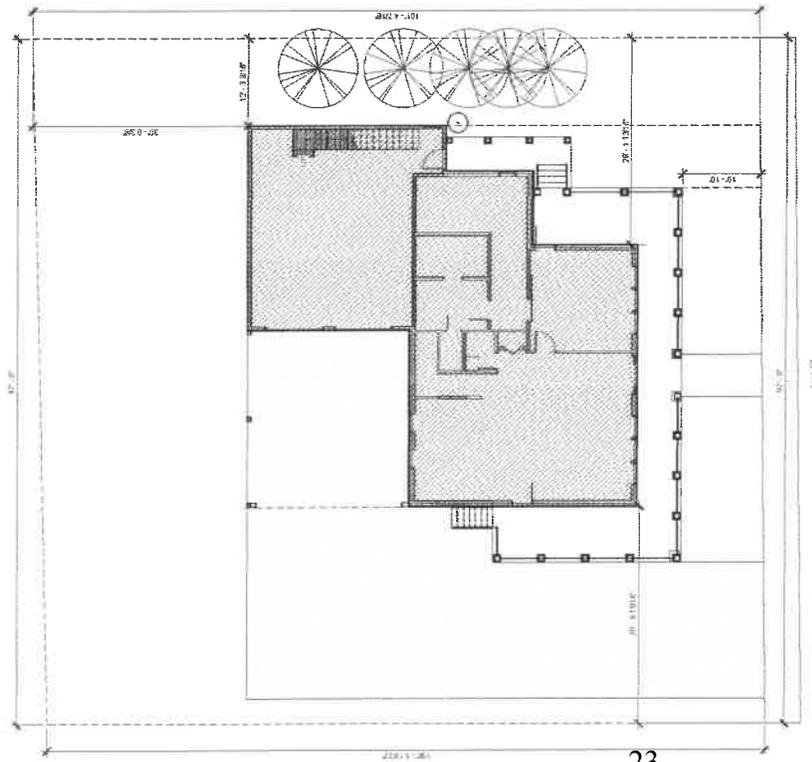
Sheet

Architectural Site

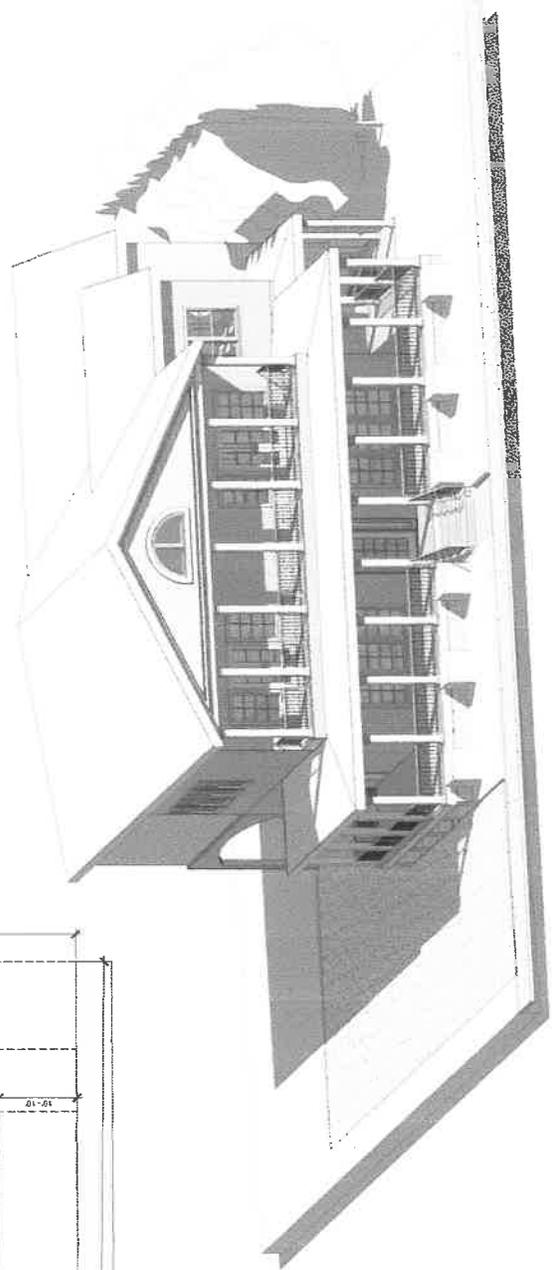
Plan

# A01

Architectural Site Plan  
This drawing is a site plan for the Lee House project. It shows the building footprint, setbacks, and landscaping. The drawing is a technical drawing and should be used in conjunction with the other drawings in the set. The drawing is a site plan and should be used in conjunction with the other drawings in the set.



