

TOWN OF FORT MILL 2040 COMPREHENSIVE PLAN

ADOPTED: December 14, 2020
AMENDED: September 13, 2021

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CHAPTER 1
INTRODUCTION

CHAPTER 1

INTRODUCTION

THE COMPREHENSIVE PLAN

A *Comprehensive Plan* is a collection of text and maps that set forth the goals and strategies for guiding future land use and development within the Town of Fort Mill. This plan includes a common vision, a set of strategies to capitalize opportunities that exist right now as well as opportunities that may emerge in the future. The plan also includes an implementation guide with concrete steps that citizens, businesses, and government can take to advance the strategies needed to achieve the community's vision. The plan addresses a variety of topics such as transportation, economic development, land use, housing, natural and cultural resources, community facilities, and public health.

PURPOSE

Effective planning helps to ensure that future development will occur where, when, and how the community and local government want. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved
- There is a clear vision that describes the future of the community
- Private property rights are protected
- Economic development is encouraged and supported



SOUTH CAROLINA STRAWBERRY FESTIVAL

Strawberry Festival Queens and Berry at Walter Elisha Park annual event. Photo by Tony McMahan.



GRIST MILL WATER MILL

Located on the Anne Springs Close Greenway, the historic Grist Mill Water Mill inspired the name for the Town of Fort Mill. Photo by Tony McMahan.



EARTH DAY

Ms. Anne Springs Close leads the Earth Day walk across the Greenway Swinging Bridge. Photo by Anne Springs Close Greenway.



PLEASANT KNOLL ELEMENTARY SCHOOL PARADE

Students display their best oviparous outfits in the Oviparous Animal March as students, staff, and parents cheer in celebration. Photo by Fort Mill School District.

Planning is frequently about a balance among competing interests and almost always involves difficult trade-offs. An effective plan reflects that balance. The challenge for government is to capture the future envisioned by the community's citizens as well as make those difficult decisions along the way. This often-overwhelming challenge is made simpler when the local government systematically leads the process with a community supported Comprehensive Plan.

Just having a plan does not make the vision a reality. An effective plan must be supported by the community and led by a government committed to its implementation. An effective plan that includes partnerships, identifies new funding sources, and encourages private investment is more likely to be successful. An effective plan should be:

- Based on a vision as established by the community during the planning process
- Meaningful to the citizens who look to the plan for guidance and assurance
- Consistently working toward the same vision – all the work programs and implementation programs are based on the agreed upon plan
- Realistically developed goals that can be achieved but also inspire the community to think big
- Financially feasible based on resources available



SPRINGS OF ACHIEVEMENT

Bronze sculpture by Bruno Lucchesi represents quality and is one of seven commissioned by Springs. Photo by Tony McMahan.

THE PLANNING AREA

The Town of Fort Mill is one of the fastest growing municipalities in the upstate of South Carolina and in the nation as a whole. The location of the Town of Fort Mill near Charlotte's large employment opportunity and the Town's top ranked school system, rich history, and high quality of life all contribute to the high growth demands for the community. As reflected in Figure 1.1 Planning Content, the Town of Fort Mill is located in northeastern York County approximately 70 miles north of Columbia and 15 miles south of Charlotte, NC.

The Town of Fort Mill currently encompasses 19.5 square miles. Within this area the Town is directly responsible for land use decisions and development patterns as well as providing essential services such as fire, police, and trash collection. When planning for any Town's future, consideration must be given to future annexation, utility coverage area, transportation improvements, and potential new private development. Therefore, this plan is based upon a planning area, reflected in Figure 1.2 Planning Area, which includes both the Town proper and the surrounding areas. This much larger area could also be called the functional city.

As businesses and people choose to locate to the Town, they tend to look at the functional area rather than just the municipal limits. It should be noted that the boundary of the planning area does not imply areas to be annexed. Rather it is a defined area that can be studied in a systematic manner to lead to meaningful planning and decision making.

THE PLANNING PROCESS

The process started with the appointment of the Comprehensive Plan Advisory Committee (CPAC). The 39-member committee included the Mayor and Town Council, Planning Commission members, and local citizens appointed by Town Council. The CPAC was broken into three subcommittees to focus on specific elements of the plan. The role of the CPAC was to review the existing conditions of the planning area, consider the issues gathered through the public input process, and ensure that the goals and strategies addressed these issues.

The planning process was broken into six separate phases: project initiation, town assessment, plan development, document development, plan preparation, and adoption. The main focus of first phase was to brand the project by creating a logo, building a website, and crafting a community engagement plan. During the town assessment phase, an inventory of existing conditions of each element of the plan was gathered.



CITIZEN ENGAGEMENT

CPAC kick off meeting on March 30, 2017 at the Spratt Building (image above), Mayor Savage welcomes CPAC at April 27, 2017 meeting (middle image), and resident participates in Community Open House, June 13, 2017 (bottom image).



Figure 1.1 Planning Context

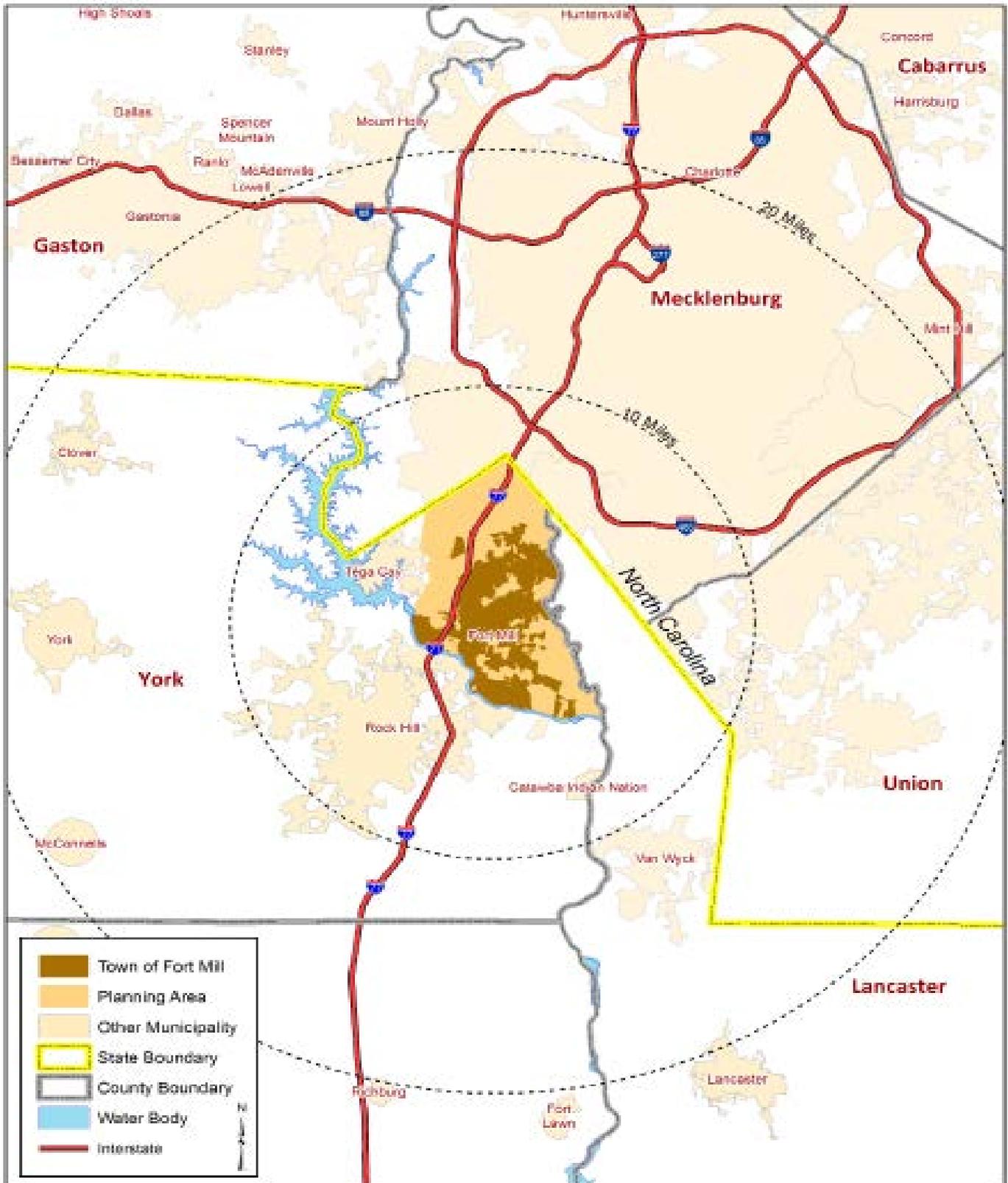
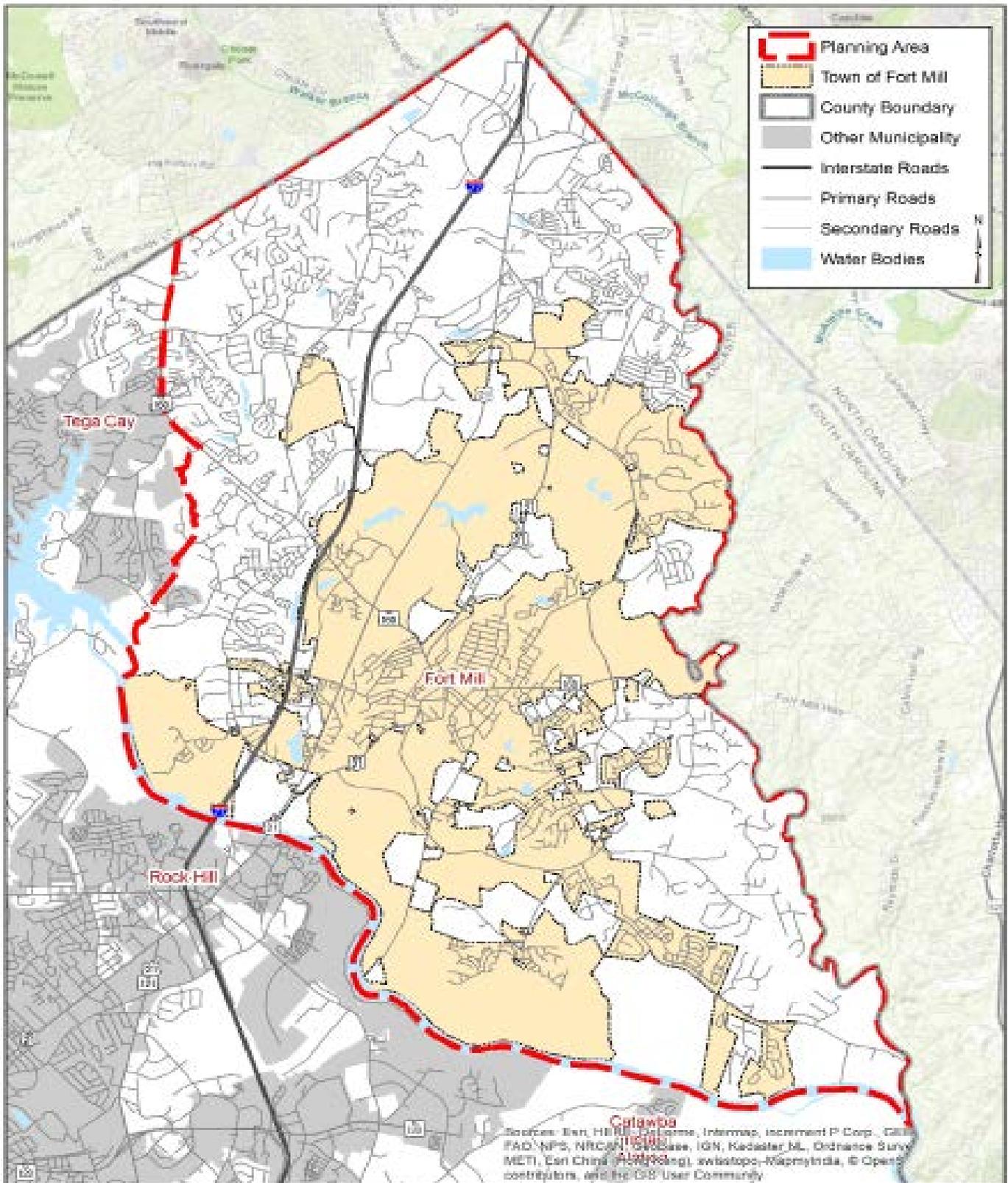
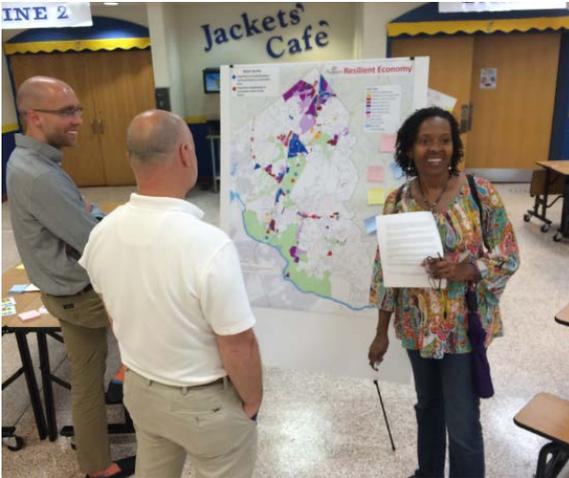


Figure 1.2 Planning Area





This phase also included conducting a community wide survey and stakeholder interviews with subject matter experts.

The focus of the third phase was to develop the vision, guiding principles, and goals through facilitated topic discussions with the advisory committee. This phase was culminated with the advisory committee endorsing the goals of each element. Phases four and five were spent writing, revising, and formatting the document. The sixth and final phase was the adoption process which included a resolution for approval from the Planning Commission and a public hearing and two readings from Town Council.

Plans and studies reviewed and considered in the development of the Fort Mill Comprehensive Plan include:

- Fort Mill Comprehensive Plan, 2008
- Fort Mill Comprehensive Plan Update, 2013
- Fort Mill Historic District Design Guidelines, 2016
- Fort Mill Wastewater System Master Plan Update, 2015
- York County Multi-Jurisdictional Hazard Mitigation Plan, 2017
- York County Forward Comprehensive Plan, 2016
- Catawba Regional Economic Development Strategy, 2017
- Rock Hill – Fort Mill Area Transportation Study (RFATS) Collector Street Plan, 2017
- RFATS 2045 Long Range Transportation Plan, 2017
- Greater Charlotte Regional Freight Mobility Plan, 2016
- RFATS Regional Bicycle and Pedestrian Connectivity Plan, 2016
- RFATS Urbanized Area Transit Implementation Study, 2015
- City of Tega Cay Comprehensive Plan, 2015



COMMUNITY OPEN HOUSE

Residents shared opinions on the economy, roads, community assets, where they live and work, and their vision for Fort Mill on June 13, 2017.

PUBLIC INVOLVEMENT

A key element of the Comprehensive Plan process is public participation. Public involvement is critical to the success of any planning effort and long-term implementation of a plan. The goal is to build consensus from an informed public that will provide support to Council as decisions are made.

Throughout the process, residents and interested parties were invited to participate in the discussion on how the plan should evolve. A

community meeting was held at Fort Mill Middle School which provided residents an opportunity to provide input on land use, housing, transportation, community facilities, and economic development. Another component of the Plan's public engagement was a community survey to obtain opinions on a number of issues related to quality of life, housing, transportation, parks and recreation, and future development patterns. A total of 1,889 survey responses were received. A complete report of the survey results is included in Appendix C, Community Engagement.

Another opportunity to keep the public informed and involved throughout the process was a dedicated project website. The website included information about existing plans, meeting agendas and materials, and an opportunity to provide direct feedback through the monthly flash poll. Also on the website was the video, aired on cable channel 115, to help explain to the public the purpose and importance of the Comprehensive Plan.

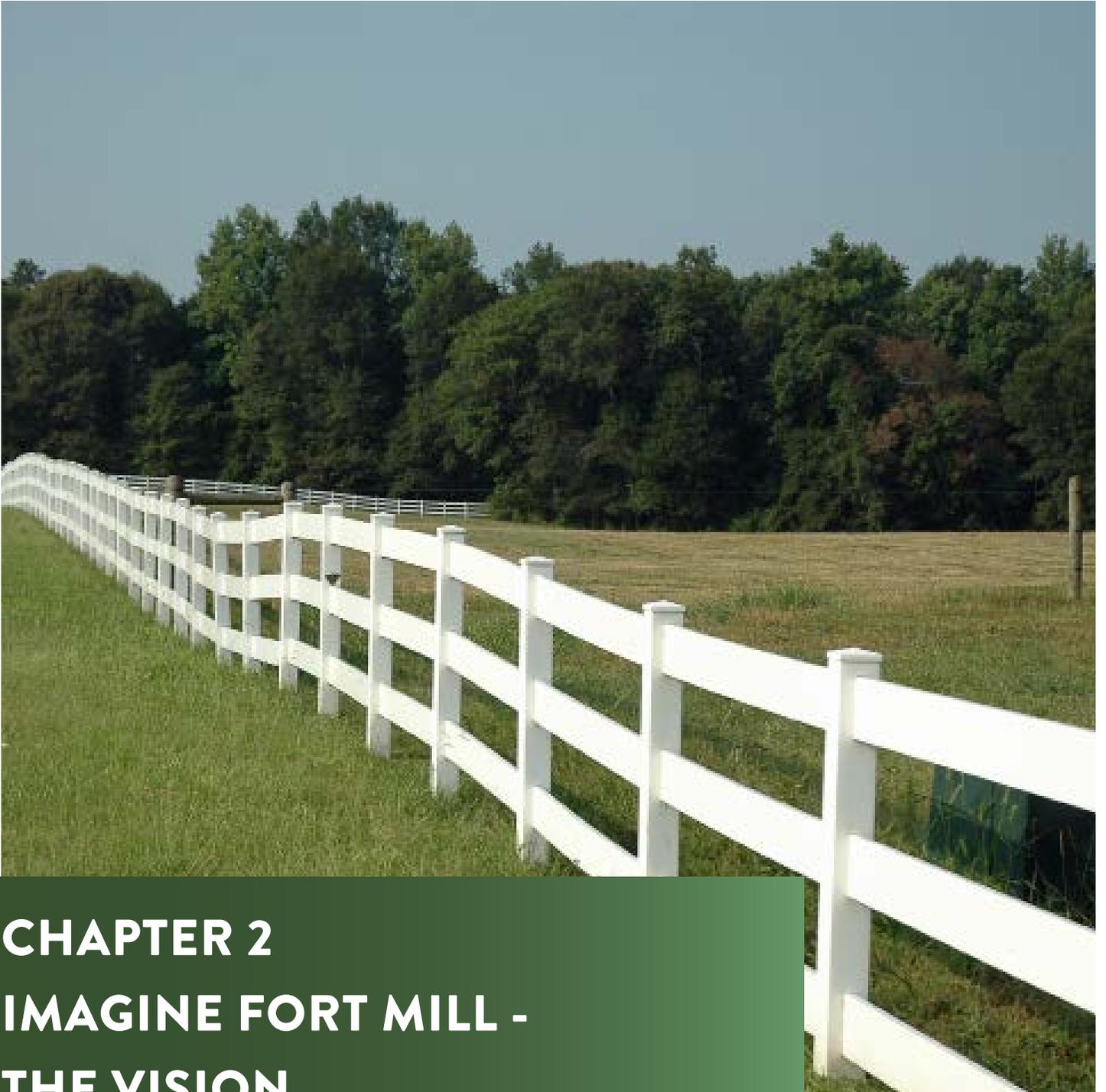
DOCUMENT GUIDE

The Comprehensive Plan is a living document, used every day in decisions made by elected officials and Town staff. It is regularly reviewed and amended to ensure that it remains current and consistent with the community vision. The document begins by providing a snapshot of current demographic data and projected trends and then contains a chapter on each of the elements required by state statute. Each chapter explains the importance of the element; the current issues and existing conditions; and concludes with goals, strategies, and action items. The final section of the plan includes an implementation schedule as well as a review of available funding sources and regional coordination.



CPAC MEETINGS

August 24, 2017 meeting of CPAC at Unity Presbyterian Church (left image) and October 26, 2017 meeting of Land Use, Transportation, and Housing Subcommittee at Fort Mill Town Hall (right image).



CHAPTER 2
IMAGINE FORT MILL -
THE VISION

CHAPTER 2 IMAGINE FORT MILL - THE VISION

THE TOWN OF FORT MILL

It is no secret that the Town of Fort Mill is one of the fastest growing municipalities in South Carolina. Since the 2008 Comprehensive Plan, the footprint of the town limits has more than doubled to nearly 20 square miles. By the 2020 US Census, the population is projected to surpass 20,000 residents. With the recent opening of the Lash Group and LPL Financial corporate offices in Kingsley, the Town of Fort Mill has also experienced major changes in the local economy. At full build-out, these two projects alone will bring an estimated 5,000 new jobs to the Fort Mill area. With the changing environment, it is important to have a vision that guides future decision making.

VISION STATEMENT

The development of a Comprehensive Plan frequently includes determining a vision of what the community wants to look like or be known for at the end of the planning period. In the case of this plan, the planning horizon is twenty years. Visions are typically forward thinking.

In developing this plan, one of the questions posed to the Advisory Committee and included in the community survey asked about the best qualities of the Town of Fort Mill: “What three words would you use to describe the best of Fort Mill today?” The responses to this question provided ideas to start formulating a vision statement.

From community input through the survey and discussions with the Advisory Committee, the following is the Vision Statement for Imagine Fort Mill:

THE TOWN OF FORT MILL WILL BE A COMMUNITY OF DISTINCT CHARACTER, RICH IN HISTORY WITH EDUCATIONAL EXCELLENCE AND ABUNDANT EMPLOYMENT OPPORTUNITIES LINKED THROUGH EXCEPTIONAL GREENWAYS, COMMUNITY PARKS, LOCAL MARKETS, AND NEIGHBORHOODS.



STRAWBERRIES AND SCHOOL LUNCH AND LEARN
Photo by Tony McMahan (above). Photo by Fort Mill School District (below).



KEY GUIDING PRINCIPLES

The key guiding principles are overarching statements that provide additional insight into the “big picture” objectives outlined in the vision statement. These principles lead the development of the plan’s goals and strategies such that each element can reflect back to the principles. The principles also help demonstrate how each of the elements are interwoven with each other. The following are the key guiding principles for Imagine Fort Mill.

Livable Built Environment – Fort Mill is a vibrant town with attractive and walkable neighborhoods, distinctive mixed-use centers with strong commercial corridors that are connected to each other by greenways and trails and accessed by an efficient multimodal transportation system that includes a variety of options.

Respectful of Nature – Fort Mill is a healthy sustainable town where natural and environmentally sensitive areas are respected, treasured, and enjoyed. Its policies focus on minimizing the impact of development in order to protect and restore our natural resources for generations to come.

Interwoven Community – Fort Mill provides a safe family-oriented small-town atmosphere with a proud past and promising future. It maintains its strong sense of community and equality through local partnerships and programs that ensure opportunities for healthy living, efficient services, diverse cultural amenities, and quality educational opportunities.

Resilient Economy – Fort Mill supports its existing local businesses and works to attract new innovative knowledge-based companies to ensure a diverse and resilient economic base that is responsive to changing economic and market conditions.

Responsible Regionalism – Fort Mill is a leader in the region by working with surrounding communities to address issues of common interest, such as: population growth, transportation, air quality, and water conservation. To be successful its plans and development activities are consistent with and supportive of neighboring towns.



WINDMILL

Located at Anne Springs Close Greenway. Photo by Tony McMahan.



GREENWAY

Photo by Anne Springs Close Greenway.

VISION 2040 PLAN

Figure 2.2 Vision 2040 Plan supports the Vision Statement and the Guiding Principles of the Town of Fort Mill. The distribution of future land use in the Town includes 44% as Residential - Low and Low to Moderate Density, 23% as Parks, Open Space, Recreation and 6% as Institutional. Seventy-three percent of the Vision 2040 Plan reflects the values of education, families, and greenways and parks. Of the remaining 27% of future land uses, 6% is noted as Residential - Medium Density, 1% as Residential - High Density, and 20% as Commercial, Mixed-Use, and Employment Districts which support the guiding principles of a resilient economy, livable built environment, and responsible regionalism.

The Vision 2040 Plan also shows a future Fort Mill community linked by greenways and collector streets that connect neighborhoods, parks, and mixed-use centers. The greenways and collector streets provide opportunities for residents to walk, bike, and drive to work, housing, schools, shopping, and parks conveniently and safely. The collector streets include walking paths, bike lanes, trees, lighting, landscaped medians, and underground utilities. Greenways envisioned include a 10-foot wide primarily hard surface pedestrian trail along rivers, roads, and abandoned rail beds with appropriate scaled lighting and wayfinding signs that encourage physical activity, connect neighborhoods to nature, foster new businesses, and increase property values.

Mixed-use and employment centers are located at major intersection nodes that enhance the efficiency of land use and transportation systems by providing a variety of uses in higher density, compact districts. The mixed-use districts include neighborhood mixed-use that include single-family detached and attached housing adjacent to services, schools, and parks that support daily routines for residents of all ages and incomes to walk and have active lifestyles.

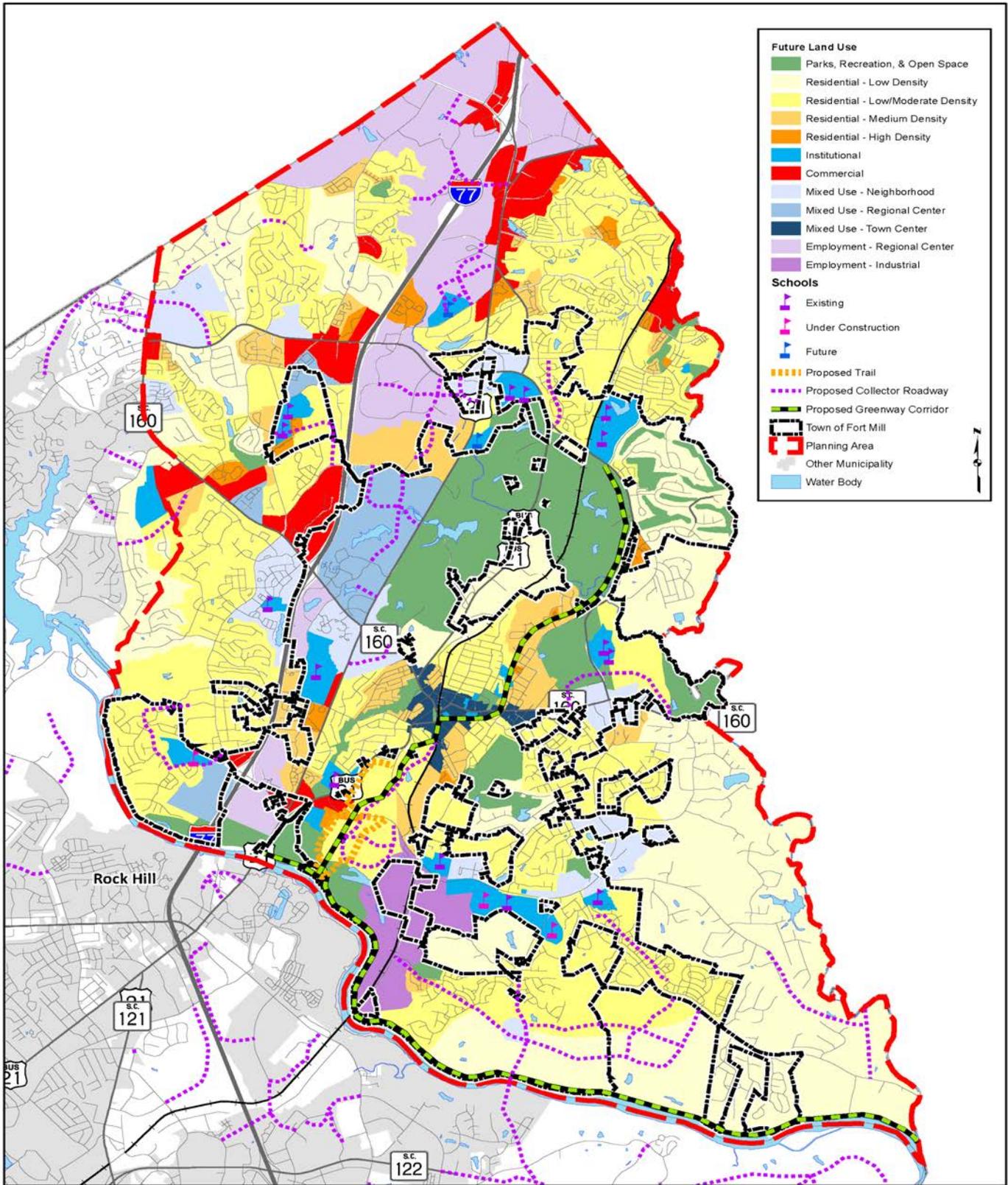
Mixed-use districts also include regional and town centers that serve the broader community and region with commercial, retail, professional, and townhomes, apartments, and live-work units for young professionals, families, empty nesters, and seniors. The Mixed-use districts and employment centers support a diverse local economy with cultural and recreation amenities near a variety of affordable residential choices. Design standards incorporate high standards for community design, open space, landscaping, and other public amenities for innovative mixed-use developments.



DAIRY BARN

Anne Springs Close Greenway. Photo by Catawba Regional Council of Governments.

Figure 2.1 Vision 2040 Plan



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CHAPTER 3 POPULATION

CHAPTER 3 POPULATION

PURPOSE

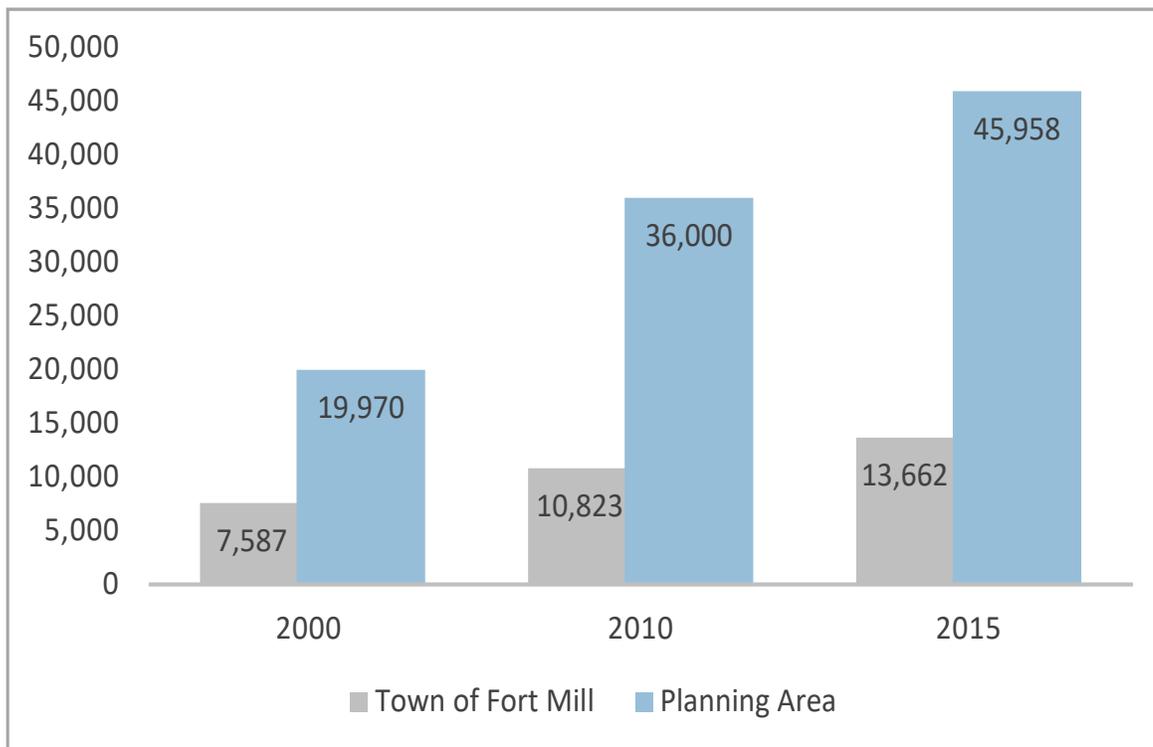
The people who live in the Town of Fort Mill are an important part of the fabric of the community. Community and family are words that are frequently used to describe the Town of Fort Mill. The Population element considers historic trends and projections and other demographic data for the Town and the Planning Area. The element reflects goals and strategies that support the people who reside in the Town limits and the Planning Area.

PLANNING CONTEXT SUMMARY

The Town of Fort Mill and the Planning Area has experienced a vast amount of population growth over the past two decades, having approximately doubled in population between 2000 and 2015 as shown in Figure 3.1 Population Trends. The Town of Fort Mill has experienced significant population growth of 62% between 2010 (10,811) and 2017 (17,557), with a 16% annual increase in population between 2016 (15,154) and 2017 (17,557). The Town of Fort Mill has been noted as one of the fastest growing municipalities in the region and nation.

Population is projected to continue to grow for the Town of Fort Mill, as reflected in Figure 3.2 Projected Population Growth. This estimate is based on multiple population projections from the U.S. Census Bureau, the Town of Fort Mill Approved and Entitled New Residential Housing, and the Water and Wastewater System Master Plan Updates prepared by Wiedeman and Singleton using Transportation Analysis Zones (TAZ) population projections.

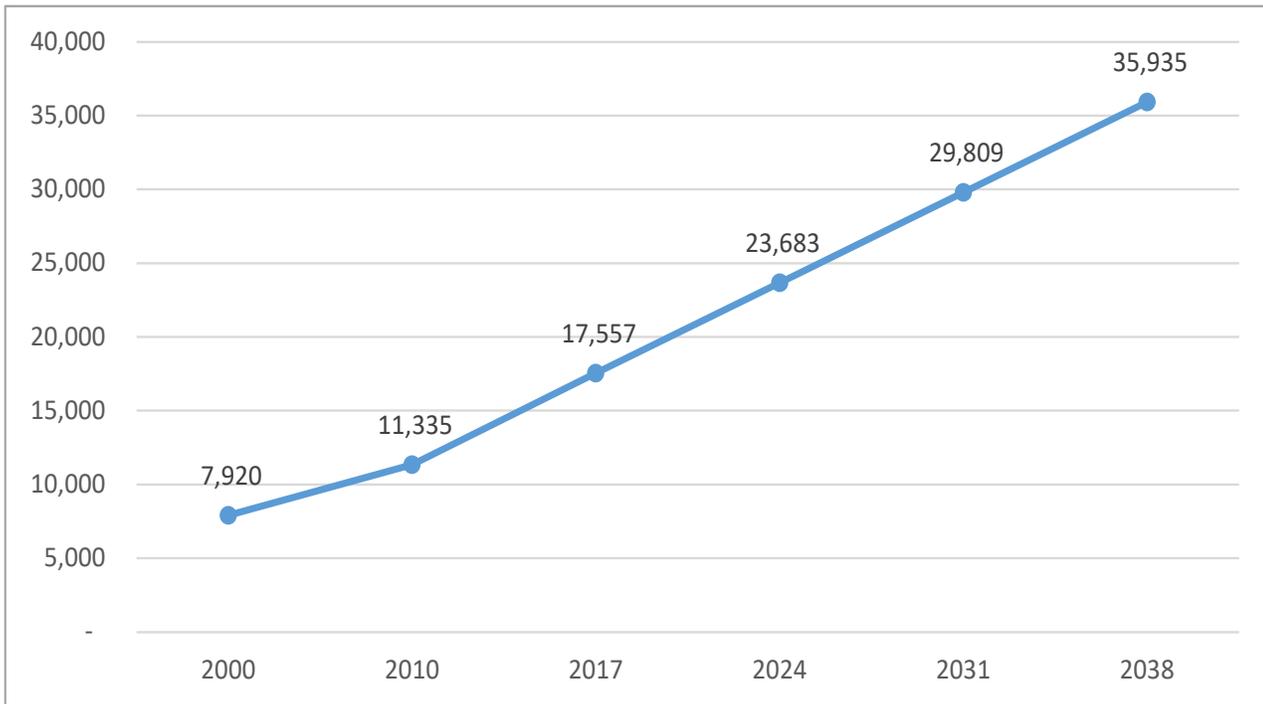
Figure 3.1 Population Trends



Source: U.S. Census, 2015

The Community Survey Report reflects the continued inflow of population into the Town of Fort Mill. Of those individuals who participated in the Community Survey, 66% stated their length of time in the community as less than 10 years. The breakdown of these residents are as follows: 1) Length of residency as 2 years or less 25.1%, 2) Length of residency 3 to 5 years 21.3%, and 3) Length of residency 6 to 10 years 19.6%.

Figure 3.2 Projected Population Growth



Source: U.S. Census, Town of Fort Mill, 2017

Based on the 2017 American Community Survey, the median age for the Town of Fort Mill is 36.5, which is lower than the County and State. Since 2010, the median age for the Town has decreased. Compared to the County and State, the Town has a significantly higher child dependency ratio and significantly lower old-age dependency ration. These ratios indicates that there are more children (under 18) and less old-age persons (65+) per 100 adult aged persons (18 to 64). Additional demographic trends show the Town of Fort Mill growing more racially diverse.

GOALS AND STRATEGIES

Goal P 1 - Sustain small town feel of the community for all neighborhoods and communities.

Strategy P 1.1 - Identify unique neighborhood assets and protect the character of all communities.

- **Action Item P 1.1A - Develop design guidelines for established neighborhoods that support infill development and maintain neighborhood design.**



STRAWBERRY FIELD
Photo by Jamie Medlin.



NATION FORD HIGH GRADUATION 2018
Photo by Fort Mill School District.

- **Action Item P 1.2B-** Partner with older neighborhoods for strategic planning to develop a vision for redevelopment and needed amenities.

Goal P 2 - Manage growth through tools that ensure new developments add value to all communities in the Town.

Strategy P 2.1- Collaborate with York County and the City of Tega Cay on development standards for undeveloped and underdeveloped parcels between boundaries.

- **Action Item P 2.1A -** Adopt low impact development standards that can be used with infill and/or new development projects.

Goal P 3 - Support the Fort Mill School District to promote excellence in education for all ages.

Strategy P 3.1 - Collaborate with Fort Mill School District on partnerships for shared use facilities, programs, and developments that enhance community learning and recreation opportunities.

- **Action Item P 3.1A-** Coordinate with the Fort Mill School District, Industries, and Workforce Development to develop student pathways for work experience opportunities, apprenticeships, and student-learning opportunities.
- **Action Item P 3.2A-** Consider establishing Education Excellence Council with Town planners, School representatives, community organizations, business/industry, and local and state officials to communicate quarterly on challenges and opportunities.



CHAPTER 4 LAND USE

CHAPTER 4 LAND USE

PURPOSE

The Land Use element considers existing and future land use by categories in the Town and in the planning area and considers the future land use needs to support the Town’s vision and balance social, economic, and environmental factors.

PLANNING CONTEXT SUMMARY

With our region experiencing tremendous growth, Town Council recognized that for Fort Mill to remain vibrant and sustainable, there must be a balance of land uses to not only encourage growth, but protect and preserve its unique character and historic, small town character.

This chapter outlines the foundation for a balanced design for the future land use needs to encompass the Town’s vision and to guide future development in ways that make more efficient use of existing and planned developments, while preserving and extending the distinctive character of the Town.

Table 4.1 provides specific land use information for the Town and Planning area, while Figure 4.1 shows the geographical distribution of the data.

Table 4.1
Existing Land Use

Land Use	Town		Planning Area	
	Acres	Sq Miles	Acres	Sq Miles
Agriculture	0	0	111.2	0.2
Commercial	336.4	0.5	1479.2	2.3
Industrial	40.3	0.1	1179.2	1.8
Institutional	668.1	1.0	1185.0	1.9
Open Space	3249.0	5.1	5799.7	9.1
Residential	2025.6	3.2	11041.1	17.3
Vacant	5297.4	8.3	11057.0	17.3

Source: Town of Fort Mill and CRCOG, May 2018

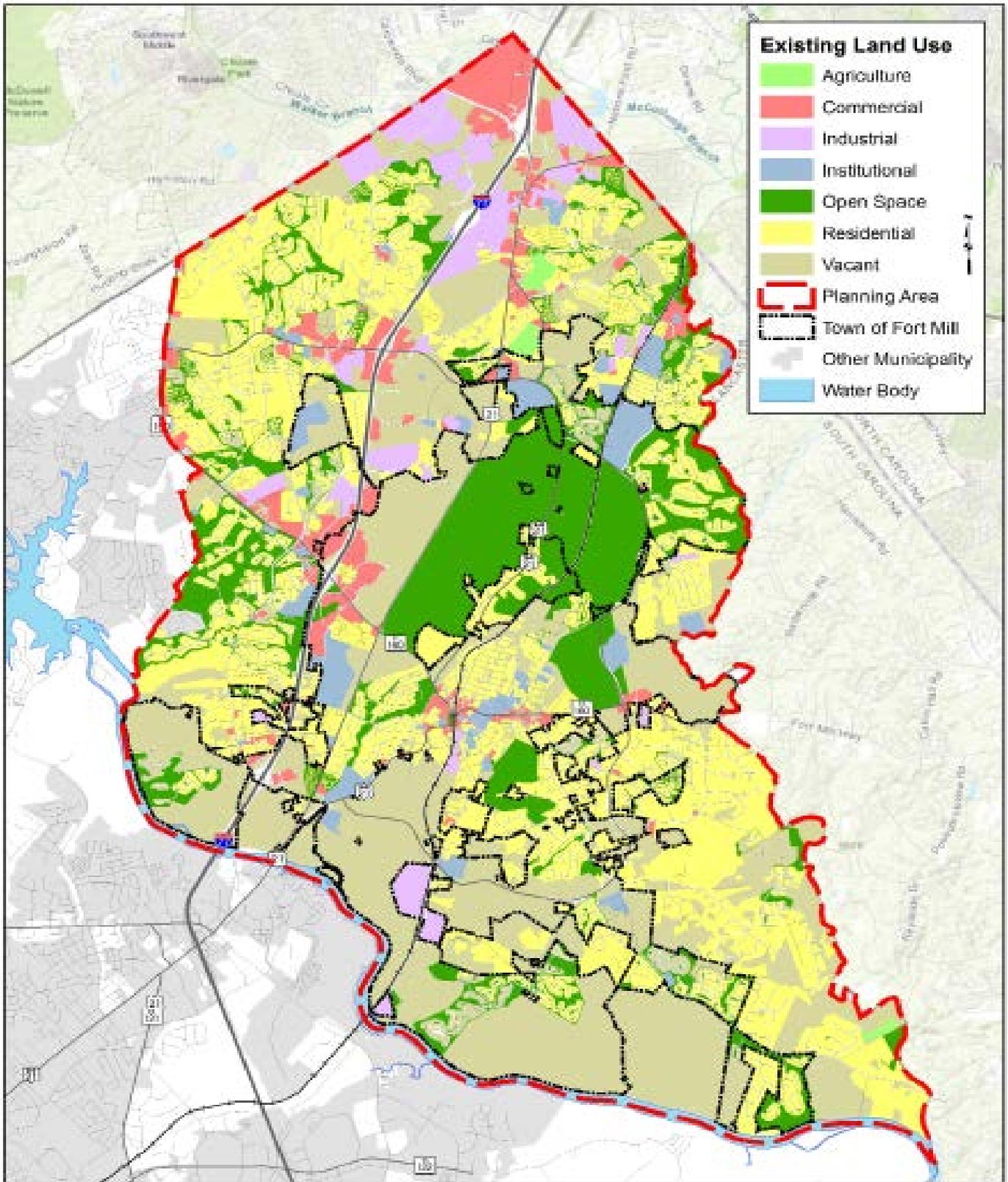


COMMUNITY EVENTS

Residents enjoy music in the park (image above) and at the Strawberry Jam stage at the South Carolina Strawberry Festival (image below). Photos by Tony McMahan.



Figure 4.1 Existing Land Use



FUTURE LAND USE

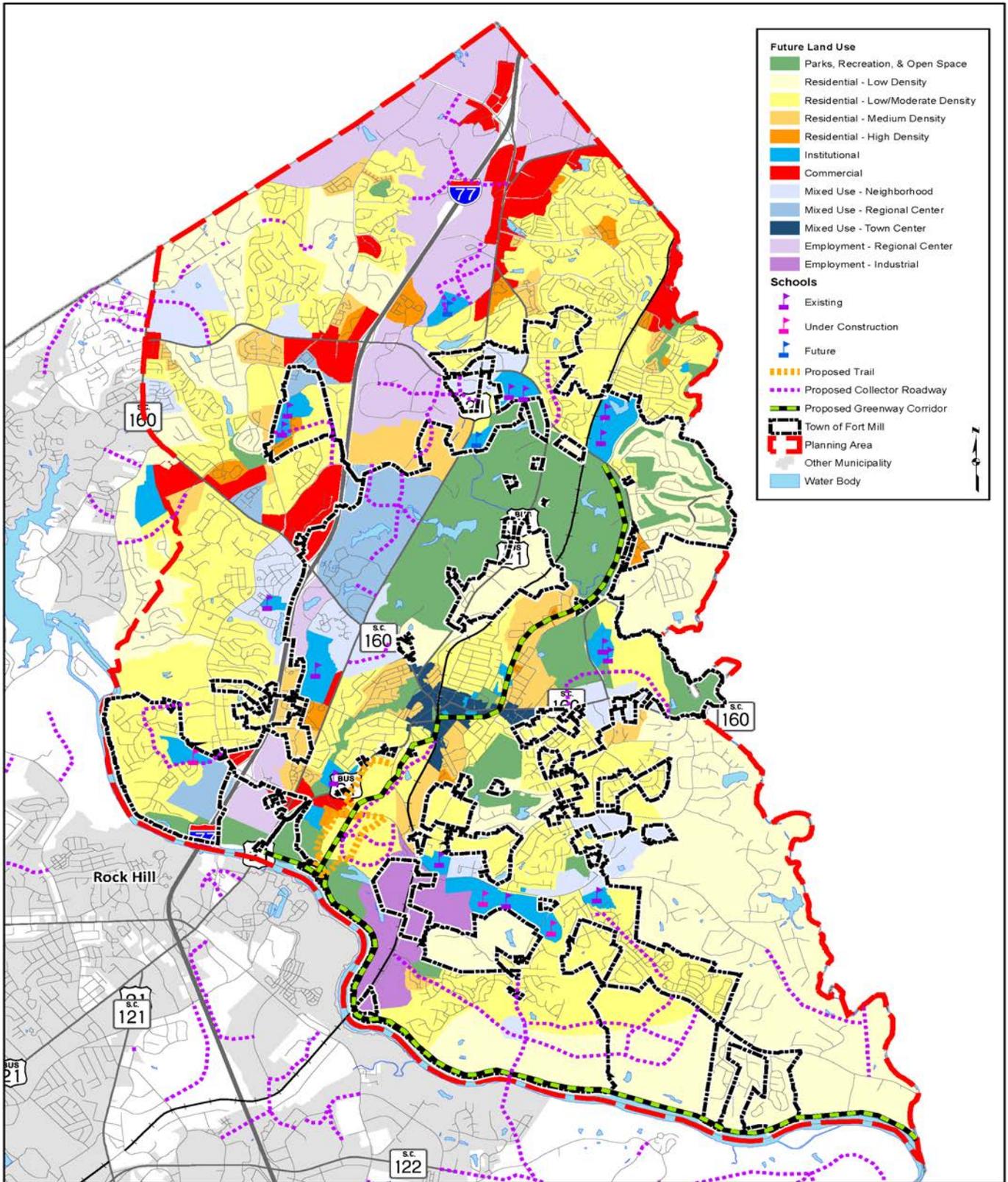
The Future Land Use Plan, Figure 4.2, shows 23% of the Town as Parks, Recreation, and Open Space. Commercial, Mixed-Use, Employment and Industrial land uses make up 20% of total land. Fifty-one percent of the Future Land Use Plan consists of residential land uses and the remaining 6% of land is Institutional. The Town of Fort Mill has many opportunities to develop in mixed-use and employment centers around transportation nodes that will offer a variety of compact land uses for walking and biking and other public amenity spaces. The Mixed-Use Districts are detailed later in the Land Use element.

Table 4.2 Future Land Use

Future Land Use Category	Town Limits		Planning Area	
	Acres	Percentage	Acres	Percentage
Parks, Recreation, and Open Space	2,750.1	23%	3,089.0	11%
Residential - Low Density	1,344.6	11%	7,276.6	25%
Residential - Low-Moderate Density	3,894.3	33%	9,066.4	31%
Residential - Medium	719.8	6%	1,411.3	5%
Residential - High Density	149.1	1%	347.3	1%
Institutional	709.5	6%	851	3%
Commercial - General	117.6	1%	1,053.3	4%
Mixed-Use - Neighborhood	586.4	5%	2,020.0	7%
Mixed-Use - Regional	792.2	7%	920.2	3%
Mixed-Use - Town Center	184	2%	184	1%
Employment - Regional	169.5	1%	2,372.0	8%
Employment - Industrial	436	4%	602.8	2%
Total	11,853.1	100%	29,193.9	100%

Source: Town of Fort Mill and CRCOG, May 2018

Figure 4.2 Future Land Use Plan



GOALS AND STRATEGIES

Goal LU 1 - Manage growth to ensure that development adds value to adjacent neighborhoods, property owners, and businesses.