23





208 Lee St - Fort Mill - SC 29715  
**Lee HOUSE**

Project: Lee 2025

Revision: No. Date

North

Sheet  
**First Floor Plan**

**A02**

Architectural Note: All dimensions are in feet and inches. All measurements are to the center of the member unless otherwise noted. All window and door heights are to the top of the sill. All window and door widths are to the face of the frame. All window and door locations are subject to change without notice. All window and door schedules are subject to change without notice. All window and door schedules are subject to change without notice.

DOOR SCHEDULE			
Mark	Count	Width	Height
100	1	3'-0"	6'-6"
101	2	1'-2"	6'-6"
102	8	2'-10"	6'-6"
103	2	2'-9"	6'-6"
104	2	2'-4"	6'-6"
105	2	2'-4"	6'-6"
106	2	2'-4"	6'-6"
107	2	2'-4"	6'-6"
108	4	2'-6"	6'-6"
109	4	2'-6"	6'-6"
110	3	2'-0"	6'-6"
111	1	2'-0"	6'-6"
112	2	2'-0"	6'-6"
113	2	2'-0"	6'-6"
114	2	2'-0"	6'-6"
115	2	2'-0"	6'-6"
116	2	2'-0"	6'-6"
117	2	2'-0"	6'-6"
118	2	2'-0"	6'-6"
119	2	2'-0"	6'-6"
120	2	2'-0"	6'-6"
121	2	2'-0"	6'-6"
122	2	2'-0"	6'-6"
123	2	2'-0"	6'-6"
124	2	2'-0"	6'-6"
125	2	2'-0"	6'-6"
126	2	2'-0"	6'-6"
127	2	2'-0"	6'-6"
128	2	2'-0"	6'-6"
129	2	2'-0"	6'-6"
130	2	2'-0"	6'-6"
131	2	2'-0"	6'-6"
132	2	2'-0"	6'-6"
133	2	2'-0"	6'-6"
134	2	2'-0"	6'-6"
135	2	2'-0"	6'-6"
136	2	2'-0"	6'-6"
137	2	2'-0"	6'-6"
138	2	2'-0"	6'-6"
139	2	2'-0"	6'-6"
140	2	2'-0"	6'-6"
141	2	2'-0"	6'-6"
142	2	2'-0"	6'-6"
143	2	2'-0"	6'-6"
144	2	2'-0"	6'-6"
145	2	2'-0"	6'-6"
146	2	2'-0"	6'-6"
147	2	2'-0"	6'-6"
148	2	2'-0"	6'-6"
149	2	2'-0"	6'-6"
150	2	2'-0"	6'-6"
151	2	2'-0"	6'-6"
152	2	2'-0"	6'-6"
153	2	2'-0"	6'-6"
154	2	2'-0"	6'-6"
155	2	2'-0"	6'-6"
156	2	2'-0"	6'-6"
157	2	2'-0"	6'-6"
158	2	2'-0"	6'-6"
159	2	2'-0"	6'-6"
160	2	2'-0"	6'-6"
161	2	2'-0"	6'-6"
162	2	2'-0"	6'-6"
163	2	2'-0"	6'-6"
164	2	2'-0"	6'-6"
165	2	2'-0"	6'-6"
166	2	2'-0"	6'-6"
167	2	2'-0"	6'-6"
168	2	2'-0"	6'-6"
169	2	2'-0"	6'-6"
170	2	2'-0"	6'-6"
171	2	2'-0"	6'-6"
172	2	2'-0"	6'-6"
173	2	2'-0"	6'-6"
174	2	2'-0"	6'-6"
175	2	2'-0"	6'-6"
176	2	2'-0"	6'-6"
177	2	2'-0"	6'-6"
178	2	2'-0"	6'-6"
179	2	2'-0"	6'-6"
180	2	2'-0"	6'-6"
181	2	2'-0"	6'-6"
182	2	2'-0"	6'-6"
183	2	2'-0"	6'-6"
184	2	2'-0"	6'-6"
185	2	2'-0"	6'-6"
186	2	2'-0"	6'-6"
187	2	2'-0"	6'-6"
188	2	2'-0"	6'-6"
189	2	2'-0"	6'-6"
190	2	2'-0"	6'-6"
191	2	2'-0"	6'-6"
192	2	2'-0"	6'-6"
193	2	2'-0"	6'-6"
194	2	2'-0"	6'-6"
195	2	2'-0"	6'-6"
196	2	2'-0"	6'-6"
197	2	2'-0"	6'-6"
198	2	2'-0"	6'-6"
199	2	2'-0"	6'-6"
200	2	2'-0"	6'-6"