Strategy LU 1.1 – Locate appropriate densities where they will not have a detrimental effect on the existing infrastructure and existing neighborhoods.

- **Action Item LU 1.1A** - Work with developers, real estate agents, tenants and local business leaders to promote the desired types of businesses and residential dwellings.
- **Action Item LU 1.1B** - Create neighborhood plans for preservation and have strategies to redevelop existing neighborhoods that respect the character and identity of the place.

Strategy LU 1.2 – Continue to improve and apply adopted design standards and regulations to preserve the Town’s character and promote a strong sense of community.

- **Action Item LU 1.2A** - Create and adopt Traditional Neighborhood Design guidelines that are based on the principles, such as an interconnected system of tree-lined streets, houses in the front and garages at the back with alley access. Use them as an educational tool to convey the Town’s expectations regarding the quality of development.
- **Action Item LU 1.2B** - During the development process, identify and preserve predominant views and visual elements that reinforce the identity and character of the area.
- **Action Item LU 1.2C** - Preserve opportunities for potential connections to, and extensions of, existing and planned greenways, parks, and other community facilities.
- **Action Item LU 1.2D** - Partner with the development community to do programming of such facilities that responds to the needs of the community.



SPRINGFIELD NEIGHBORHOOD

Residential homes at the entrance to Springfield Neighborhood, within walking distance to the Anne Springs Close Greenway, Nation Ford High School, and Springs Farm Fresh Market. Photo by Catawba Regional Council of Governments.

Goal LU 2 - Designate land to meet the existing and future land use needs of identified development patterns.

Strategy LU 2.1 – Preserve an adequate supply of developable land to accommodate economic development goals.

- **Action Item LU 2.1A** – Evaluate demographic and economic trends and opportunities that ensure that land supply and development regulations support future needs.
- **Action Item LU 2.1B** – Establish characteristics and location of economically productive areas.

Strategy LU 2.2 – Identify adjacent tracts of land that may be a logical expansion of Town limit boundaries that maximize the efficiency of resources without adversely impacting the cost of providing services.

- **Action Item LU 2.2A** – Establish a utility expansion program that assesses the existing capacity of municipal services such as fire, police, and sewer and water services and plans for improvements as a tool to control the timing and direction of growth and development.
- **Action Item LU 2.2B** – Annex land to ensure development that is consistent with Fort Mill’s vision providing the Town can adequately provide services.
- **Action Item LU 2.2C** – Promote growth in targeted areas identified on the Future Land Use Plan as mixed-use and employment centers.

Goal LU 3 - Promote the redevelopment of areas that have, or are in close proximity to, existing infrastructure and public services to minimize cost to serve.

Strategy LU 3.1 – Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites to maximize existing infrastructure.

- **Action Item LU 3.1A** – Utilize the identified mixed-use districts to maximize use of densities surrounding key infrastructure areas.
- **Action Item LU 3.1B** – Create standards for compact development forms with emphasis on the Town’s ability to cost effectively serve the areas and planning for the necessary infrastructure to support growth.

Goal LU 4 – Provide for a range of housing types and residential densities that accommodate a variety of living options for current and future residents of all ages, lifestyles and economic segments.

Strategy LU 4.1 – Single-family development should be located within areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.

- **Action Item LU 4.1A** – Allow Accessory Dwelling Units (ADUs), or “granny flats,” to accommodate the needs of senior citizens and younger demographics who want to live close to their families.

Strategy LU 4.2 – Medium and high density development should be located near established nodes and may be used as a buffer between single-family residential areas and commercial areas.

- **Action Item LU 4.2A** – Allow “by right” high density residential types such as townhomes, condominiums, and residential in downtown to create a vibrant mixed-use center that will be active during evenings and weekends.

Strategy LU 4.3 - Provide housing choices in close proximity to transportation, health centers, pharmacies, grocery stores, and open spaces.

- **Action Item LU 4.3A** - Consider incentives in the form of tax breaks, density bonuses, and an expedited approval process to promote a mix of residential uses.
- **Action Item LU 4.3B** - Consider working with regional agencies to study and develop a plan relating to the development of affordable housing.
- **Action Item LU 4.3C** - Conduct public outreach programs in the form of seminars, information on the Town's website, and mixed-income and workforce housing information readily available in the library and Town Hall to increase awareness and implementation.

Goal LU 5 - Encourage thriving retail, commercial, and employment centers that are well planned, accessible to all, and sustainable.

Strategy LU 5.1 – Concentrate retail and service uses in neighborhood and community shopping centers along arterials at established nodes. Such commercial areas should provide a wide range of convenience, general merchandise, and specialty goods and services and may incorporate multi-family development to create vibrant mixed-use centers.

- **Action Item LU 5.1A** - Locate employment opportunities in areas that have great access to transportation networks and other infrastructure.



SPRINGS OF ACHIEVEMENT

Bronze sculpture by Bruno Lucchesi represents quality and is one of seven commissioned by Springs. Photo by Tony McMahan.

- **Action Item LU 5.1B** - Promote entertainment-related commercial uses such as cafes, restaurants, a theatre, boutique shops etc.
- **Action Item LU 5.1C** - Provide housing for all ages and incomes in and near employment centers connected by various modes of transportation.
- **Action Item LU 5.1D** - Retrofit existing commercial developments and infill with enhanced design and access management to minimize curb cuts.
- **Action Item LU 5.1E** - Consider adopting commercial design guidelines to provide predictability and consistency to the development process.
- **Action Item LU 5.1F** - Evaluate existing zoning regulations in the commercial districts to reflect the desired type of development in the Town.
- **Action Item LU 5.1G** - Create small area plans for mixed-use centers that could be affected by recent or future growth.
- **Action Item LU 5.1H** - Determine the types of preferable services within mixed-use centers such as, but not limited to, small restaurants, cafes, boutique shops, dry cleaning services, salons, service stations, etc.
- **Action Item LU 5.1I** - Require development of a variety of housing types within mixed-use centers (especially different priced residential units) to be compatible in design by incorporating similar choices of materials and design styles.

Goal LU 6 - Develop safe and well-designed connections between residential, commercial, institutional, mixed-use, and open space land uses that provide transportation choices between places.

Strategy LU 6.1 – Encourage new development concepts that by design support a range of transportation choices which enable people to live and walk to work, school, day care, shopping, and recreation.

- **Action Item LU 6.1A** - Collaborate with the development community to identify opportunities for urban design improvements through the use of distinct design details including street furniture that will enhance the character and identity of each mixed-use center.
- **Action Item LU 6.1B** - Create and adopt urban design guidelines for areas within and outside mixed-use centers that will be used to convey the Town's expectations regarding streetscapes, signage, street furniture, etc. These guidelines should include various development types such as Transit Oriented Development (TOD), Mixed-Use, and Traditional Neighborhood Design (TND), etc.

LAND USE DESIGNATIONS

PUBLIC SPACES

PARKS, RECREATION, AND OPEN SPACE (PRO)

Purpose and Definition

Parks, Recreation, and Open Space are public areas designated for active and passive recreation, such as parks, athletic complexes, and public open spaces. The Land Use Plan depicts only existing Parks, Recreation, and Open Space facilities and contains both public and private park and recreation areas. It also includes preserved open spaces that have been dedicated for permanent conservation by legal means. These areas may be used for active and passive recreation and/or for environmental and wildlife management purposes.

Primary Land Uses

- Community parks, athletic fields, state parks, greenways
- Natural areas, wildlife refuge areas, water dependent recreation areas
- Stormwater retention/detention areas

Secondary Land Use

- Cemeteries



LAKE HAIGLER AND DOBY BRIDGE PARK

Photos by Tony McMahan.



FORT MILL DOWNTOWN FIRE STATION AND TOWN HALL

Photos by Tony McMahan.

PUBLIC SPACES INSTITUTIONAL (INST)

Purpose and Definition

Institutional areas are suitable for a wide range of public and civic uses, such as government offices and facilities, public and private schools and related facilities, and cemeteries. The characteristics and location requirements of institutional uses are determined on an individual basis, but wherever possible new institutional facilities should be co-located with connectivity to other uses and have adequate accessibility for the volumes of traffic associated with each use.

Primary Land Uses

- Schools and facilities
- Indoor public recreation facilities
- Police and fire stations
- Government administration buildings
- Public utilities

Secondary Land Use

- Churches

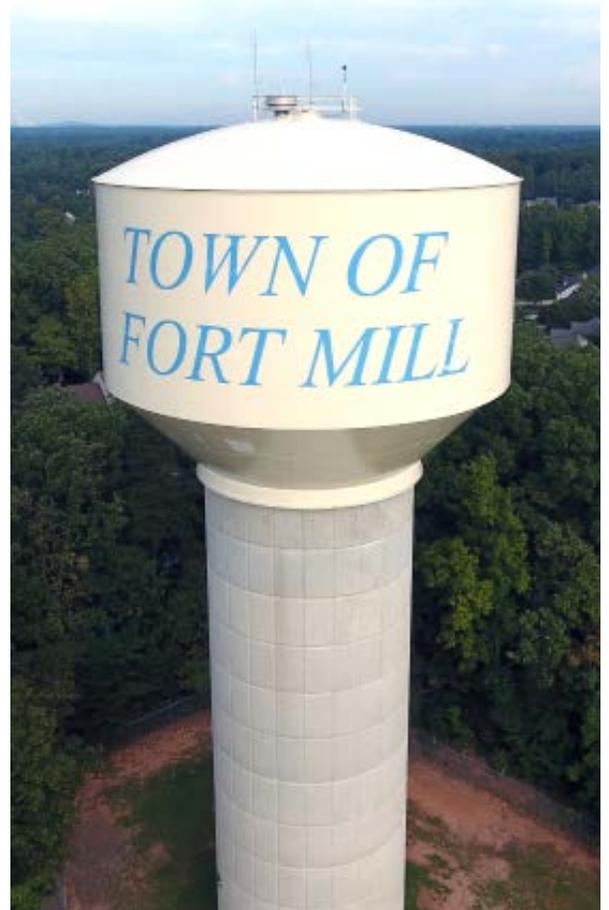


Photo by Tony McMahan.

RESIDENTIAL

RESIDENTIAL-LOW DENSITY (RES-LO)

Purpose and Definition:

This land use category is for single family detached neighborhoods with up to two dwellings units per acre. Neighborhoods should promote a sense of community by providing a transition from rural living outside of Town to higher density residential and commercial areas.

The neighborhood's character is not simply limited to the number of allowed dwelling units per acre. Low density residential neighborhoods typically have average lot size of 25,000 square feet or greater, lack off-street pedestrian facilities, and have larger setbacks. Also included in this category are older residential lots developed along corridors and not as part of a subdivision. Buildings are oriented interior to the site and are typically buffered from surrounding development by topography or vegetative areas.

In many cases homes in this land use category are not served by public water and/or sewer but instead operate with well and septic systems. Blocks are typically large and streets are usually rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

Primary Land Uses:

- Single-family detached homes

Secondary Land Uses:

- Churches
- Schools
- Community center
- Pool and amenities
- Natural areas

Table 4.3 RES-LO Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	30 - 65%
Residential Density	Up to 2 DU's/Acre
Average Lot Size*	25,000 SF or greater
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 3 Stories
Transportation Choices	Auto
Typical Block Length	800 - 1,500 Linear Feet
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenway, Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway

*Average lot size may be smaller in established developments

RESIDENTIAL LOW - MODERATE DENSITY (RES-LM)

Purpose and Definition

This land use category is for single family detached neighborhoods with up to three dwellings units per acre. Neighborhoods are generally formed as subdivisions with a relatively uniform housing type and density. Buildings are oriented interior to the site and are typically buffered from surrounding development by topography or vegetative areas.

The neighborhood’s character is not simply limited to the number of allowed dwelling units per acre. Moderate density residential developments will have average lot sizes of 15,000 square feet, many have off-street pedestrian facilities, and average setbacks. Some existing developments in this land use category have smaller lot sizes but are still under three dwelling units per acre. This development pattern clusters homes, closer leaving large areas undeveloped because of power lines, steep slopes, floodplain, or other similar hindrances within the development. These developments may have average lot sizes around 7,000 square feet, contain sidewalks, and smaller setbacks.

Blocks are typically smaller in length but still maintain a suburban character. A modified grid pattern or internal connectivity is common in this land use category.

Primary Land Uses

- Single-family detached homes

Secondary Land Uses

- Duplexes
- Townhomes
- Churches
- Schools
- Community centers
- Pool and amenities
- Natural areas

Table 4.4 RES-LM Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	40 - 75%
Residential Density	2 to 3 DU's/Acre
Average Lot Size*	15,000 SF or greater
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 3 Stories
Transportation Choices	Auto/Walking
Typical Block Length	600 - 1,200 Linear Feet
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenway, Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Medium
Parking Provisions	Private Driveway

*Average lot size may be smaller in cluster style developments

RESIDENTIAL

RESIDENTIAL - MEDIUM DENSITY (RES-ME)

Purpose and Definition

This land use category is for neighborhoods that can contain a mix of residential uses including both single-family detached or single family attached dwellings ranging up to eight dwelling units per acre. These areas provide pockets of greater residential density, often in locations that create transitions from commercial or mixed-use areas to small-lot or larger-lot single family subdivisions.

These denser developments help provide “rooftops” to support mixed-use or commercial areas and are best located in areas planned for future transit options with close access to major arterials. New neighborhoods should strive to be walkable communities with a system of interconnected trails or sidewalks that provide access to parks, recreation, and open space areas. Medium Density Residential land uses should be located, to the extent possible, within one half-mile of a neighborhood center or other nonresidential development, where possible connections should be made to nearby or adjacent commercial areas.

Primary Land Uses

- Single-Family detached homes
- Duplexes
- Townhomes

Secondary Land Uses:

- Churches
- Schools
- Community centers
- Pools and amenities
- Natural areas



COTTAGE HOUSING

Single-family detached residential housing. Photo source: Midtown Hattiesburg.

Table 4.5 RES-ME Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	50 - 80%
Residential Density	3 to 8 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 3 Stories
Transportation Choices	Auto/Walking
Typical Block Length	600 - 1,200 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenway, Natural Areas
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Private Driveway/Surface Lot

RESIDENTIAL

RESIDENTIAL - HIGH DENSITY (RES-HI)

Purpose and Definition

This land use category is predominantly single-family attached (townhome) neighborhoods and/or multifamily developments with densities up to sixteen dwelling units per acre. New high density neighborhoods should be integrated into nonresidential developments as walkable communities with both internal and external connectivity at appropriately identified nodes within the Town.

Internal street and pedestrian connections should be made to all uses within the development. Multi-family buildings are typically oriented to the interior of the site. Large parking lots and limited internal street connectivity are common in older suburban multi-family locations.

Primary Land Uses

- Townhomes
- Apartments
- Condominiums
- Senior housing

Secondary Land Uses

- Churches
- Community centers
- Pools and amenities
- Natural areas



TOWNHOMES
Photos source: Midtown Hattiesburg.



Table 4.6 RES-HI Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	90 - 95%
Residential Density	8 to 16 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 4 Stories
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	600 - 1,200 Linear Feet
Setback or Build-To Line	Setback Requirements
Open Space Elements	Greenway, Neighborhood Park
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface, On-Street, Structured

COMMERCIAL

COMMERCIAL - GENERAL (COM-GC)

Purpose and Definition

This land use designation is to accommodate higher-intensity, auto-oriented commercial uses, principally retail and service uses that are incompatible with neighborhoods, such as destination oriented retail, hotel and restaurant services. The designation of Commercial - General is limited to those areas where major transportation infrastructure exists and where future transit nodes might develop. Development within this land use may consist of a single large anchor store or have multiple anchor tenants. Buildings are typically set back from the road behind large surface parking lots. Past examples of Commercial provides little or no connectivity to adjacent businesses. New areas should be developed with standards to enhance mobility both internally and externally while creating inviting entrances to the centers.

Primary Land Uses

- General commercial services
- Sit down or fast food restaurants
- Multi-tenant commercial
- Big box commercial
- Hotels
- Professional offices
- Gas stations

Secondary Land Uses

- Churches
- Police stations
- Fire stations

Table 4.7 COM-GC Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	80 - 90%
Residential Density	N/A
Average Lot Size	N/A
Non-Residential Intensity	0.15 - 0.25 FAR
Prevailing Building Height	1 - 2 Stories
Average Non-Residential Building Size	10,000 – 300,000 SF
Transportation Choices	Auto
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot

MIXED-USE

MIXED-USE - NEIGHBORHOOD (MXU-NH)

Purpose and Definition

The neighborhood mixed-use offers residents the ability to live, shop, work and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-Use-Neighborhood supports multiple modes of transportation.

Primary Land Uses

- Neighborhood-serving commercial
- Sit down restaurants
- Professional offices
- Single-family detached
- Single-family attached

Secondary Land Uses

- Churches
- Schools
- Pocket parks
- Natural areas

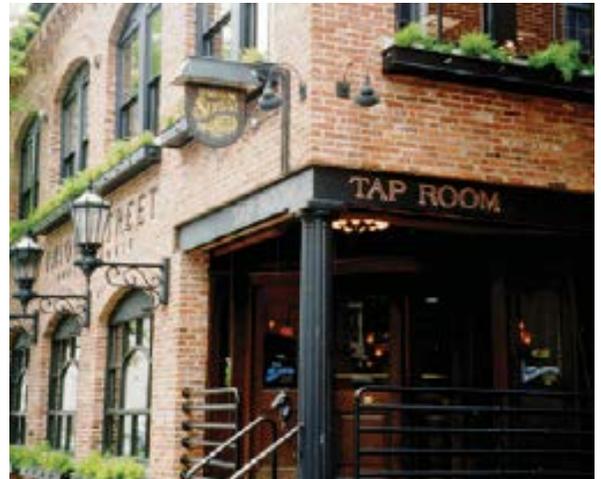
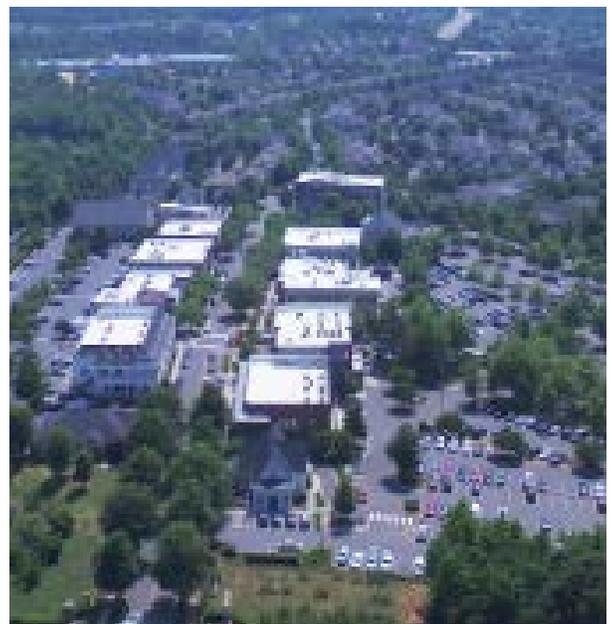


Table 4.8 MXU-NH Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	35 - 60 %
Residential Density	Up to 8 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	1 - 3 Stories
Average Non-Residential Building Size	8,000 - 50,000 SF
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	300 - 1,200 LF
Setback or Build-To Line	Build to Line Requirements
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface, On-Street



BAXTER TOWN CENTER

Aerial photo by Catawba Regional Council of Governments.

MIXED-USE

MIXED-USE - REGIONAL CENTER (MXU-RC)

Purpose and Definition

The Mixed-Use–Regional Center districts serve a broader range of, economic, entertainment, and community activities as compared to Mixed-Use Neighborhood. Large office employment may be located in this district; however, the predominate purpose of this district is more as a destination for entertainment and activity. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot. A Mixed-Use–Regional Center may be surrounded by one or more neighborhoods that encourage active living with a comprehensive and interconnected network of walkable streets.

Primary Land Uses

- Community-serving commercial
- Sit down restaurants
- Professional offices
- Movie theaters
- Live/work units
- Townhomes
- Apartments

Secondary Land Uses

- Farmers markets
- Pocket parks
- Natural areas

Table 4.9 MXU-RC Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75 %
Residential Density	Up to 16 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	1 - 5 Stories
Average Non-Residential Building Size	10,000 – 50 ,000 SF
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	400 - 1,000 LF
Setback or Build-To Line	Build to Line Requirements
Open Space Elements	Pocket Parks/Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface, Structured, On-Street



KINGLEY DISTRICT

View East. Photo by Catawba Regional Council of Governments (image above), Photo by Matthew Benham Photography (image to the left).

MIXED-USE MIXED-USE - TOWN CENTER (MXU-TC)

Purpose and Definition

This land use classification is intended to preserve a pedestrian oriented downtown by accommodating a unique mix of office, service, retail, entertainment, cultural, government, civic, and medium to high density residential areas. All development should be compatible with the existing and historic environment and with nearby residential areas. This is an area where residential and nonresidential uses can easily be developed as mixed-use buildings, integrated to create a pedestrian friendly self-sustaining development with a mix of housing options. Buildings typically stand two or more stories in height with residential units above storefronts. The compact, walkable environment and mix of residential and non-residential uses in a Town Center often support multiple modes of transportation.

Primary Land Uses

- Sit down restaurants
- Community-serving retail
- Professional offices
- Live/work units
- Apartments
- Senior housing

Secondary Land Uses

- Churches
- Pocket parks
- Government facilities

Table 4.10 MXU-TC Form and Pattern

General Development Pattern	Mix of Uses
Typical Lot Coverage	90 - 100 %
Residential Density	Up to 16 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.50 - 1.50 FAR
Prevailing Building Height	1 - 4 Stories
Average Non-Residential Building Size	5,000 - 25,000 SF
Transportation Choices	Auto/Walking/Bicycle
Typical Block Length	300 - 600 LF
Setback or Build-To Line	Build-To Line Requirements
Open Space Elements	Pocket Parks, Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/On-Street/Shared



DOWNTOWN FORT MILL
Photo by Catawba Regional Council of Governments.



MAIN STREET STREETSCAPE
Photo by Tony McMahan.

EMPLOYMENT

EMPLOYMENT - REGIONAL CENTER (EMP-RC)

Purpose and Definition

This land use classification is for the development of large scale commercial and corporate office locations which draw people from throughout the region. The development can include large sites for a building or group of buildings, supporting amenities and dedicated open space. The Regional Employment Center is intended to serve as an economic development area. It will be located within close proximity to existing and planned major transportation corridors. Uses in this land use category vary greatly; however, most complement each other in some manner for increased learning, production, or other economies of scale. Multi-family residential is allowed in this land use designation only if it is included in the design and connected to a large office or corporate headquarters. Regional Employment Centers will be limited to projects that include a minimum of 50 acres.

Primary Land Uses

- Professional offices
- Corporate campuses
- Research and development
- Government buildings

Secondary Land Uses

- Small retail uses
- Restaurants
- Multi-family residential

Table 4.11 EMP-RC Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	70 - 85 %
Residential Density*	Up to 16 DU's/Acre
Average Lot Size	N/A
Non-Residential Intensity	0.10 - 0.50 FAR
Prevailing Building Height	1 - 10 Stories
Average Non-Residential Building Size	50,000 – 500,000 SF
Transportation Choices	Auto/Walking/Transit
Typical Block Length	800 - 3,000 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Pocket Parks, Greenways
Street Pattern	Curvilinear
Street Connectivity	Internal High/External Low
Parking Provisions	Surface Lot/Parking Deck

* Multi-family only and must directly connect to development



EMPLOYMENT

EMPLOYMENT – INDUSTRIAL (EMP-IN)

Purpose and Definition

This land use category allows for establishments engaged in light industrial uses such as manufacturing and processing, medical research, assembly operations, as well as those establishments engaged in wholesaling, distribution, and storage. These areas are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks or outdoor storage from adjacent properties. Where new development is proposed with this land use designation, sites should be large enough to provide adequate room for buffers. Clusters of uses that support or serve one another are often encouraged to locate in the same industrial center. Ancillary commercial and retail activities associated with these uses are permitted.

Primary Land Uses

- Manufacturing and assembly
- Processing facilities
- Laboratories
- Warehouses
- Distribution centers

Secondary Land Uses

- Small scale commercial uses
- Natural areas

Table 4.12 EMP-IN Form and Pattern

General Development Pattern	Separated Uses
Typical Lot Coverage	15 - 65 %
Residential Density	N/A
Average Lot Size	N/A
Non-Residential Intensity	0.10 - 0.20 FAR
Prevailing Building Height	1 - 2 Stories
Average Non-Residential Building Size	10,000 – 50,000 SF
Transportation Choices	Auto/Trucks/Rail (Freight)
Typical Block Length	800 - 1,200 LF
Setback or Build-To Line	Setback Requirements
Open Space Elements	Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot



BRADLEY INDUSTRIAL PARK
View North. Photo by Catawba Regional Council of Governments.



NORFOLK SOUTHERN RAILROAD
View South. Photo by Catawba Regional Council of Governments.

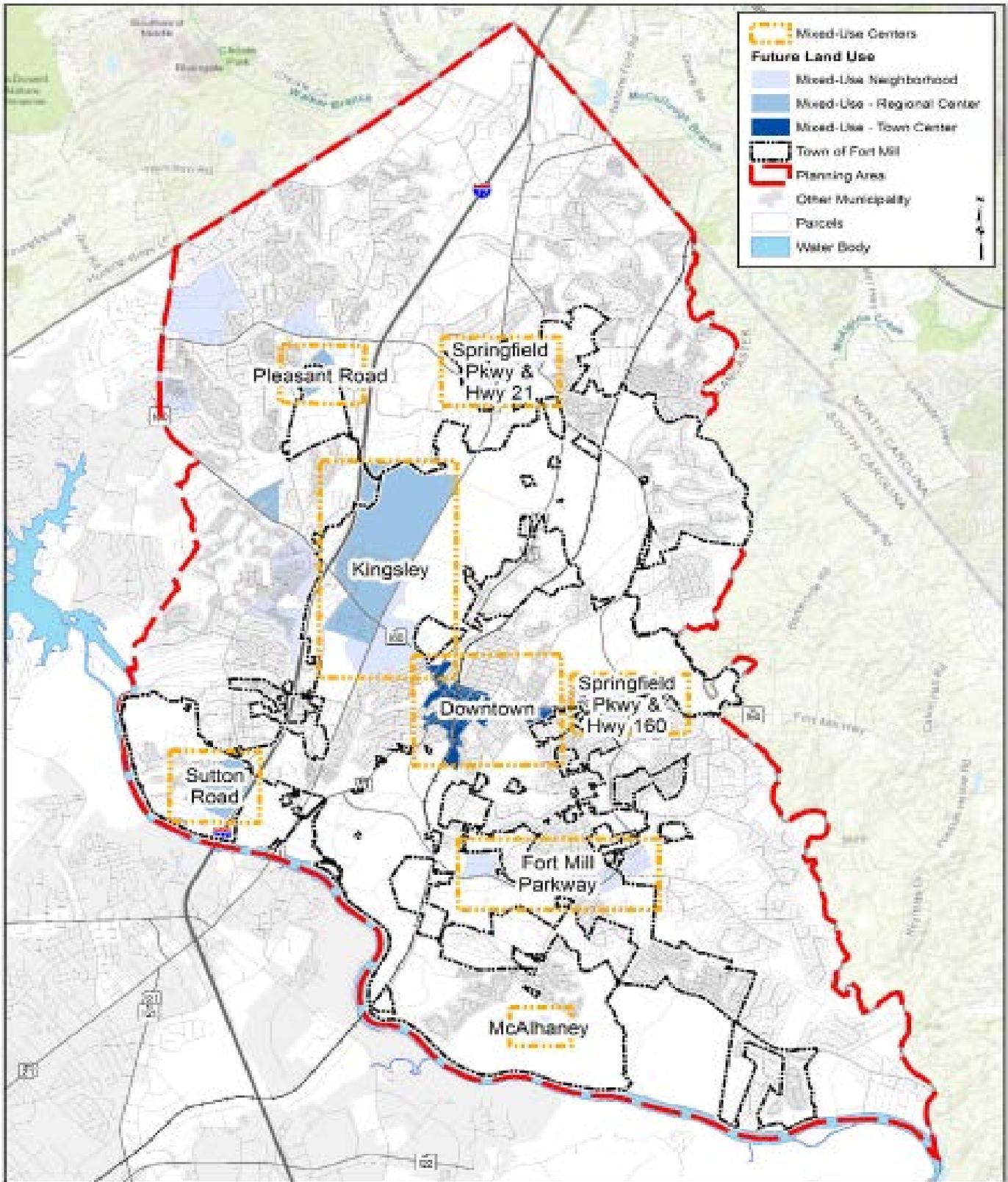
MIXED-USE DISTRICTS

The Future Land Use Plan has eight unique mixed-use districts in the Town of Fort Mill that support creative design standards and the goals of the Land Use Element. Mixed-use districts are efficient types of development allowing flexibility with compact, diverse land uses in a walkable environment that is compatible with surrounding neighborhoods. The innovative design of mixed-use districts create a sense of place and support the Fort Mill Vision Statement of “a community of distinct character.”

These districts will integrate places of employment with a wide variety of businesses and a mixture of housing types and residential densities. Residents will be able to live, shop, work, and play in a walkable district that is convenient to goods and services that residents visit on a daily basis. The design and scale of mixed-use developments encourage active living through a comprehensive and interconnected network of walkable streets and a variety of transportation choices. This type of design allows residents to spend less time and expenses on transportation because housing is close to jobs and services.

The Mixed-Use Districts are noted as neighborhood, regional center, and town center based on the location and the scale of intended development and density. The purpose and definition and primary and secondary land uses of the three mixed-use types are described on the previous pages in the Land Use Element. Figure 4.3 Mixed-Use Districts reflect the eight special districts and they are as follows: 1) Fort Mill Downtown District, 2) Kingsley District, 3) Sutton Road District, 4) Fort Mill Parkway District, 5) McAlhaney District, 6) Springfield Parkway and Highway 160 District, 7) Springfield Parkway and Highway 21 District, and 8) Pleasant Road District.

Figure 4.3 Mixed-Use Districts



FORT MILL DOWNTOWN DISTRICT

MIXED-USE DISTRICT - TOWN CENTER

Proposed and Active Developments

- Downtown Fort Mill – Revitalization of Vacant and Underutilized Properties
- Walter Y. Elisha Park Enhancements

Future Development Opportunities

- Continued Downtown Revitalization
- Historic Preservation
- Infill Commercial/Residential
- Pedestrian Facilities Improvement
- Greenway Corridor

Street Concept

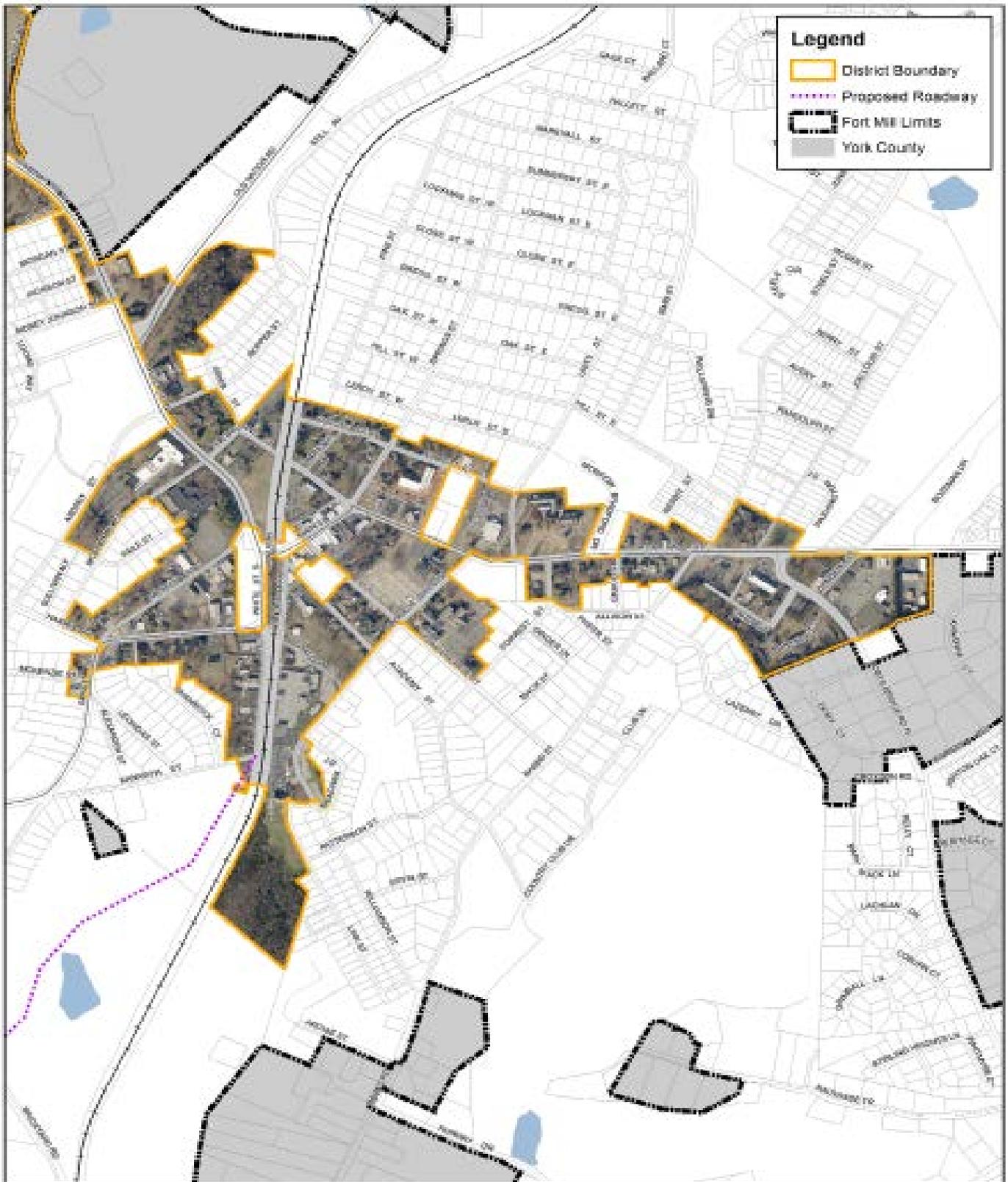
- Sidewalks/Bike Lanes – From Adjacent Residential to the heart of Downtown
- Street Trees – Enhancements and Beautification – Landscaping, Lighting, and Wayfinding
- On-Street Parking
- Gateway and Beautification



FORT MILL DOWNTOWN DISTRICT

View East. Photo by Catawba Regional Council of Governments.

Figure 4.4 Fort Mill Downtown District



KINGSLEY DISTRICT

MIXED-USE - REGIONAL CENTER AND NEIGHBORHOOD

Proposed and Active Developments

- Regional Employment Center
- Mixed-Use Residential/Commercial

Future Development Opportunities

- Mixed-Use, Redevelopment
- Medical Center

Street Concept

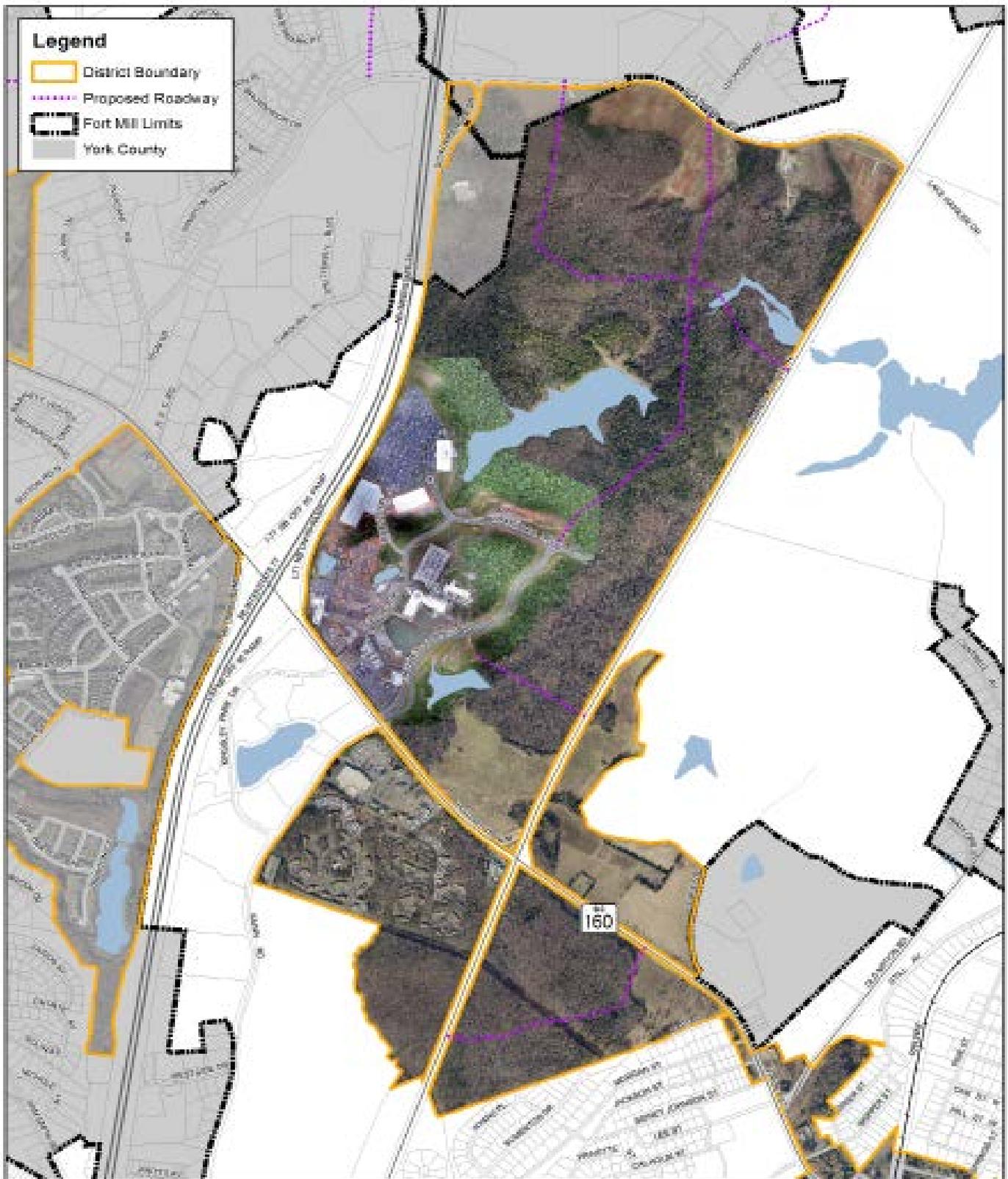
- Pedestrian Connectivity to Downtown
- Pedestrian Connectivity to Greenway/Open Space
- Internal Sidewalk Connections
- Gateway and Beautification



KINGLEY DISTRICT

View North. Photo by Catawba Regional Council of Governments.

Figure 4.5 Kingsley District



SUTTON ROAD DISTRICT

MIXED-USE - REGIONAL CENTER

Proposed and Active Developments

- *Masons Bend - Single-Family Residential*

Future Development Opportunities

- *Multi-family*
- *Medical and Health Care Uses*
- *Cultural Uses*
- *Greenway/Open Space/Recreational*
- *Canoe/Kayak Launch/River Access*
- *Outdoor Picnic Pavilion*
- *Continued Partnership with Carolina Thread Trail*
- *Site Institutional, Future School, and Municipal Site*

Street Concept

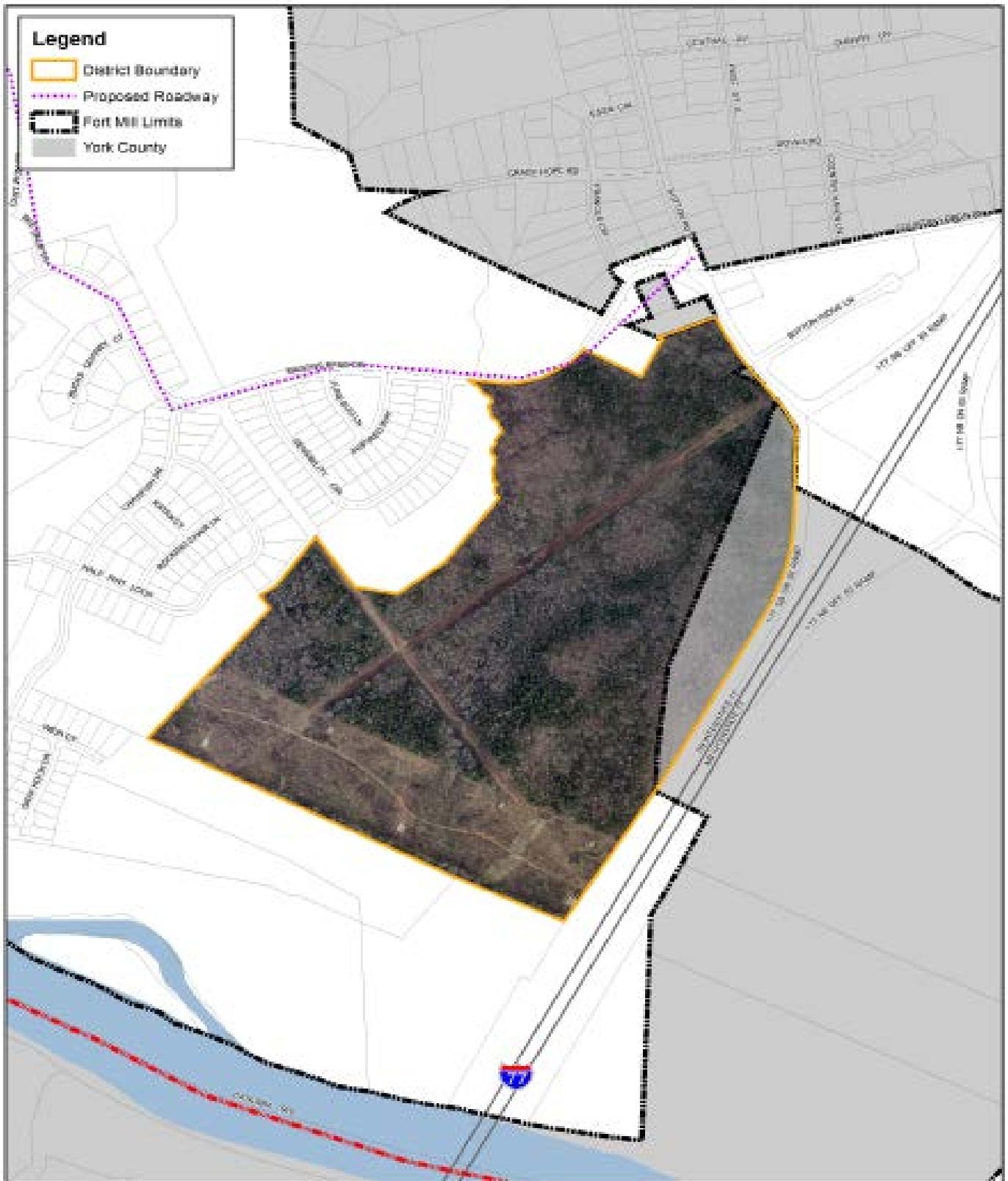
- *Pedestrian Connectivity between Residential and Greenway/Open Space and Future Commercial*
- *Internal Sidewalks/Bike Lanes*
- *Street Trees*
- *Street Lighting*
- *Public On-Street & Off-Street Parking for River Access*



SUTTON ROAD DISTRICT

View South. Photo by Catawba Regional Council of Governments.

Figure 4.6 Sutton Road District



FORT MILL PARKWAY DISTRICT

MIXED-USE - NEIGHBORHOOD

Proposed and Active Developments

- Arden Mill – Residential and Neighborhood Commercial
- Nims Village – Residential
- Catawba Ridge High School
- Future Middle School
- Future Elementary School
- Town Fire Station No. 2

Future Development Opportunities

- Regional Activity Center with variety of uses, services, and housing options
- Workplaces
- Expansion of Dobys Bridge Park

Street Concept

- Southern Parkway Widening to Five Lanes
- Southern Parkway Access Management
- Multi-use Path on Southern Bypass
- Internal Sidewalks/Pedestrian Connectivity



Fort Mill Parkway

View West. Photo by Catawba Regional Council of Governments.

Figure 4.7 Fort Mill Parkway District



MCALHANEY DISTRICT

MIXED-USE - NEIGHBORHOOD

Proposed and Active Developments

- Waterside at the Catawba
- McAlhaney Tract – Mixture of Residential and Neighborhood Commercial

Future Development Opportunities

- Neighborhood-Scale Commercial
- Recreation/Open Space
- Canoe/Kayak Launch/River Access
- Outdoor Picnic Pavilion
- Greenway/Blueway Corridor

Street Concept

- Internal Sidewalks/Pedestrian Connectivity – Between Residential and Commercial/Recreational Activity Centers
- Continuation of East/West and North/South Collector



MIXED-USE NEIGHBORHOOD AND RECREATION

Photo source Midtown Hattiesburg Master Plan (image above) and Anne Springs Close Greenway (image below).



SPRINGFIELD PARKWAY AND HIGHWAY 160 DISTRICT

MIXED-USE - NEIGHBORHOOD

Proposed and Active Developments

- Avery Tract – Single-Family Residential
- Regional Recreation/Aquatic Center
- Medial Office Complex

Future Development Opportunities

- Regional/Large Scale Commercial Centers, with Smaller Scale Commercial along the Periphery
- Pedestrian Connectivity to Greenway/Open Space/Recreational/Commercial Uses
- Supporting Medical Development

Street Concept

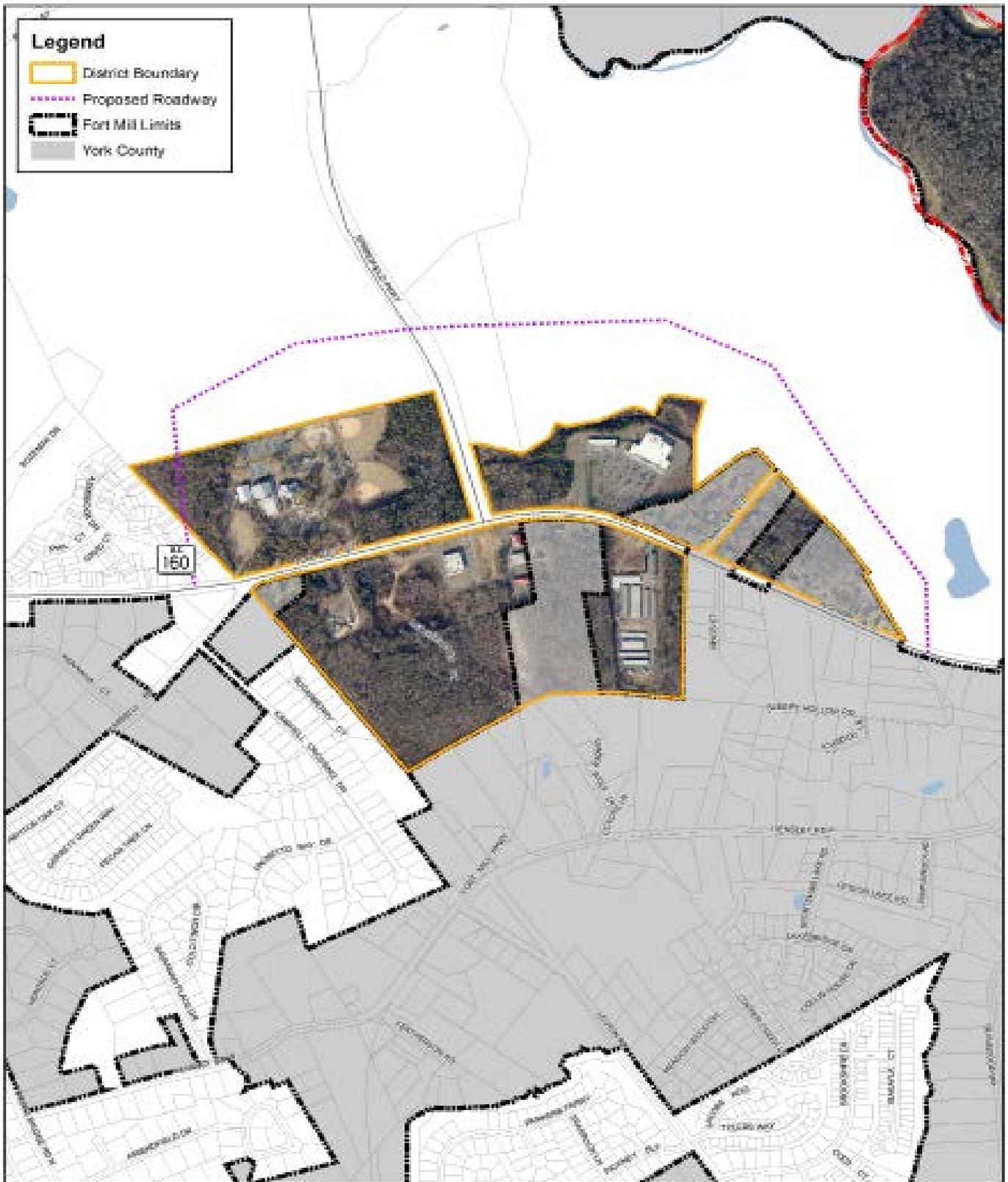
- Sidewalks/Bike lanes
- Street Trees
- Street Lighting
- Integrated Connections to Pedestrian Pathways
- Gateway & Beautification
- Wayfinding



SPRINGFIELD PARKWAY AND HIGHWAY 160 DISTRICT

View North. Photo by Catawba Regional Council of Governments.