WINDOW SCHEDULE			
Mark	Count	Sill Height	Width
A	23	1'-3"	12'-0"
B	1	4'-0 1/2"	8'-11 1/2"
C	2	3'-4"	2'-5"
D	3	2'-2"	2'-4"
E	2	2'-6"	3'-0"
F	1	2'-6"	3'-0"
G	1	2'-6"	3'-0"
H	1	2'-6"	3'-0"
I	1	2'-6"	3'-0"
J	1	2'-6"	3'-0"
K	1	2'-6"	3'-0"
L	1	2'-6"	3'-0"
M	1	2'-6"	3'-0"
N	1	2'-6"	3'-0"
O	1	2'-6"	3'-0"
P	1	2'-6"	3'-0"
Q	1	2'-6"	3'-0"
R	1	2'-6"	3'-0"
S	1	2'-6"	3'-0"
T	1	2'-6"	3'-0"
U	1	2'-6"	3'-0"
V	1	2'-6"	3'-0"
W	1	2'-6"	3'-0"
X	1	2'-6"	3'-0"
Y	1	2'-6"	3'-0"
Z	1	2'-6"	3'-0"
AA	1	2'-6"	3'-0"
AB	1	2'-6"	3'-0"
AC	1	2'-6"	3'-0"
AD	1	2'-6"	3'-0"
AE	1	2'-6"	3'-0"
AF	1	2'-6"	3'-0"
AG	1	2'-6"	3'-0"
AH	1	2'-6"	3'-0"
AI	1	2'-6"	3'-0"
AJ	1	2'-6"	3'-0"
AK	1	2'-6"	3'-0"
AL	1	2'-6"	3'-0"
AM	1	2'-6"	3'-0"
AN	1	2'-6"	3'-0"
AO	1	2'-6"	3'-0"
AP	1	2'-6"	3'-0"
AQ	1	2'-6"	3'-0"
AR	1	2'-6"	3'-0"
AS	1	2'-6"	3'-0"
AT	1	2'-6"	3'-0"
AU	1	2'-6"	3'-0"
AV	1	2'-6"	3'-0"
AW	1	2'-6"	3'-0"
AX	1	2'-6"	3'-0"
AY	1	2'-6"	3'-0"
AZ	1	2'-6"	3'-0"
BA	1	2'-6"	3'-0"
BB	1	2'-6"	3'-0"
BC	1	2'-6"	3'-0"
BD	1	2'-6"	3'-0"
BE	1	2'-6"	3'-0"
BF	1	2'-6"	3'-0"
BG	1	2'-6"	3'-0"
BH	1	2'-6"	3'-0"
BI	1	2'-6"	3'-0"
BJ	1	2'-6"	3'-0"
BK	1	2'-6"	3'-0"
BL	1	2'-6"	3'-0"
BM	1	2'-6"	3'-0"
BN	1	2'-6"	3'-0"
BO	1	2'-6"	3'-0"
BP	1	2'-6"	3'-0"
BQ	1	2'-6"	3'-0"
BR	1	2'-6"	3'-0"
BS	1	2'-6"	3'-0"
BT	1	2'-6"	3'-0"
BU	1	2'-6"	3'-0"
BV	1	2'-6"	3'-0"
BW	1	2'-6"	3'-0"
BX	1	2'-6"	3'-0"
BY	1	2'-6"	3'-0"
BZ	1	2'-6"	3'-0"
CA	1	2'-6"	3'-0"
CB	1	2'-6"	3'-0"
CC	1	2'-6"	3'-0"
CD	1	2'-6"	3'-0"
CE	1	2'-6"	3'-0"
CF	1	2'-6"	3'-0"
CG	1	2'-6"	3'-0"
CH	1	2'-6"	3'-0"
CI	1	2'-6"	3'-0"
CJ	1	2'-6"	3'-0"
CK	1	2'-6"	3'-0"
CL	1	2'-6"	3'-0"
CM	1	2'-6"	3'-0"
CN	1	2'-6"	3'-0"
CO	1	2'-6"	3'-0"
CP	1	2'-6"	3'-0"
CQ	1	2'-6"	3'-0"
CR	1	2'-6"	3'-0"
CS	1	2'-6"	3'-0"
CT	1	2'-6"	3'-0"
CU	1	2'-6"	3'-0"
CV	1	2'-6"	3'-0"
CW	1	2'-6"	3'-0"
CX	1	2'-6"	3'-0"
CY	1	2'-6"	3'-0"
CZ	1	2'-6"	3'-0"
DA	1	2'-6"	3'-0"
DB	1	2'-6"	3'-0"
DC	1	2'-6"	3'-0"
DD	1	2'-6"	3'-0"
DE	1	2'-6"	3'-0"
DF	1	2'-6"	3'-0"
DG	1	2'-6"	3'-0"
DH	1	2'-6"	3'-0"
DI	1	2'-6"	3'-0"
DJ	1	2'-6"	3'-0"
DK	1	2'-6"	3'-0"
DL	1	2'-6"	3'-0"
DM	1	2'-6"	3'-0"
DN	1	2'-6"	3'-0"
DO	1	2'-6"	3'-0"
DP	1	2'-6"	3'-0"
DQ	1	2'-6"	3'-0"
DR	1	2'-6"	3'-0"
DS	1	2'-6"	3'-0"
DT	1	2'-6"	3'-0"
DU	1	2'-6"	3'-0"
DV	1	2'-6"	3'-0"
DW	1	2'-6"	3'-0"
DX	1	2'-6"	3'-0"
DY	1	2'-6"	3'-0"
DZ	1	2'-6"	3'-0"