Figure 4.9 Springfield Parkway and Highway 160 District



SPRINGFIELD PARKWAY AND HIGHWAY 21 DISTRICT

MIXED-USE - NEIGHBORHOOD

Proposed and Active Developments

- *Springfield Town Center – Grocery Anchor – Mixed Use Commercial*

Future Development Opportunities

- *Neighborhood Scale, Mixed Use - Commercial and Residential*
- *Springfield Town Center – Phase II*
- *Pedestrian Connectivity to Greenway/Open Space/Commercial Uses*

Street Concept

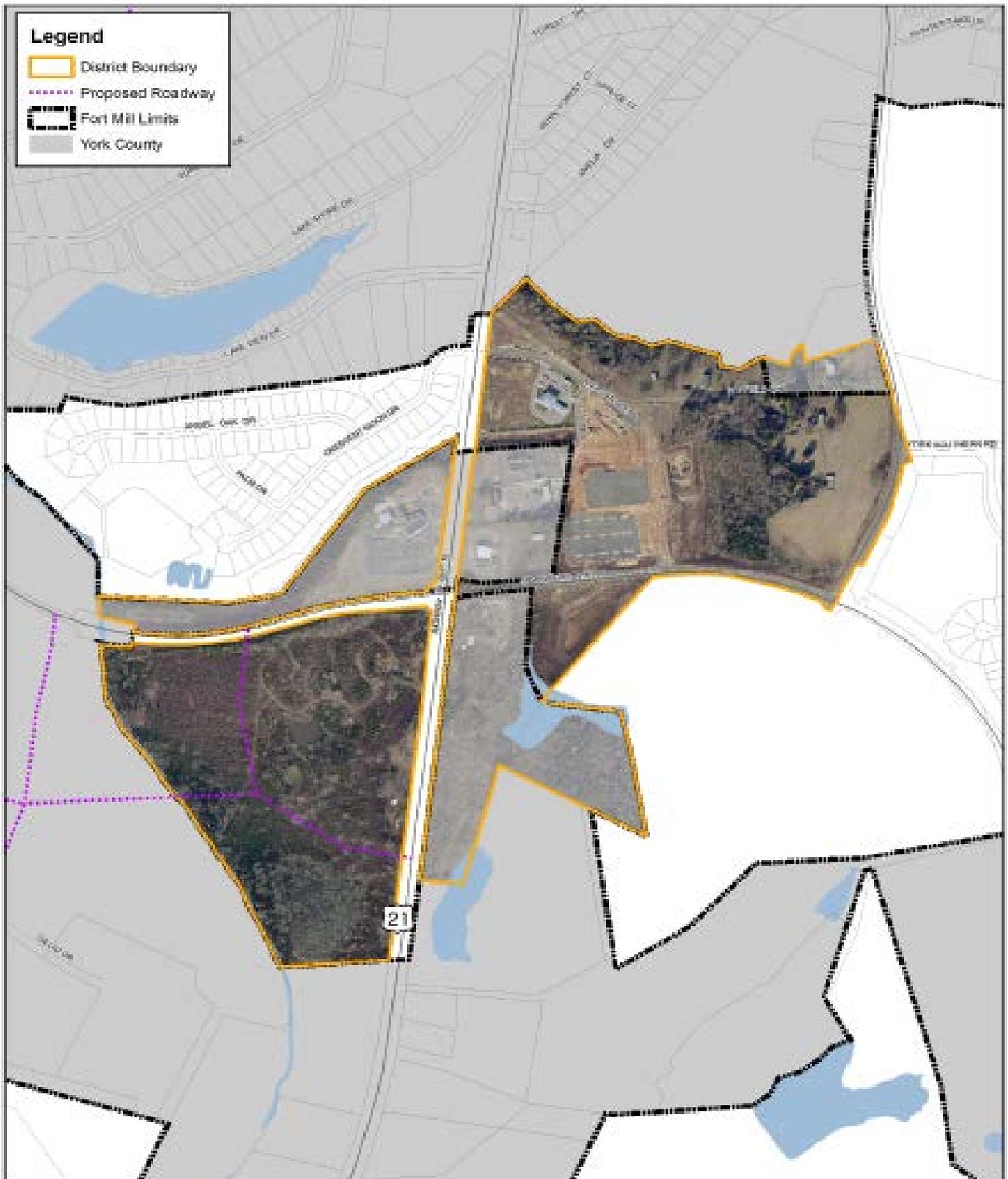
- *Sidewalks/Bike Lanes*
- *Street Trees*
- *Street Lighting*



SPRINGFIELD PARKWAY AND HIGHWAY 21 DISTRICT

View East. Photo by Catawba Regional Council of Governments.

Figure 4.10 Springfield Parkway and Highway 21 District



PLEASANT ROAD DISTRICT

MIXED-USE - REGIONAL CENTER

Proposed and Active Developments

- Legacy Apartments – Completed 2017

Future Development Opportunities

- Mixture of Housing/Small Scale Retail

Street Concept

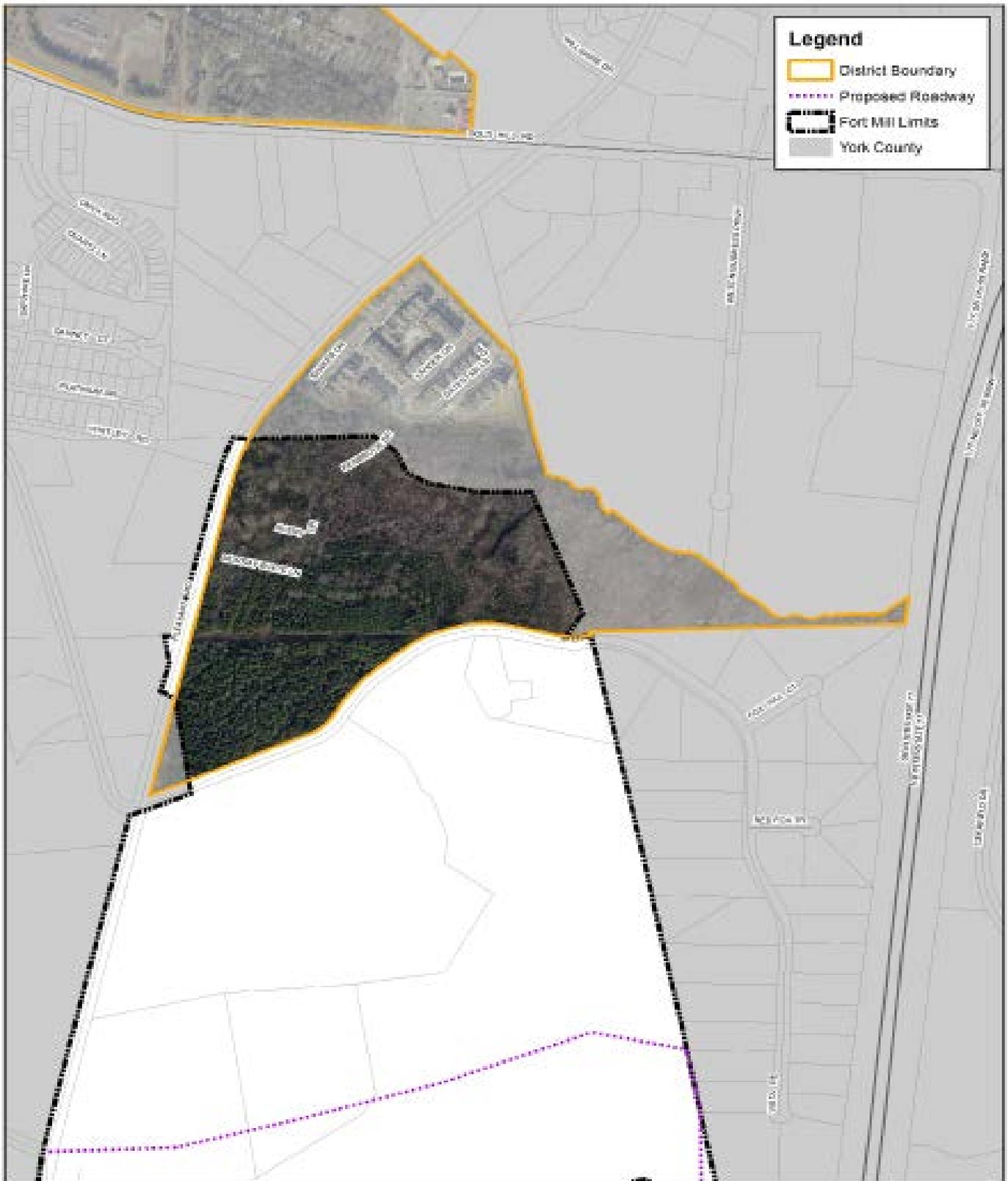
- Pedestrian Corridors to Schools/Nation Ford Greenway and Large Scale Commercial Centers toward Gold Hill Road
- Internal Sidewalks
- Street Trees
- Street Lighting
- Public On-Street and Off-Street Parking for Nation Ford Greenway



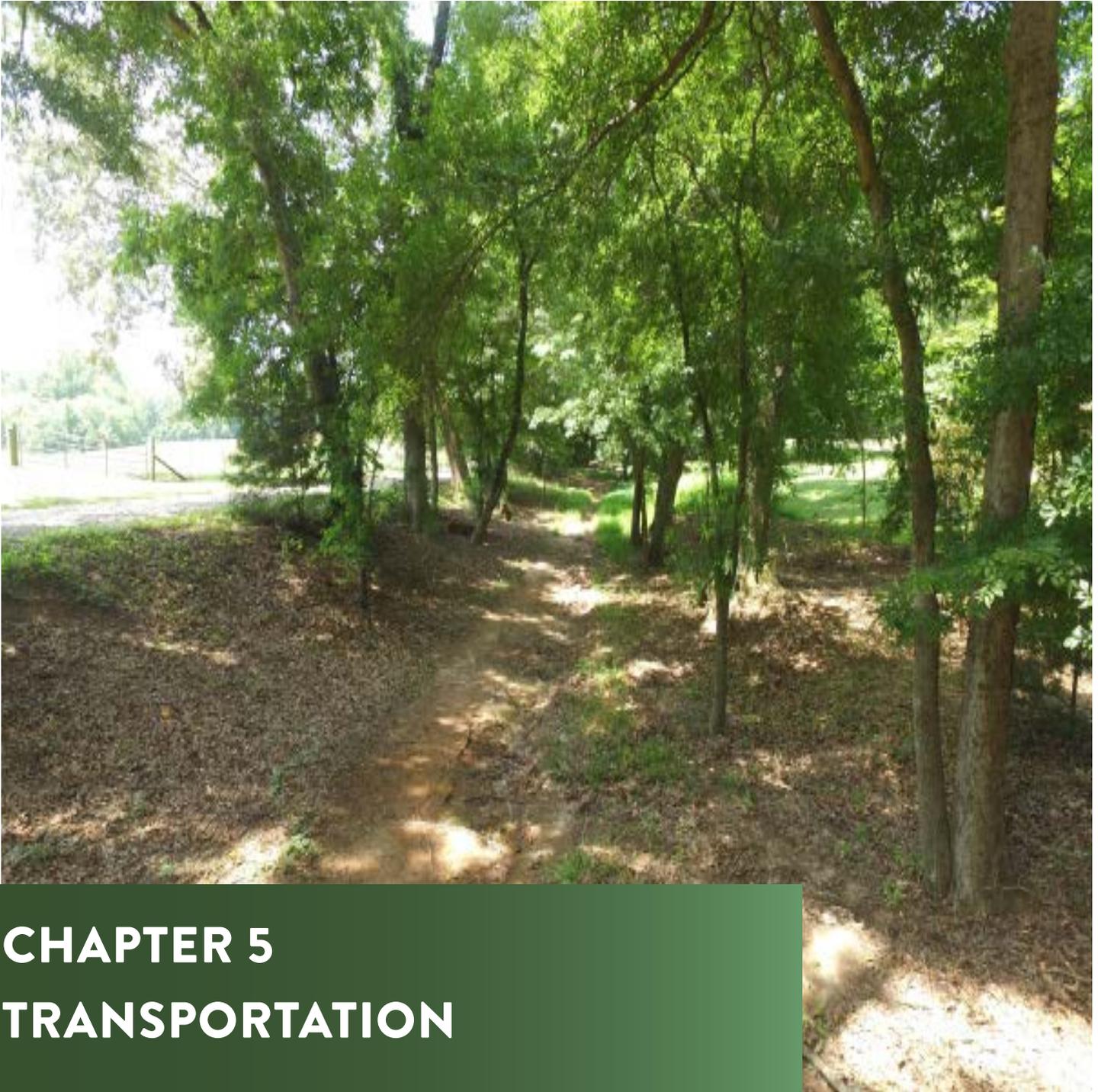
PLEASANT ROAD DISTRICT

View Northeast. Photo by Catawba Regional Council of Governments.

Figure 4.11 Pleasant Road District



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CHAPTER 5 TRANSPORTATION

CHAPTER 5

TRANSPORTATION

PURPOSE

The Transportation Element considers a balanced, equitable, and efficient transportation system that provides a range of transportation choices. Well planned and designed transportation corridors reinforce the livability of neighborhoods; support a strong and diverse economy; reduce air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility.

PLANNING CONTEXT SUMMARY

The Town of Fort Mill is located north of the Catawba River and south of the state line. The Town is bordered by the City of Tega Cay and York County to the west and Lancaster County to the east. This location includes Interstate 77 and Exits 83, 85, 88, and 90 in the Town and the Planning Area. Several transportation plans address issues of roadway improvements, new street collectors, freight mobility, bike and pedestrian connectivity, and transit and include:

- RFATS 2045 Long Range Transportation Plan, 2017
- RFATS Collector Street Plan, 2017
- Greater Charlotte Regional Freight Mobility Plan, 2016
- RFATS Regional Bike and Pedestrian Connectivity Plan, 2016
- RFATS Urbanized Area Transit Implementation Study, 2015

The RFATS 2045 Long Range Transportation Plan and the Pennies for Progress program include many transportation projects that are in various stages of construction throughout the Planning Area. Figure 5.1 Transportation Improvements Plan identifies the location of these projects. As these transportation improvements are planned and designed and surrounding developments occur, consideration should be made for incorporating protected bike lanes, tree shaded pedestrian walkways, and future transit amenities that support a variety of transportation choices.

RFATS Collector Street Plan was completed in 2017 and Figure 5.2 reflects Proposed Collector Roadways for the Town of Fort Mill and the Planning Area. The goal of the Collector Street Plan (CSP) is to show a desired connection for an efficient and effective transportation system for all users in the RFATS study area. Collector streets provide alternative routes for local trips, lessen delays, and minimize impacts associated with major roadway widenings.

Goals of the CSP include protecting existing corridors and reserving future right-of-way; enhancing mobility by improving existing roads, corridors, and street connectivity; encouraging access management strategies; identifying connections for pedestrians and bicyclists to enhance safety and mobility; and minimizing environmental impacts.

Collector streets are defined by the plan as typically two and three lane roads that provide access and mobility to and from local streets and connect to the larger arterial street system. Collector streets usually carry lower vehicle volume and operate at lower speeds than arterial streets, but provide important connectivity among different roadway types. Examples of collector streets in the Town of Fort Mill are Sutton Road and Banks Road. These types of roadways may be constructed by developers and by the public sector. Some locations of the proposed collector roadways are between Highway 21 and I-77 north of Hwy 160 and south of Fort Mill Parkway and the Catawba River. Typical sections for collector roads are shown in Figures 5.3 - 5.6 for a Two-Lane Collector Street, Two-Lane Divided Collector Street, Three-Lane Collector Street, and Four-Lane Divided Collector Street. Amenities include subsurface utilities, bicycle lanes, multi-use paths, street trees, etc.

Figure 5.1 Transportation Improvements Plan

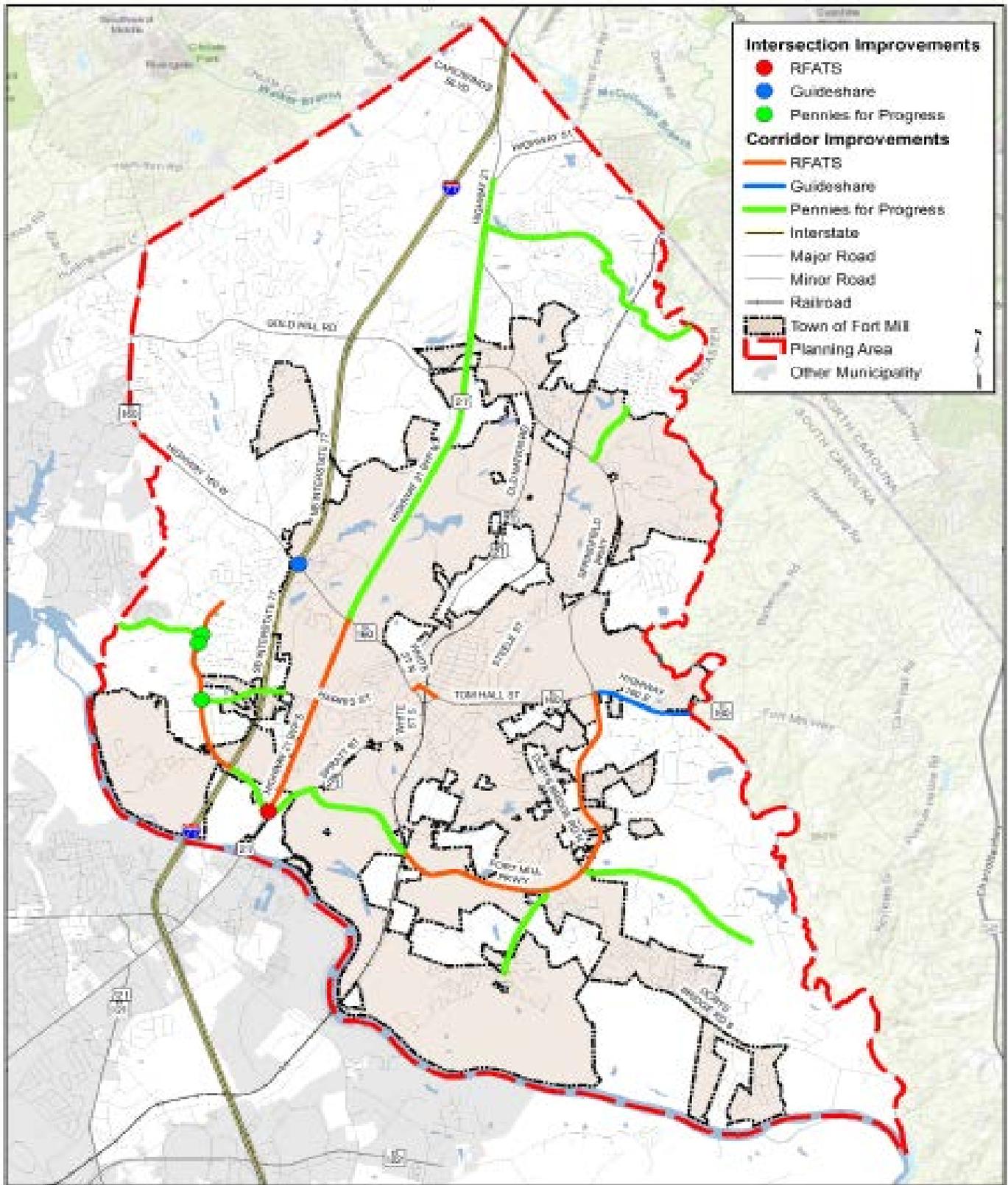


Figure 5.2 Proposed Collector Roadways

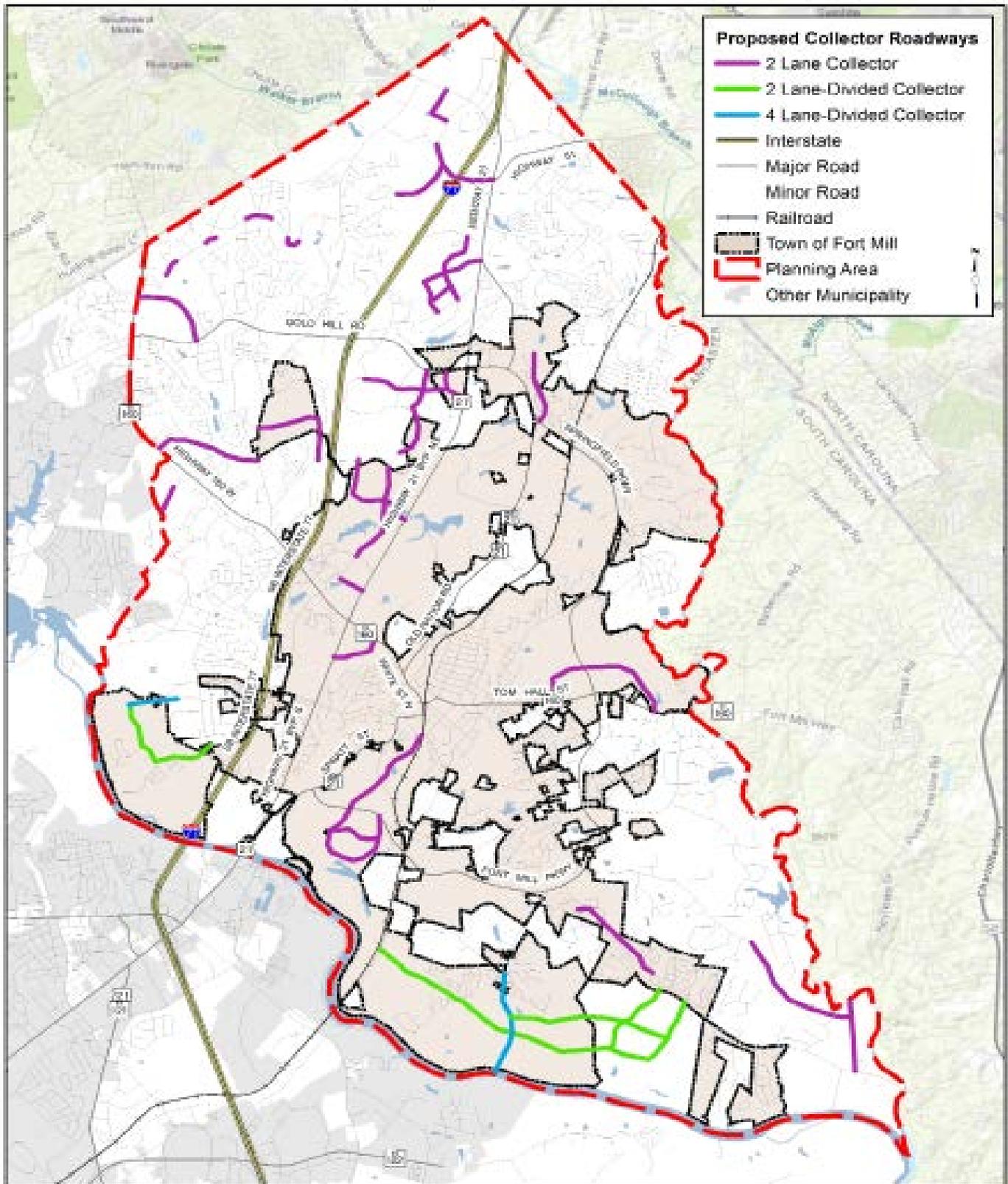


Figure 5.3 Two-Lane Collector Street

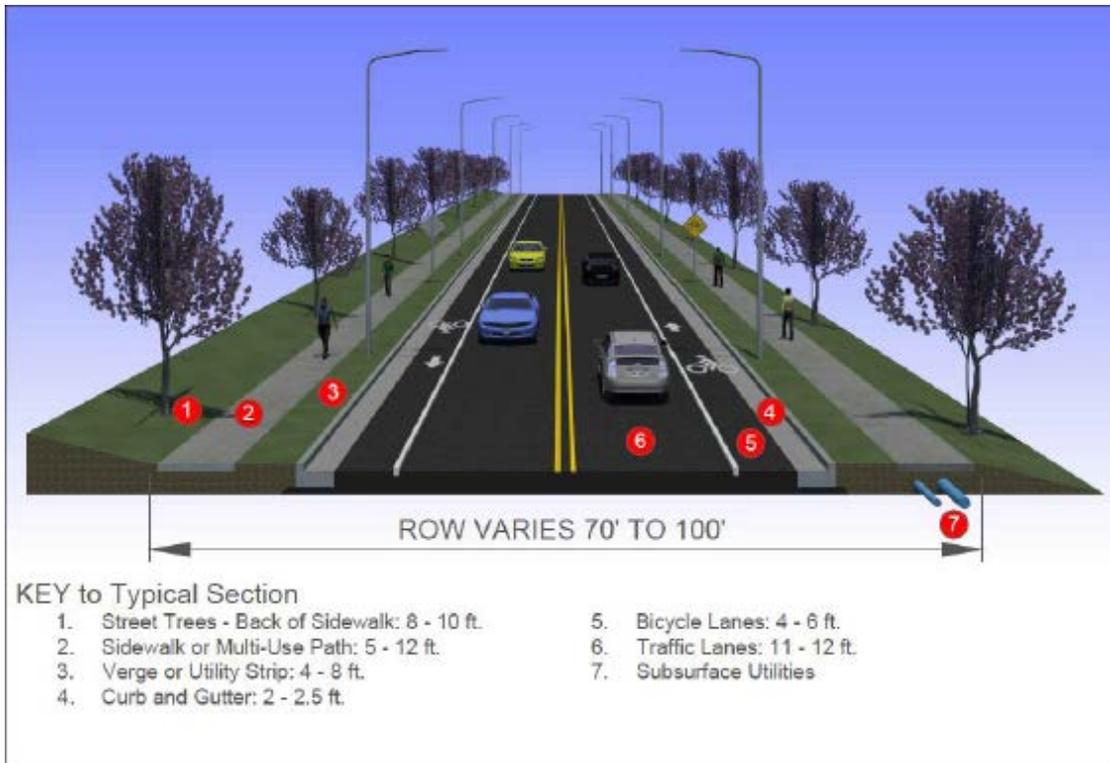
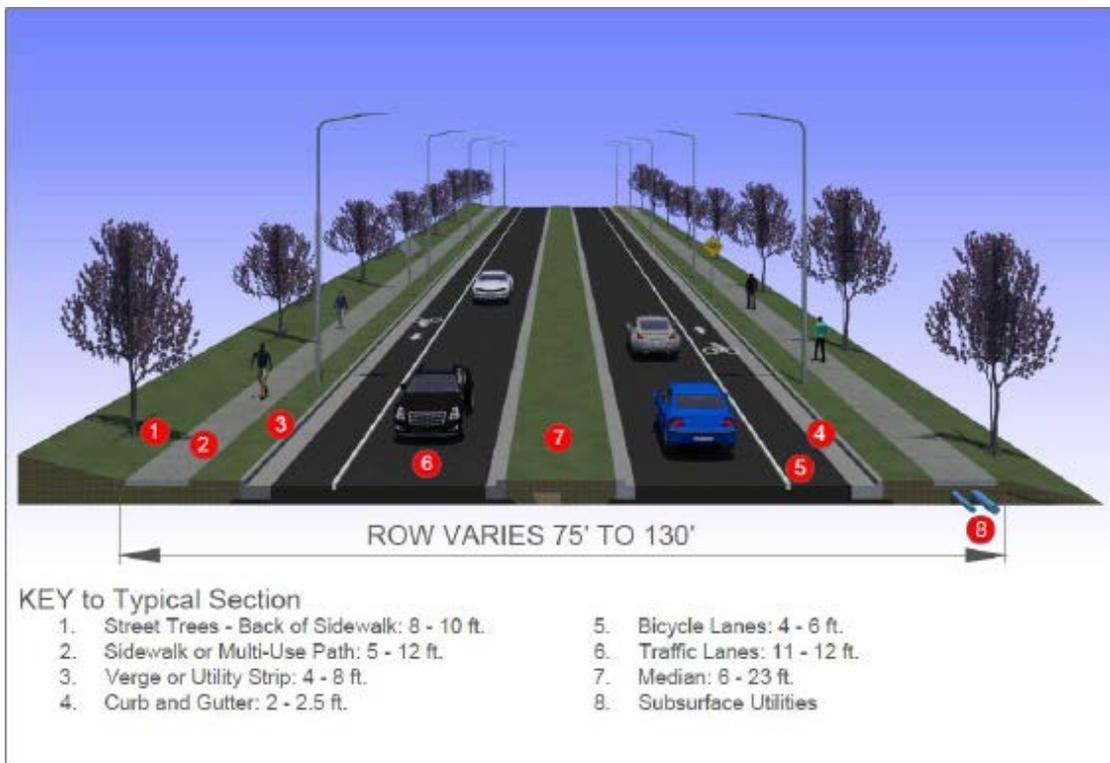


Figure 5.4 Two-Lane Divided Collector Street



Source: RFATS Collector Street Plan, 2017

Figure 5.5 Three-Lane Collector Street

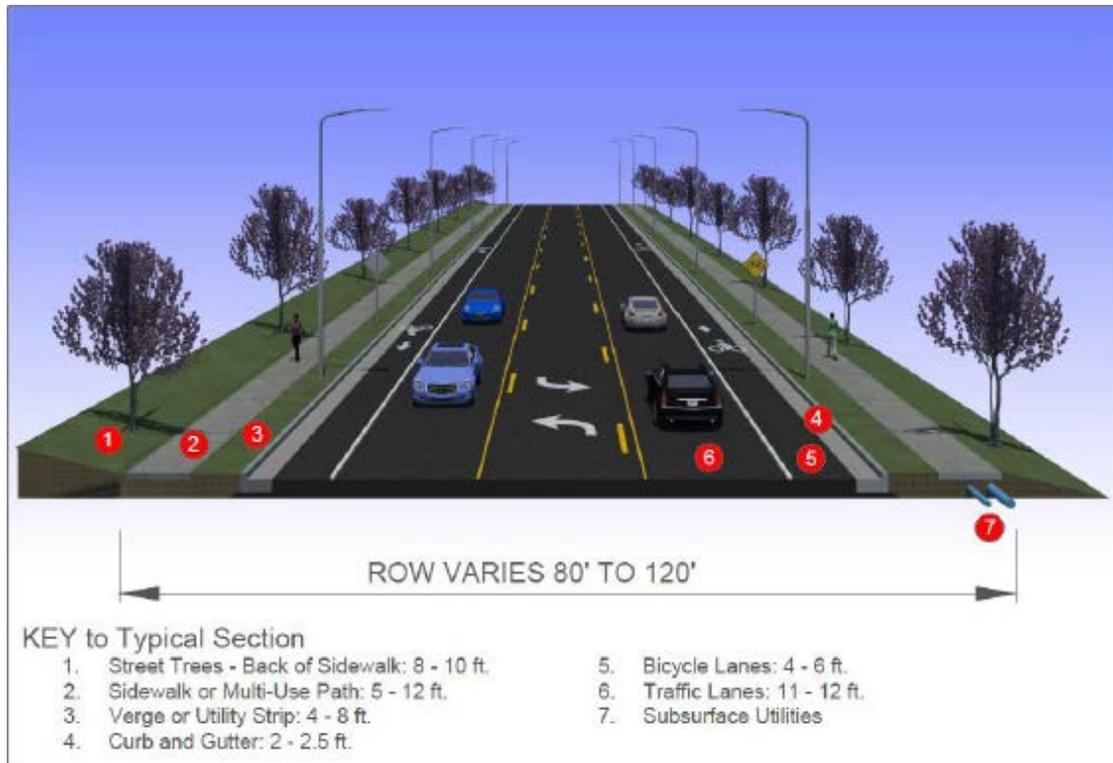
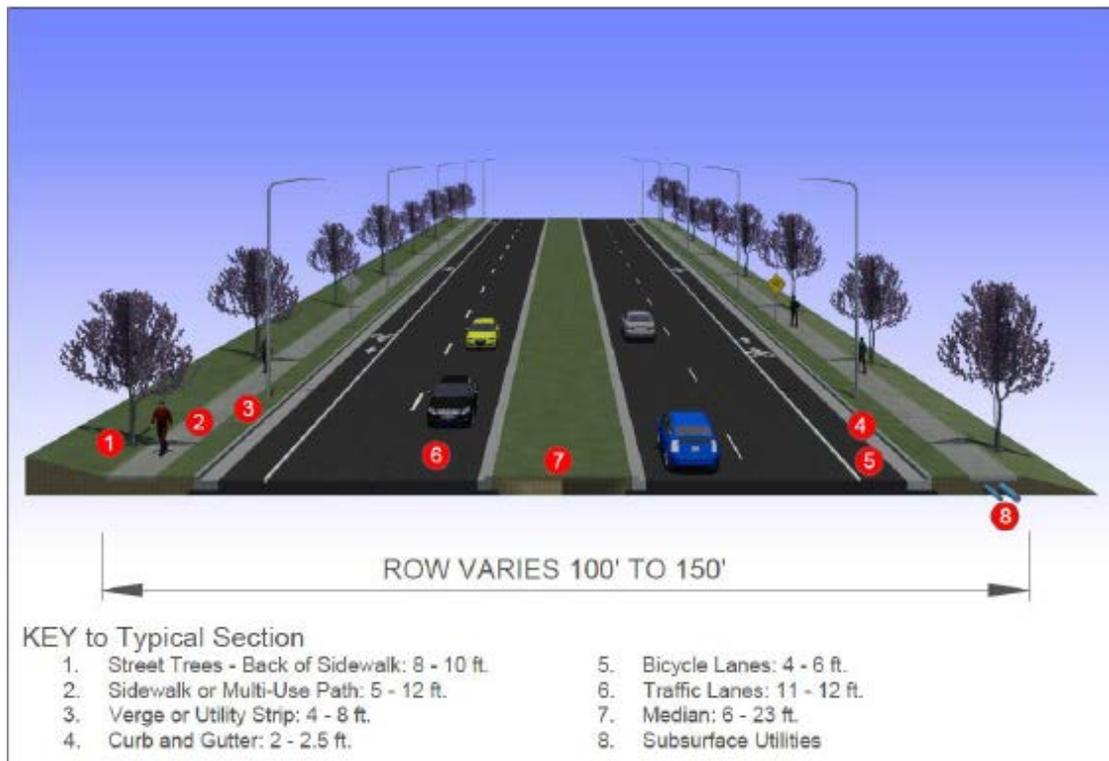
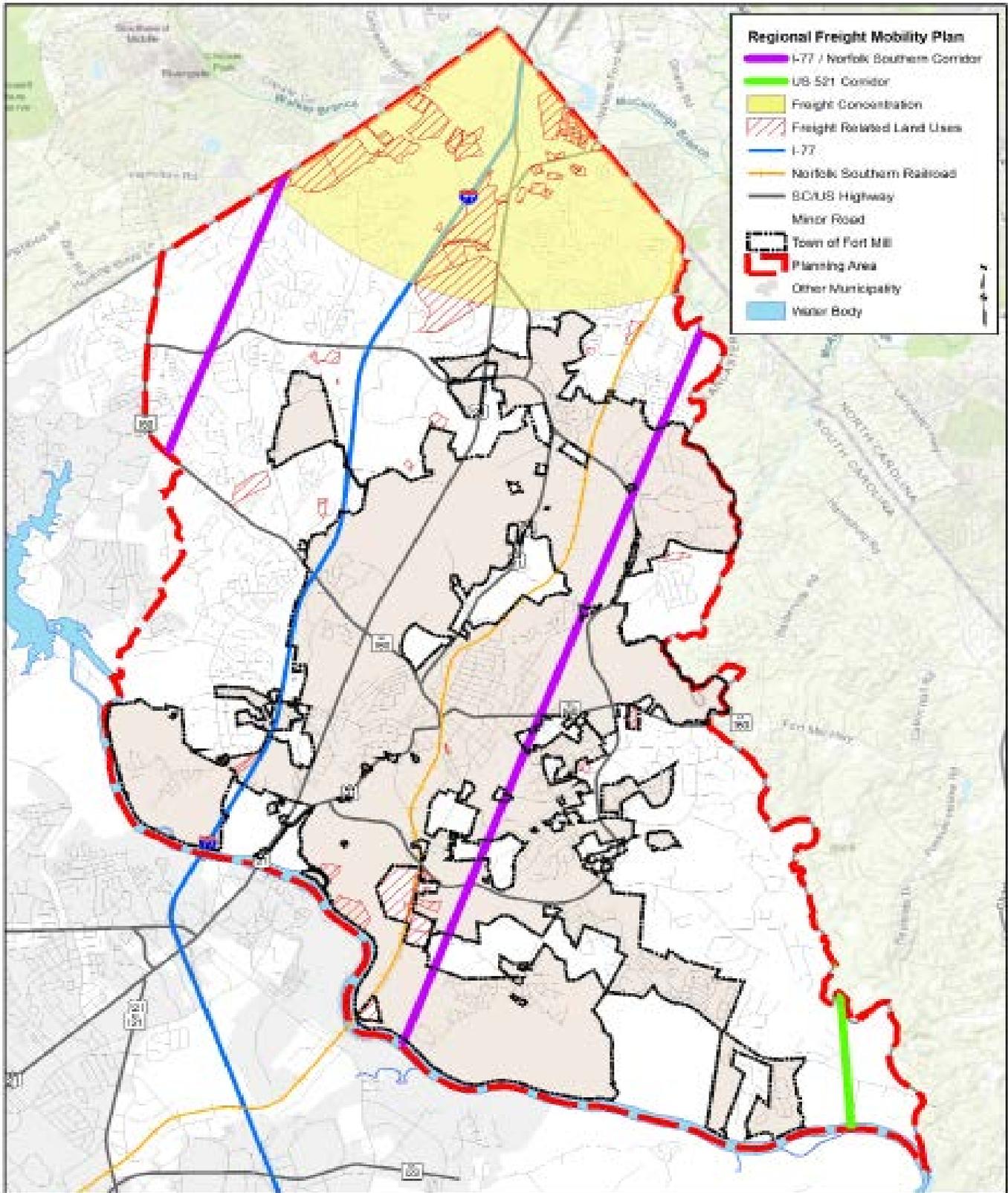


Figure 5.6 Four-Lane Divided Collector Street



Source: RFATS Collector Street Plan, 2017

Figure 5.7 Regional Freight Mobility Plan





The Greater Charlotte Regional Freight Mobility Plan was developed in 2016 to identify ways to strengthen the connection between the region's key freight transportation assets, core industries, and land use development that provides safe, reliable, and efficient freight mobility. Figure 5.7 Regional Freight Mobility Plan shows the freight corridors in the Planning Area and the Town of Fort Mill. A large portion of the Planning Area and the Town are located in the I-77 / Norfolk Southern Freight Corridor. A portion of the Arrowood/Westinghouse/I-77 Intersection Freight Concentration is located at the northern boundary of the Planning Area. A small portion of the US 521 Freight Corridor is reflected on the southeastern boundary of the Planning Area.

Within the Planning Area, the Regional Freight Mobility Plan notes the following Freight Related Land Uses existing today as follows: Heavy Industrial – 558.1 acres, Light Industrial - 533.1 acres, and Working Farms – 91.6 acres. The Comprehensive Plan Future Land Use Map reflects the following land uses for the Planning Area related to freight land uses: Employment Industrial - 1,039 acres and Employment Regional Center – 2,542 acres. Parks, Recreation, and Open Space has 5,839 acres within the Planning Area for Future Land Use and can include some working farms.



The RFATS Regional Bike and Pedestrian Connectivity Plan, completed in 2016, guides short and long term transportation and land use planning decisions for a safer, more accessible bicycling and walking environment. The connectivity plan includes a connected, convenient, and safe network of sidewalks, shared-use paths, transit, and on-street bicycle connections linking people of all ages and abilities locally and across the region. The study includes a safety summary of pedestrian and bicyclist collisions during 2010 –

TRANSPORTATION BIKE AND PEDESTRIAN AMENITIES

UD Department of Energy (bottom image) and Richard Draul (upper image).

Figure 5.8 Fort Mill Bike Route 4

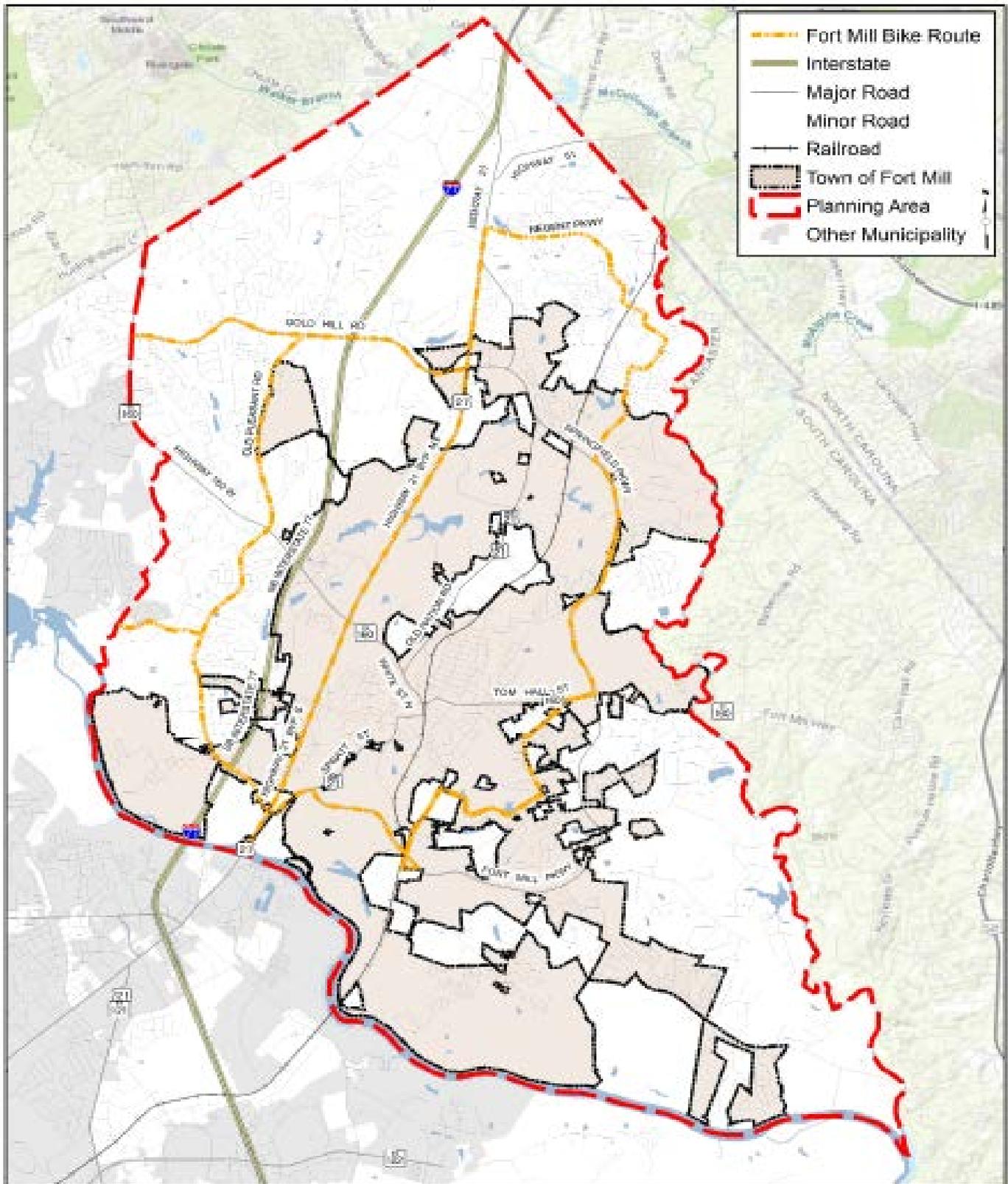


Table 5.1 Bike and Pedestrian Prioritization Projects

Project Phase	Prioritization Score	Project Name	Start	End	Proposed Facility Type	Length (Mi)	Total Estimated Segment Cost
Phase I 0-5 years	125	US 21	Sutton Road	SC 160	Shared-Use Path	2.07	\$1,242,618
Phase II 6 - 10 years	105	Tom Hall Street	Dobys Bridge Road	Main Street	Bike Lane	0.61	\$1,428,237
		SC 160 - N. White Street	Main Street	US 21	Shared-Use Path	1.11	
		Main Street	Tom Hall Street	White Street	Sharrows	0.15	
Phase II 6 - 10 years	100	Spratt Street	US 21	Fort Mill Southern Parkway	Shared-Use Path + Bike Lane	0.46	\$1,970,314
		Brickyard Road	Fort Mill Parkway	Dobys Bridge	Shared-Use Path	0.32	
		Whites Road - Fort Mill Southern	Spratt Street	Holbrook Road	Shared-Use Path	2.45	
Phase II 6 - 10 years	100	Tom Hall Street	Fort Mill Parkway	Dobys Bridge	Bike Lane	0.86	\$61,063

Source: RFATS Regional Bike and Pedestrian Connectivity Plan, 2016

2014. Of the total collisions involving a pedestrian or bicyclist in the RFATS study area, 95% resulted in a fatality, injury, or possible injury of the pedestrian or bicyclist. In the Town of Fort Mill, collision hotspots are Harris Street/Harris Road crossing the 21 Bypass and SC 160 crossing I-77. The study recommends several linear and spot improvements. The linear projects in the Town of Fort Mill included in Phases 1 and 2 are reflected as Table 5.1, Bike and Pedestrian Prioritization Projects. The bike route developed by York Count is shown in Figure 5.8, Fort Mill Bike Route 4.

The RFATS Urbanized Area Transit Implementation Study was completed in 2015 to assess the demand for transit and develop implementable transit options to improve mobility for area residents. The study identified strong operational and customer service reasons to an expand York County Access service north of the Catawba River. The Town of Fort Mill received fairly high transit need index scores in the market analysis and York County Access staff report regular request

for service by residents in the Fort Mill area. Activity centers in Fort Mill include the downtown area with high transit potential, Kingsley Village and future developments at SC 160 and I-77, and the former Knights Stadium.

Since transit is a mobility tool, certain segments of the population are more likely to use transit than other means of transportation. The Town of Fort Mill received a high composite transit needs index score considering residents living below the poverty line, zero-vehicle households, older adults, younger residents, and people with disabilities. Demand-response or dial-a-ride has not previously been an option for the Town of Fort Mill residents due to the Town and Planning Area being located within the Charlotte Urbanized Area. Until the fall of 2017, federal policies did not recognize demand response as an eligible type of service with large urbanized areas like the Charlotte Urbanized Area. When the Town of Fort Mill has completed a two year period of demand response, this federal funding will become available as a resource for the community. In addition to demand response transit, the study also identified a fixed route corridor along Highway 160 that would provide hourly service with just one vehicle reaching key destinations along the route.

GOALS AND STRATEGIES

Goal T 1 - Provide a safe and integrated transportation system for all modes of transportation and related facilities as one integrated system that is coordinated and developed with other partners and stakeholders.

Strategy T 1.1 - Design or redesign roads and streets to accommodate a range of motorized and non-motorized modes in order to reduce injuries, further reduce the risk of fatalities, and to encourage non-motorized travel. The design should include well defined, safe, and appealing facilities for pedestrians, bicyclists, transit riders, and motorists.

- **Action Item T 1.1A** – Work with existing groups and organizations to adequately meet the specialized transportation needs of seniors, youth, handicapped, and underprivileged citizens in the Town.
- **Action Item T 1.1B** - Support public transit programs for human service needs, workforce and economic development, and improved overall transportation mobility.
- **Action Item T 1.1C** - Consider the adoption of a Town of Fort Mill Complete Streets Policy to inform decision-making throughout all phases of transportation projects and to strengthen the local economy through safe, efficient transportation options and vibrant public spaces.
- **Action Item T 1.1D** -Engage community partners and institutes of higher learning as needed for autonomous vehicle technical assistance and planning for pilot projects.

Strategy T 1.2 – Allow flexibility with development standards to promote infill by allowing alternate ways, such as narrower streets, modified parking requirements, one-way streets, and/or low-speed design streets to meet those standards where full compliance with standards is not feasible or desirable.