EA	1	2'-6"	3'-0"
EB	1	2'-6"	3'-0"
EC	1	2'-6"	3'-0"
ED	1	2'-6"	3'-0"
EE	1	2'-6"	3'-0"
EF	1	2'-6"	3'-0"
EG	1	2'-6"	3'-0"
EH	1	2'-6"	3'-0"
EI	1	2'-6"	3'-0"
EJ	1	2'-6"	3'-0"
EK	1	2'-6"	3'-0"
EL	1	2'-6"	3'-0"
EM	1	2'-6"	3'-0"
EN	1	2'-6"	3'-0"
EO	1	2'-6"	3'-0"
EP	1	2'-6"	3'-0"
EQ	1	2'-6"	3'-0"
ER	1	2'-6"	3'-0"
ES	1	2'-6"	3'-0"
ET	1	2'-6"	3'-0"
EU	1	2'-6"	3'-0"
EV	1	2'-6"	3'-0"
EW	1	2'-6"	3'-0"
EX	1	2'-6"	3'-0"
EY	1	2'-6"	3'-0"
EZ	1	2'-6"	3'-0"
FA	1	2'-6"	3'-0"
FB	1	2'-6"	3'-0"
FC	1	2'-6"	3'-0"
FD	1	2'-6"	3'-0"
FE	1	2'-6"	3'-0"
FF	1	2'-6"	3'-0"
FG	1	2'-6"	3'-0"
FH	1	2'-6"	3'-0"
FI	1	2'-6"	3'-0"
FJ	1	2'-6"	3'-0"
FK	1	2'-6"	3'-0"
FL	1	2'-6"	3'-0"
FM	1	2'-6"	3'-0"
FN	1	2'-6"	3'-0"
FO	1	2'-6"	3'-0"
FP	1	2'-6"	3'-0"
FQ	1	2'-6"	3'-0"
FR	1	2'-6"	3'-0"
FS	1	2'-6"	3'-0"
FT	1	2'-6"	3'-0"
FU	1	2'-6"	3'-0"
FV	1	2'-6"	3'-0"
FW	1	2'-6"	3'-0"
FX	1	2'-6"	3'-0"
FY	1	2'-6"	3'-0"
FZ	1	2'-6"	3'-0"
GA	1	2'-6"	3'-0"
GB	1	2'-6"	3'-0"
GC	1	2'-6"	3'-0"
GD	1	2'-6"	3'-0"
GE	1	2'-6"	3'-0"
GF	1	2'-6"	3'-0"
GG	1	2'-6"	3'-0"
GH	1	2'-6"	3'-0"
GI	1	2'-6"	3'-0"
GJ	1	2'-6"	3'-0"
GK	1	2'-6"	3'-0"
GL	1	2'-6"	3'-0"
GM	1	2'-6"	3'-0"

















**Fort Mill**  
OUR PATH FORWARD

# Downtown Master Plan



## Contact Us Here



[www.fortmillsc.gov/ourpathforward](http://www.fortmillsc.gov/ourpathforward)



[ourpathforward@fortmillsc.gov](mailto:ourpathforward@fortmillsc.gov)

## What is the Plan?

The Town of Fort Mill is developing a Downtown Master Plan as part of the broader **2045 Comprehensive Plan, Fort Mill: Our Path Forward**. This effort will create a clear vision to ensure downtown continues to grow as the heart of the community by:



Building on Unique Character



Improving Public Spaces



Increasing Walkability



Supporting Local Businesses



Guiding Thoughtful Growth and Redevelopment

As a key part of the Comprehensive Plan, the Downtown Master Plan will guide decisions that reflect community values and support a vibrant, connected, and resilient downtown.

## Downtown Survey



<https://arcg.is/054G8f0>

We want YOUR voice to be heard as Fort Mill develops the Downtown Master Plan. Scan the QR code with your smart device to take the Our Path Forward Downtown Survey. The survey is open **June 11 – July 18, 2025**.

## Downtown Study Area