- **Action Item T 1.2A** – Establish an infill overlay district in appropriate locations and allow greater flexibility in development standards during the site plan review and approval process.

Strategy T 1.3 - Encourage appropriate “traffic calming” techniques within and near residential neighborhoods that are impacted by congestion and excessive traffic volumes and/or speeds.

- **Action Item T 1.3A** – Access residential areas that will benefit from traffic calming measures and incorporate

projects in the Capital Improvements Program and annual work plans for implementation as funding is available.

Strategy T 1.4 - Encourage design of collector roads which serve to move traffic from local residential streets to arterial roads.

- **Action Item T 1.4A** – As new developments are considered and include proposed collector roadways, require the incorporation of the the collector roadway in the project plans and implementation as per the typical section design in Figures 5.3, 5.4, 5.5 and 5.6.

Strategy T 1.5 – Improve the efficiency of the road network by providing connectivity where appropriate.

- **Action Item T 1.5A** - Assess the current transportation system for connectivity issues and develop potential solutions and anticipate consequences of potential connectivity improvements.
- **Action Item T 1.5B** - Assess and improve the connectivity of major community facilities, including the downtown area, parks, and employment and institutional centers.
- **Action Item T 1.5C** - Work with residents, businesses, and partnering agencies to provide linkages for logical connections that currently represent local and regional system gaps, especially to help reduce crashes, relieve regional system demands, and maintain local system continuous travel to minimize unnecessary freeway/ expressway trips.

Goal T 2 - Recognize the interrelationship of land use and transportation, and mitigate impacts of the location and intensity of planned land uses on the transportation system.

Strategy T 2.1 - Plan transportation facilities to function efficiently and to be compatible with adjacent land uses.

- **Action Item T 2.1A** - Provide shared access to streets by adjacent land uses to minimize curb cuts onto



arterial roads.

- **Action Item T 2.1B** - Allow shared parking between different developments in mixed-use and overlay districts as appropriate.
- **Action Item T 2.1C** - Encourage the location of commercial activity at focused points in the Town with adequate transportation infrastructure to accommodate these uses.

Strategy T 2.2 - Ensure pedestrian-friendly and transit-oriented building and site design through measures such as high-density development and growth in locations deemed appropriate such as along major transportation routes.

- **Action Item T 2.2A** - Require safe and shared pedestrian connections between complementary land uses.

Strategy T 2.3 - Promote land uses that will support mass transit options, such as bus rapid transit, to reduce dependence on automobiles and provide a diverse, balanced set of public transportation alternatives.

- **Action Item T 2.3A** - Develop a transit-oriented corridor master plan for SC Highway 21 for future land use, housing, and economic development needs.

Goal T 3 – Provide pedestrian and bicycle facilities as a multimodal mode and provide a network of pathway connections to housing, schools, commercial areas, parks, and activity centers.

Strategy T 3.1 - Encourage healthy lifestyles by providing appropriately sized and located facilities that connect recreational and other congregating centers.

- **Action Item T 3.1A** - Assess the condition, safety, and improvement needs of current bicycle and pedestrian facilities.
- **Action Item T 3.1B** - Assess the greatest potential generators for pedestrian and bicycle trips (i.e., downtown, Anne Springs Close Greenway, Riverwalk) and implement designs that consider safe year-round accessibility for these locations.
- **Action Item T 3.1C** - Where appropriate, integrate future pedestrian and bicycle facilities with roadway improvements to reduce construction cost, maintenance issues, and private property impacts.
- **Action Item T 3.1D** - Provide for safe road crossings in high traffic areas.
- **Action Item T 3.1E** - Consider developing a Town of Fort Mill Vision Zero program to develop policies and



SWAMP RABBIT TRAIL

Greenville, SC. Photo by Smart Growth America.



technologies to reduce or eliminate fatalities of all transportation systems, especially pedestrians and cyclists.

Strategy T 3.2 – Ensure a complete system by minimizing existing gaps in pedestrian and bicycle facilities.

- **Action Item T 3.2A** - Work with residents, businesses, and partnering agencies to improve the connectivity of existing facilities by providing links through gap areas that warrant new facilities.
- **Action Item T 3.2B** - Coordinate implementation plans with regional bicycle and pedestrian partners (i.e. York County, Carolina Thread Trail, and City of Rock Hill) and determine efficiencies between local and regional systems.
- **Action Item T 3.2C** – Identify bike and pedestrian connections with adjacent surrounding communities.
- **Action Item T 3.2D** - Apply for Carolina Thread Trail Implementation Grant funding to construct greenway projects for connectivity.

Goal T 4 – Collaborate regularly with stakeholders, developers, agencies, and jurisdictions for planning and implementing local and regional transportation improvements that enhance quality of life and economic development.

Strategy T 4.1 - Ensure compatibility between local and county comprehensive plans and the RFATS Long Range Transportation Plan.

- **Action Item T 4.1A** - Work with SC Department of Transportation and York County Emergency Management to identify and address projects to mitigate flood prone areas within the Town of Fort Mill and the Planning Area.
- **Action Item T 4.1B** - Continue to support Pennies for Progress, York County’s Capital Projects Sales and Use Tax program in accordance with the Future Land Use Plan and the vision for the Town of Fort Mill.

Strategy T 4.2 - Continue to work with SCDOT, the State Legislature, and regional partners to improve freight mobility and enhance economic competitiveness and efficiency.

- **Action Item T 4.2A** - Coordinate with regional partners to enhance freight mobility by preserving and maintaining infrastructure, increasing safety and security, and reducing congestion on I-77 and Norfolk Southern Railroad.
- **Action Item T 4.2B** - Expand the use of technology to increase regional freight safety and performance.
- **Action Item T 4.2C** - Engage freight providers in identifying opportunities to leverage available public and private revenue resources.

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CHAPTER 6 HOUSING

CHAPTER 6

HOUSING

PURPOSE

The Housing Element facilitates the provision of housing that meets the needs of the present and future residents of the Town, while preserving and enhancing the physical and social fabric of the existing neighborhoods and limiting the impact of development on environmentally sensitive areas.

PLANNING CONTEXT SUMMARY

The Planning Area consists of many active and planned housing developments at various stages of construction. These developments include a variety of housing types such as single family detached homes, town homes, multi-family units, and senior housing. Approximately 65% of the active and approved housing in the Town is planned for single-family residential with the remaining 35% planned for town homes, multi-family, and senior housing. These choices in housing types will support various ages and income levels of residents.

According to the U.S. Census Bureau, 71.8% of the housing supply in the Town of Fort Mill is owner-occupied. Renter occupied housing units make up 22.6% of the occupied housing units. The average household size in the Town of Fort Mill is 2.71 persons, and 29.2% of households are 2 person, 24.8% are 1 person, 20.2% are 3 person, and 17% are 4 person. Different sizes of households have varying housing needs.

The 2018 Catawba Regional Housing Assessment evaluated the economy and general housing affordability and the burden of housing costs for counties in the region. A factor in assessing housing affordability is the percentage of residents considered cost-burdened by either rent or mortgage costs. The term cost-burdened is defined by the U.S. Department of Housing and Urban Development (HUD) as households who require more affordable housing: “Families who pay more than 30% of their income for housing are considered to be cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care” (U.S. HUD n.d.). Additionally, families who pay more than 50% of their income for housing are considered to be “severely cost-burdened.”

The median household income for York County for 2016 is estimated at \$56,482, slightly below the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA) median household income of \$59,979. The Town of Fort Mill’s median household income for 2016 is estimated at \$66,748, slightly above the MSA median. Vacancy rates in York County have dropped for homes for sale 1.3% between 2010 and 2015 from 2.4% to 1.1%. During that same period, rental vacancy for York County dropped almost 10% between 12.4% to 2.5%.

While numerous multi-family residential developments have been constructed in York County, most of the new construction is aimed at higher earners. Among York County households who rent, approximately 26% allot 50% or more of their income for housing and are considered severely cost-burdened and approximately 51% allot 30% or more of their income for housing and are considered cost-burdened. To identify optimal rent rates to alleviate the cost burden of housing, the targeted ranges for income in York County fall between \$29,990 and \$50,000, and the optimal monthly rent (less than 30% of income) is \$750 to \$1,250.

Single family housing permits for York County have averaged approximately 1,750 permits per year since 2013. Among households with a mortgage for their primary residence, 7% of York County households are severely cost-burdened and 23% are considered cost-burdened. To determine the optimal mortgage costs for York County, targeted households earn between \$29,900 and \$75,000 and the optimal monthly mortgage (less than 30% of income) is \$750 to \$1,875.

The Town of Fort Mill has many types of established residential neighborhoods surrounding Fort Mill Downtown and to the east and west of US 21. The neighborhoods are listed in Table 6.1 Neighborhoods and are noted on Figure 6.2 Residential Neighborhoods with two insets of the more densely developed residential areas reflected in Figure 6.3.

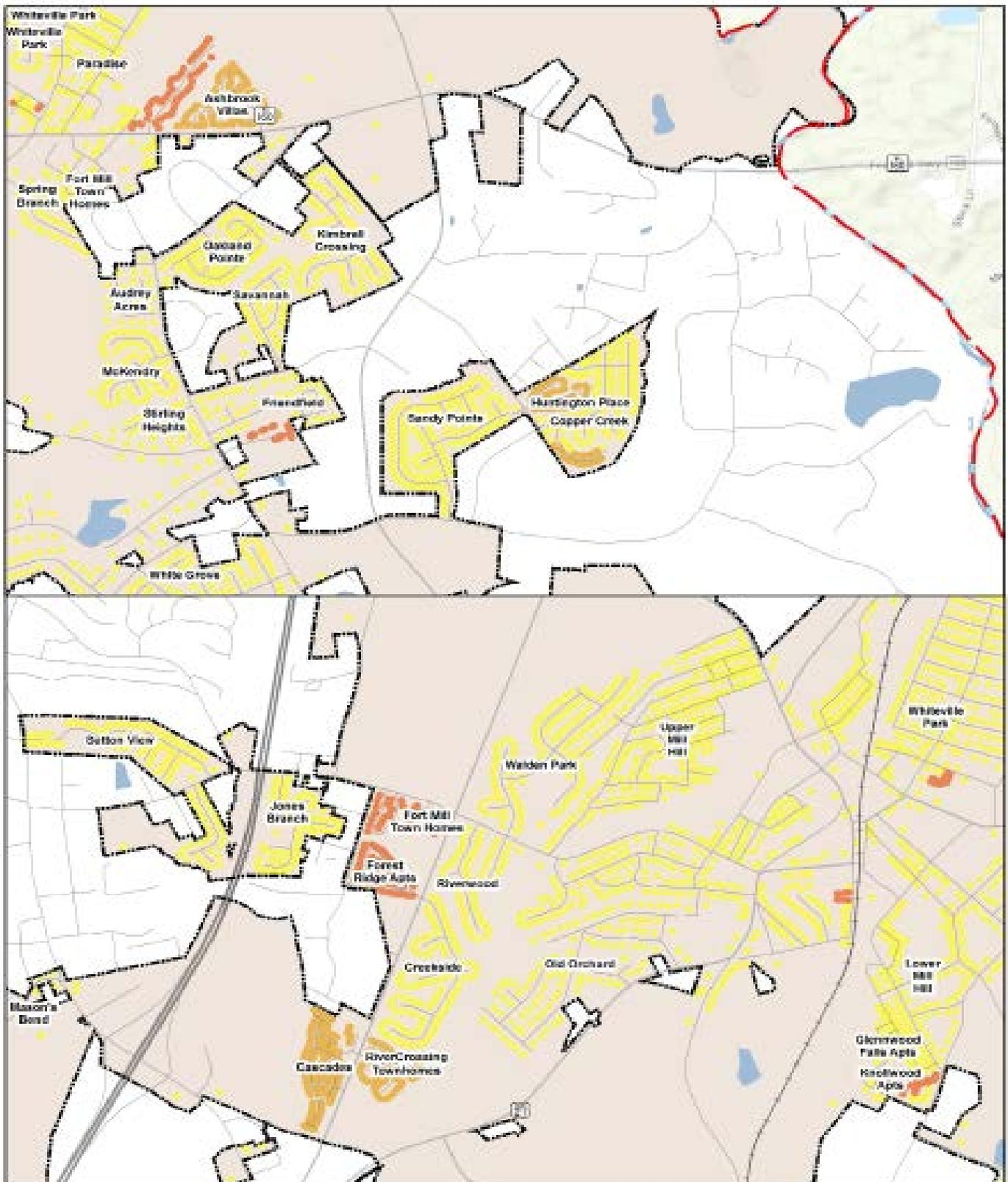
Table 6.1 Neighborhoods

Ashbrook Villas	Oakland Pointe
Audrey Acres	Old Orchard
Avery Lakes	Paradise
Carolina Orchards	Peach Tree
Cascades	Pecan Ridge
Century Springfield Meadows	Riverchase
Copper Creek	River Crossing Townhomes
Creekside	Riverwood
Dominion Bridge	Sandy Pointe
Forest Ridge Apts	Savannah
Fort Mill Town Homes	Spring Branch
Friendfield	Spring Crest Area
Glennwood Falls Apts	Spring View Meadows
Huntington Place	Springfield
Jones Branch	Stirling Heights
Kimbrell Crossing	Sutton View
Knollwood Apts	The Forest at Fort Mill
Lower Mill Hill	Upper Mill Hill
Mason's Bend	Walden Park
Massey	Waterside at the Catawba
Massey Phase 3	White Grove
McKendry	Whiteville Park

Figure 6.1 York County Vacancy Rates



Figure 6.3 Residential Neighborhoods / Insets



GOALS AND STRATEGIES

Goal H 1 - Preserve and protect the character, compatibly, and aesthetics of existing residential areas and neighborhoods.

Strategy H 1.1 – Maintain the value of existing housing through proactive code enforcement.

- **Action Item H 1.1A** – Develop a comprehensive housing study that examines current housing values, conditions, affordability, and styles.
- **Action Item H 1.1B** – Provide adequate staffing levels to achieve code enforcement goals.

Strategy H 1.2 – Require new development to enhance and/or be compatible with the surrounding neighborhoods.

- **Action Item H 1.2A** – Continue the implementation of the Historic District Design Guidelines for the protection and enhancement of the historic district.
- **Action Item H 1.2B** – Develop Design Standards for neighborhoods surrounding the Historic District to protect the character, scale, and architectural styles for infill and new developments in the Town’s older neighborhoods.

Strategy H 1.3 – Promote programs to help owners improve their home.

- **Action Item H 1.3A** – Develop a housing resource page on the Town’s website with information on various housing programs provided by agencies and organizations such as South Carolina Housing, York County Habitat for Humanity, and Home Works of America.

Strategy H 1.4 – Protect residential areas from illegal land use activities through enforcement of Town codes.

- **Action Item H 1.4A** – Establish quarterly communication focus areas that address enforcement issues such as: illegal signs, junk cars, and property maintenance.

Strategy H 1.5 – Encourage parks, sidewalks, trails, lighting, and other amenities to promote safe, pleasant community-friendly neighborhoods.

- **Action Item H 1.5A** – Consider best practices for park locations within a certain distance to neighborhoods and analyze parks and neighborhoods within the Town for opportunities for improvements.
- **Action Item H 1.5B** – Establish a baseline number of amenities per number of units required for new residential neighborhoods.

Goal H 2 – Allow new housing units at densities and locations according to the Future Land Use Map in accordance with the availability and capacity of existing infrastructure.

Strategy H 2.1 – Regulate land appropriately to accommodate expected population growth.

- **Action Item H 2.1A** – Maintain housing construction databases to maintain understanding of current housing construction, entitled units, and projected units.
- **Action Item H 2.1B** – Maintain census database of population and housing updates.
- **Action Item H 2.1C** – Regularly coordinate with RFATS for population and employment projection updates.

Strategy H 2.2 – Allow land-efficient housing in areas that utilize existing infrastructure.

- **Action Item H 2.2A** – Identify areas where excess utility capacity and municipal services exist.
- **Action Item H 2.2B** – Foster areas planned for higher density residential development on the Future Land Use Map.

Goal H 3 - Foster a range of housing types and residential densities to provide a variety of living options for current and future residents of all ages, lifestyles, and economic segments.

Strategy H 3.1 – Detached single-family development should coincide with defined planning areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.

- **Action Item H 3.1A** – Establish connections with neighborhood residents as primary points of contact.
- **Action Item H 3.1B** – Formalize neighborhood planning program to assist traditional neighborhoods with developing neighborhood associations and work with all neighborhoods on community plans.

Strategy H 3.2 – Medium and high density development should be located in and near mixed-use districts and employment centers and may be used as a transition between single-family residential areas and commercial areas.

- **Action Item H 3.2A** – Advance infrastructure in mixed-use districts and employment centers that support medium and high density development.
- **Action Item H 3.2B** – Provide for well designed walkable environments for medium and high density housing between single-family neighborhoods and commercial areas to increase access to goods and services safely, especially for older adults.

Strategy H 3.3 – Housing choices should be provided in close proximity to transportation, health centers, pharmacies, grocery stores, and open spaces.

- **Action Item H 3.3A** – Encourage accessory dwelling units and affordable housing components to mixed-use developments and other housing developments to increase the number of affordable housing units and to enhance the participation of older adults in cultural and community life.
- **Action Item H 3.3B** – Develop a transit-oriented corridor master plan for SC 21 to identify future housing needs and policies for housing affordability and inclusionary housing programs.

Goal H 4 – Ensure the availability of workforce housing throughout the Town.

Strategy H 4.1 – Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines.

- **Action Item H 4.1A** – Develop with broad public input, infill housing design standards so that infill housing fits well within the existing neighborhood context.
- **Action Item H 4.1B** – Establish guidelines that could support accessory dwelling units that may allow the elderly to age in place and also provide housing opportunities for singles and young couples.
- **Action Item H 4.1C** – Identify areas for attached single-family and multi-family housing to help increase housing choice in appropriate locations.

Strategy H 4.2 – Support the preservation of publicly-assisted and private affordable housing while avoiding concentration in any particular area.

- **Action Item H 4.2A** – Work with the housing authority to understand the obstacles to obtain affordable housing.
- **Action Item H 4.2B** – Increase the number of housing units available for public assistance.
- **Action Item H 4.2C** – Explore and implement demonstrated incentive zoning tools including density bonuses, parking reductions and other creative mechanisms to facilitate and encourage the market to produce new affordable housing.



CHAPTER 7 ECONOMIC DEVELOPMENT

CHAPTER 7 ECONOMIC DEVELOPMENT

PURPOSE

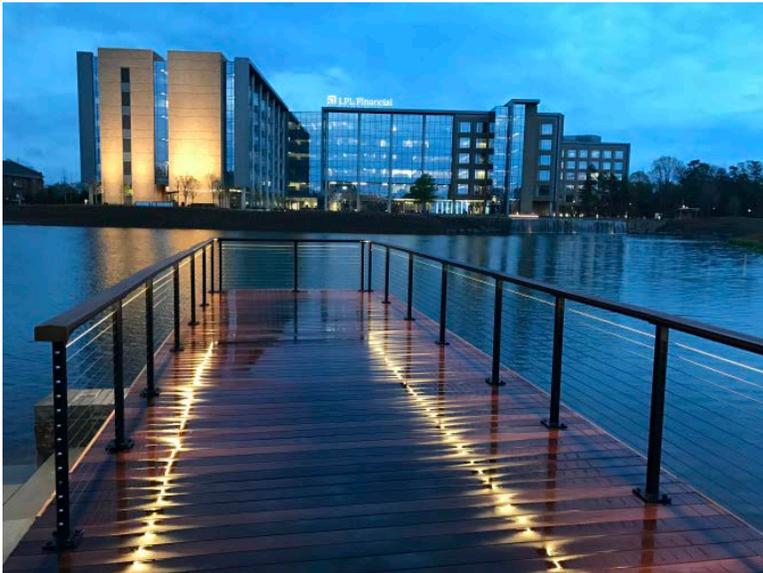
The Economic Development element contains goals and strategies to improve the local economy by diversifying the economic base, supporting entrepreneurship and innovation, providing land and supporting infrastructure, expanding employment opportunities, and promoting the downtown.

PLANNING CONTEXT SUMMARY

The global, national, and regional economy has experienced dramatic changes over the last several decades. The United States economy has evolved from an emphasis on manufacturing to one increasingly based on innovation, creativity, technology, information, and global trade. These changing economic conditions provide both challenges and opportunities for Fort Mill’s economy.

The Town of Fort Mill is located in a region that aggressively competes to bring in new businesses. Offering incentives, providing business friendly policies, and ensuring improved developable land will demonstrate the Town’s commitment to attract new economic development. Its small-town charm, excellent education system, and outdoor activities are all features that can help Fort Mill stand out from the crowd.

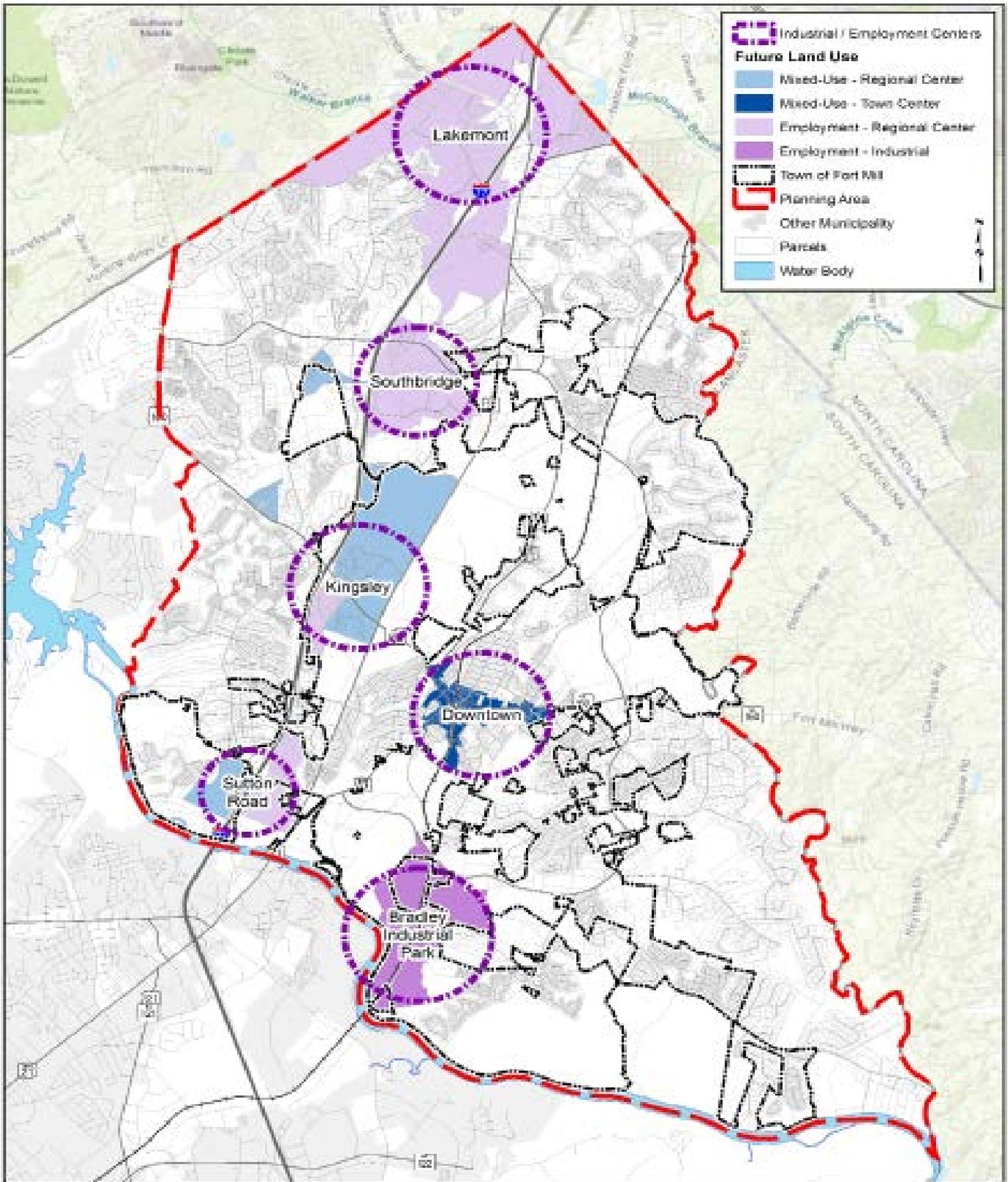
Six major centers for economic development are located in the Planning Area and are shown in Figure 7.1, Economic Development Plan: Kingsley, Bradley Industrial Park, Sutton Road, Southbridge, Lakemont, and Downtown. Lakemont, Southbridge, Kingsley, and Sutton Road are located along the I-77 corridor, Downtown is located in the heart of historic Fort Mill, and Bradley Industrial Park is located along the CRX railroad east of I-77.



KINGSLEY DISTRICT

LPL Financial (above) and photo by Clear Springs Development. Lash Group Office Building (right image) and photo by Matthew Benham Photography.

Figure 7.1 Economic Development Plan



COMMUTING PATTERNS

The location of the Town of Fort Mill provides residents opportunities to work in the community and to easily commute to Charlotte, NC and the surrounding region for employment. Based on information from the 2017 American Community Survey, just over 42% of Town of Fort Mill residents commute outside of the state for work, presumably with most of those commuting to Charlotte and the surrounding North Carolina municipalities. Of the remainder, approximately 53% work within York County and 5% travel to another county in South Carolina for work. The average travel time to work was just over 25 minutes.

According to 2017 data from York County Economic Development, just over 29,000 employees commute into York County from other jurisdictions for work, compared to approximately 69,000 employees living and working within York County and approximately 48,000 employees living in York County and being employed outside.

York County workers primarily drove to work alone (83.7%), with 9.3% of workers carpooling. For the Town of Fort Mill, the percentages were similar for workers driving alone (85.2%), however less workers carpool to work (5.4%) and more claim to work from home (7% in Town versus 4.9% in County).

LABOR FORCE

In 2017, York County's labor force exceeded 130,000 in civilian population aged 16 and older, with approximately 6.6% unemployed according to the 2017 American Community Survey estimates. The Town's labor force was approximately 7,500, with just over 5% unemployed.

The population of the Town of Fort Mill has very high educational attainment levels, with 93.1% having at least graduated from high school and 41.1% having a bachelor's degree or higher. These figures compare to 89.1% and 31.1% of York County residents having at least graduated from high school or having a bachelor's degree or higher, respectively.

The largest occupational category for Town workers is management, business, science, and arts occupations at 42.8%, compared to 36.4% in York County and 33.7% in the State of South Carolina. Sales and office occupations was the second largest category for the Town with 32.1% of workers compared to 27.1% for the County and 24.4% for the State.

Employers

Of the top employers in York County, many are located within the planning area and within the Town of Fort Mill. This is likely due to a number of physical factors, including the availability of land, access to utilities, proximity to Charlotte (the region's primary economic driver), and easy access to major transportation infrastructure including I-77, Charlotte Douglas International Airport, and major rail corridors.

Quality of Life

An additional driver of the economy within the planning area is the high quality of life that residents and employees can enjoy. Many factors contribute to the high quality of life, including having the best public schools within the State, easy access to entertainment through destinations such as Carowinds, and abundant natural and scenic resources including Lake Wylie, the Catawba River, and the Anne Springs Close Greenway, a 2,100 acre nature preserve in the heart of the planning area.



DOWNTOWN FORT MILL DISTRICT

Main Street in Downtown Fort Mill located in the Downtown Historic District. Photo by Tony McMahan.



KINGSLEY DISTRICT

Courtyard by Marriott Hotel in the Kingsley mixed-use district. Photo by Tony McMahan.

Economic Development

York County Economic Development and the Fort Mill Economic Council (FMEC) enhance economic development opportunities and grow the local economy through incentive programs, technical support, marketing, and the I-77 Alliance. Major themes for economic development are preserving industrial lands along appropriate transportation corridors, preparing sites for the Duke Energy Site Readiness Program, and capitalizing on location and workforce. Economic development can support existing industries and businesses and identify niches in the Town of Fort Mill for growth and success of local businesses and entrepreneurs.

The York County Economic Development Strategic Plan Update has seven regional targets, and the primary target for the Town of Fort Mill is the Business/Financial Services sector which is forecasting annual growth between 2.2% to 10% depending on the sector. This sector includes jobs with a diverse set of education, experience, and skill levels. The Business/Financial Services section includes the traditional areas of financial services, insurance, and administrative services, along with growing industries such as FinTech, the convergence of financial services and information technology, and other growing segments such as logistics planning and software. Some of the industries expecting the most growth include Commercial Banking, Financial Planning/Advice, and Internet Publishing/Broadcasting.

A number of incentive are available to help promote economic development. While most incentive programs and packages are focused on State and County level incentives, the Town does participate in providing local incentives. These include tax exemptions for new manufacturing establishments, new corporate headquarters, and new facilities for research and development (Ordinance No. 2016-31). The Town has also adopted the Bailey Bill tax incentive for rehabilitated historic properties and offers a facade improvement grant program for its historic district.

GOALS AND STRATEGIES

Goal ED 1 - Develop and maintain a strong, diversified, and sustainable local economy.

Strategy ED 1.1 – Land use and other regulatory practices shall be efficient and predictable while also being flexible and adaptive to promote economic development opportunities.

- **Action Item ED 1.1A** – Strive to enhance land use certainty for businesses by identifying and removing unnecessary regulatory barriers that discourage private-sector investment.

Strategy ED 1.2 – Support the retention, expansion and recruitment of industries that already have a presence in Fort Mill.

- **Action Item ED 1.2A** – Continue the Facade Improvement Grant program and consider expanding it to other areas of the Town.
- **Action Item ED 1.2B** – Partner with the FMEC to proactively maintain a relationship with major employers to identify cooperative efforts to improve business climate.
- **Action Item ED 1.2C** – Considering developing a program which encourages residents, local businesses, and community organizations to purchase goods and services from other local businesses to support local jobs to recirculate money within the local economy.

Strategy ED 1.3 – Develop a mix of targeted industries to recruit to Fort Mill.

- **Action Item ED 1.3A** – Work with York County Economic Development to recruit Business/Financial Services sectors identified as the target industry for immediate regional opportunity for the Town; and market efforts for short term, mid term, long term industries accordingly.
- **Action Item ED 1.3B** – Review and consider economic development incentives as a local match as a component of the South Carolina Incentive Policy to attract corporate office projects and other qualifying service operations.

Strategy ED 1.4 – Strengthen Fort Mill’s identity and promote a positive image to communicate the value of doing business in Fort Mill.

- **Action Item ED 1.4A** – Develop a formal Town of Fort Mill economic development program and strategy to implement their economic goals and policies and consider the creation of an economic development director position to develop and implement the program.

Strategy ED 1.5 – Implement policy initiatives that will promote the development of housing options that are affordable and appealing for a diverse workforce.

- **Action Item ED 1.5A** – Develop a transit-oriented corridor master plan for SC 21 to identify future housing needs and policies for housing affordability and inclusionary housing programs.

Goal ED 2 - Maintain an adequate supply of developable land and supporting infrastructure to accommodate forecasted growth and accomplish the Town's economic development goals.

Strategy ED 2.1 – Provide adequate infrastructure capacity to support existing development.

- **Action Item ED 2.1A** – Identify and develop capital facilities and services within the Community Facilities Element and Capital Improvements Program.

Strategy ED 2.2 - Establish a utility expansion program as a tool to control the timing and direction of commercial development.

- **Action Item 2.2A** – Work with the Engineering Department to locate excess infrastructure capacity.

Strategy ED 2.3 - Promote efficient and well-designed development and redevelopment of vacant and underutilized industrial and commercial lands.

- **Action Item ED 2.3A** – Monitor and update a buildable lands inventory to ensure adequate short and long-term supply of buildable lands.
- **Action Item ED 2.3B** – Establish a hierarchy system that establishes and assigns priority to vacant lands that have a future land use designation of “employment.”

Goal ED 3 - Promote the economic growth and vitality of downtown.

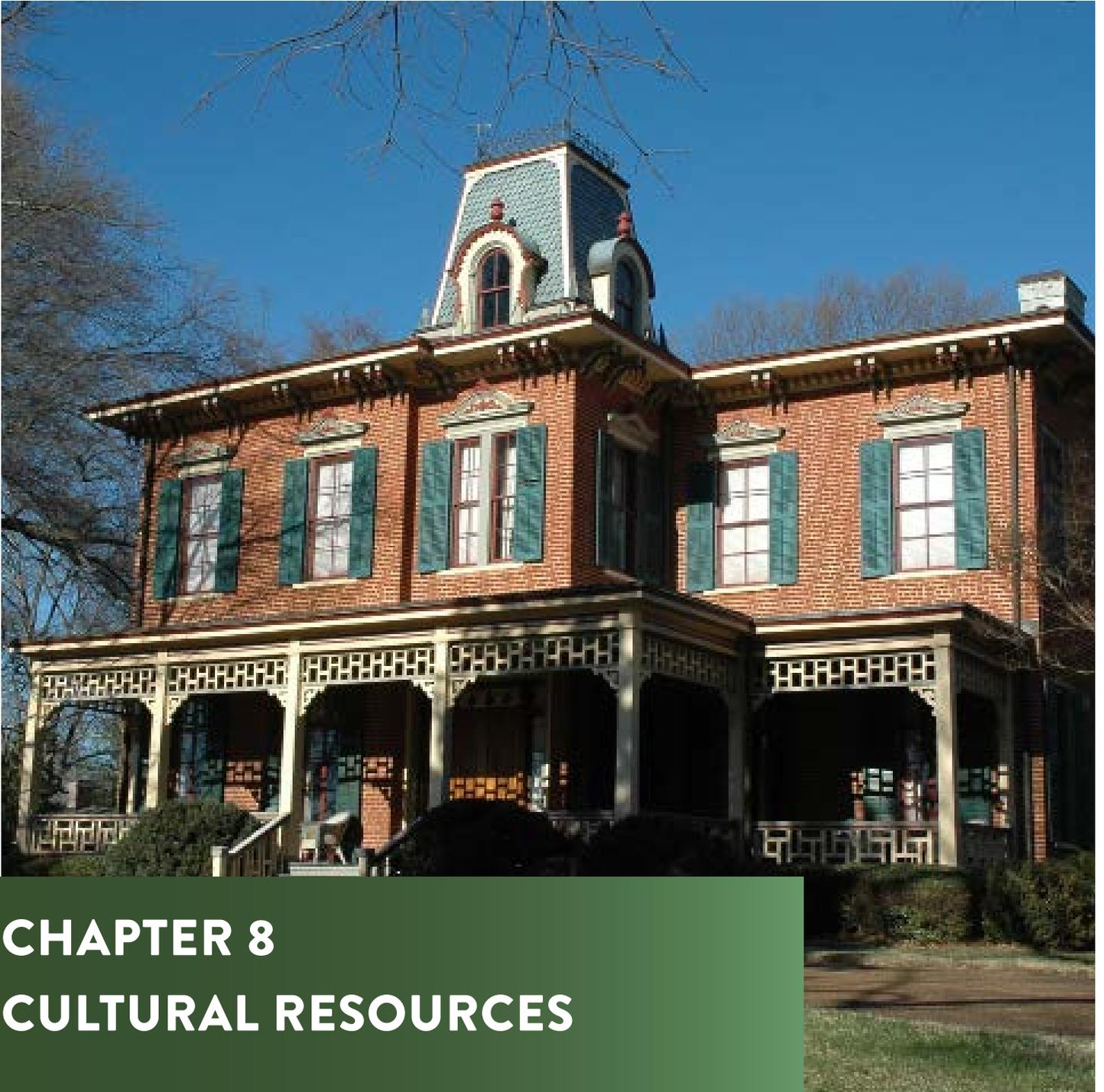
Strategy ED 3.1 – Provide public investment and support private investment in the downtown area with incentives and strategic public investment.

- **Action Item ED 3.1A** – Continue to provide and market the Facade Improvement Grant and Bailey Bill programs.
- **Action Item ED 3.1B** – Fund infrastructure improvements for street/streetscapes, parks, and aging public utility infrastructure.

Strategy ED 3.2 – Create a lively, 24-hour experience in the downtown.

- **Action Item ED 3.2A** - Develop a downtown masterplan which addresses topics such as: determining a successful retail, office, and residential mix; expanding the downtown core; identifying locations for parking; developing connections to the surrounding residential area.
- **Action Item ED 3.2B** – Work with FMEC and the Downtown Merchants Association to develop an inventory of available properties.

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CHAPTER 8 CULTURAL RESOURCES

Chapter 8 Cultural Resources

PURPOSE

The purpose of the Cultural Resources Element is to consider historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Cultural resources are an integral part of the community and provide residents with an important and meaningful sense of history and heritage. Cultural resources are typically buildings, objects, features, structures, or locations with historic or cultural value and may be associated with an event or person that has contributed to the shaping or development of the community.

PLANNING CONTEXT SUMMARY

Local history, cultural diversity, and artistic expression play vital roles in establishing identity and enriching human life in communities. Fort Mill enjoys a richness in its history that sets the stage for ongoing community development in a way that acknowledges and memorializes the past, and shapes decisions about the community's ongoing cultural development.

Preservation of the Town's historic and cultural resources is important to the Town's identity and maintaining these assets make the community more enjoyable for residents and attractive to visitors. This element sets forth goals and strategies which preserve, enhance, and expand the Town's cultural heritage; protects them from potential negative impacts from development; and provides opportunities for enjoyment of cultural assets by the community.

Fort Mill's cultural assets include an extensive range of historic architectural styles that incorporate the Federal Style (ca. 1780-1830), Victorian - Late 19th Century - Vernacular Commercial Storefront (ca. 1860 - 1920), Early 20th Century - Vernacular Commercial Storefront (ca. 1900 - 1940), Victorian - Second Empire/Italiante (ca. 1860 - 1880), Victorian - Classical Revival (ca. 1850 - 1920), Victorian - Vernacular (ca. 1860 - 1910), and Art Moderns (ca. 1920 - 1940). The Town of Fort Mill adopted Historic District Design Guidelines in August 2016 to promote rehabilitation and redevelopment that maintain the historic fabric of the community. The Design Guidelines support downtown and "promote cultural, environmental and economic sustainability."

Figure 8.1 Legend

Map No.	Historic Sites
1	Banks-Mack House
2	John M White House
3	Mack-Belk House
4	Mills House
5	National Guard Armory
6	Spratt Cemetery
7	Springfield Plantation Home
8	Thornwell-Elliott House

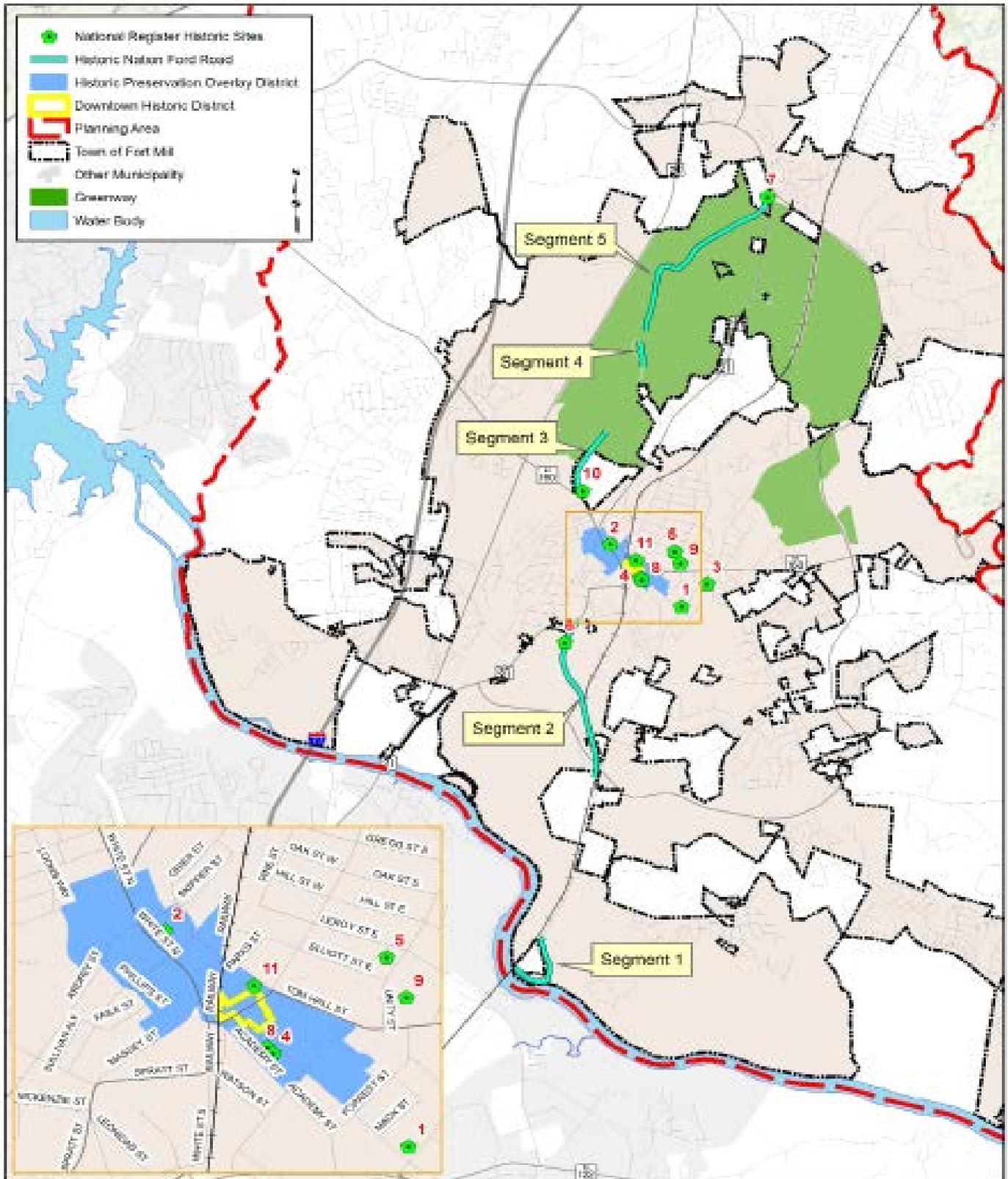


Historic Sites

The Last Confederate Cabinet Meeting marker (image above) and White Homestead, 1831 (image below). Photos by Tony McMahan.



Figure 8.1 Cultural Resources Plan





NATION FORD ROAD

Historic road bed along the Anne Springs Close Greenway. Photo by Catawba Regional Council of Governments.

The Fort Mill Historic District Guidelines apply to all properties within the Historic Preservation Overlay District and to the Town's other designated properties. These districts and properties are reflected in Figure 8.1 Cultural Resources Plan.

GOALS AND STRATEGIES

Goal CR 1 – Preserve and maintain sites and structures that serve as significant, visible connections to Fort Mill's cultural, social, and architectural past.

Strategy CR 1.1 – Assess and update the existing boundaries of the Historic District and evaluate properties for new historic designations and districts.

- **Action Item CR 1.1A** - Require cultural surveys prior to a preliminary plat submission for identification of historically significant properties prior to development.
- **Action Item CR 1.1B** - Identify potential new historic districts and historic properties working with the South Carolina Department of Archives and History (SCDAH) and secure funding from the National Park Service (NPS), U.S. Department of the Interior to conduct historic inventories.

Strategy CR 1.2 – Consider funding for improvement of designated historic properties to enhance the historic image of Fort Mill.

- **Action Item CR 1.2A** - Continue the Facade Improvement Grant program and other tax credit programs to foster the preservation of the Downtown Historic District and the Historic Preservation Overlay District.
- **Action Item CR 1.2B** - Plan for the preservation of historic sites and landmarks, such as the historic Spratt Cemetery.
- **Action Item CR 1.2C** - Develop self guided tours of historic sites and trails for economic development and

tourism in conjunction with the Fort Mill Historic Review Board, the Fort Mill History Museum, the York County Cultural and Heritage Commission, Roots and Recall, and SCDAH.

Strategy CR 1.3 – Emphasize preservation and adaptive reuse as the preferred approach to the management of historic properties. Where preservation or adaptive reuse are not possible, require that new development reflect the character and historic references of the site.

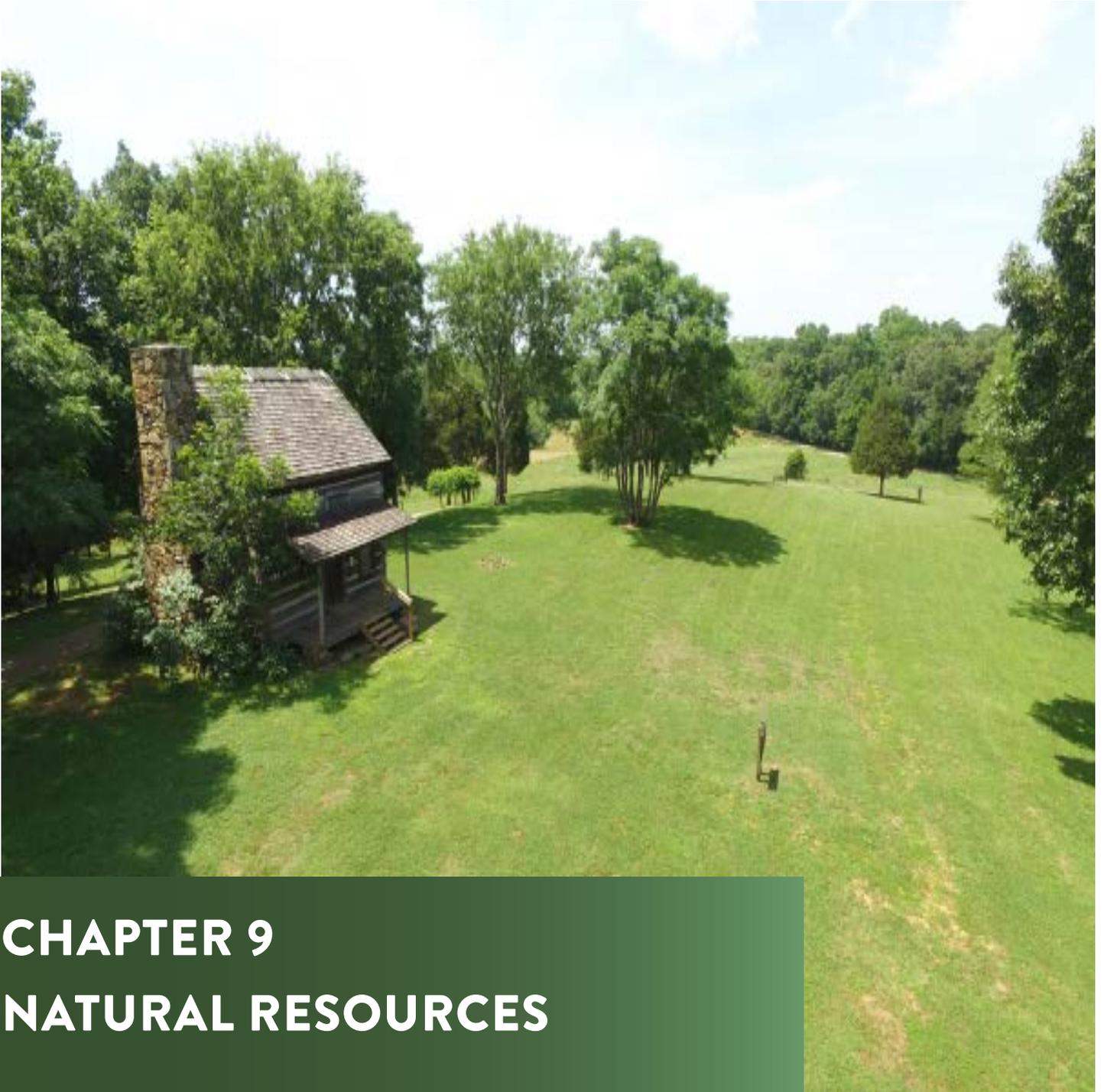
- **Action Item CR 1.3A** - Continue development review by the Fort Mill Historic Review Board and the approval of Certificates of Appropriateness in the Historic District Overlay District in accordance with the Historic District Design Guidelines.
- **Action Item CR 1.3B** - Consider the potential future reuse of the National Guard Amory, which is listed on the National Register of Historic Places and constructed in 1938. This facility is Fort Mill's only Art Deco-influenced building and could house a possible museum, playhouse, library, or multi-cultural facility.

Goal CR 2 – Build the cultural foundations of Fort Mill by involving broad segments of the community in the production, support, and presentation of art and cultural programs.

Strategy CR 2.1 – Promote and develop cultural programs for residents of all ages, including theatrical, musical, dance and other performing arts activities.

- **Action Item CR 2.1A** - In partnership with local organizations, businesses, and education providers, develop community art and cultural events held Downtown.
- **Action Item CR 2.1B** - Identify and develop venues for the presentation of cultural programs, such as a planned amphitheater at Walter Y. Elisha Park.

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CHAPTER 9 NATURAL RESOURCES

CHAPTER 9

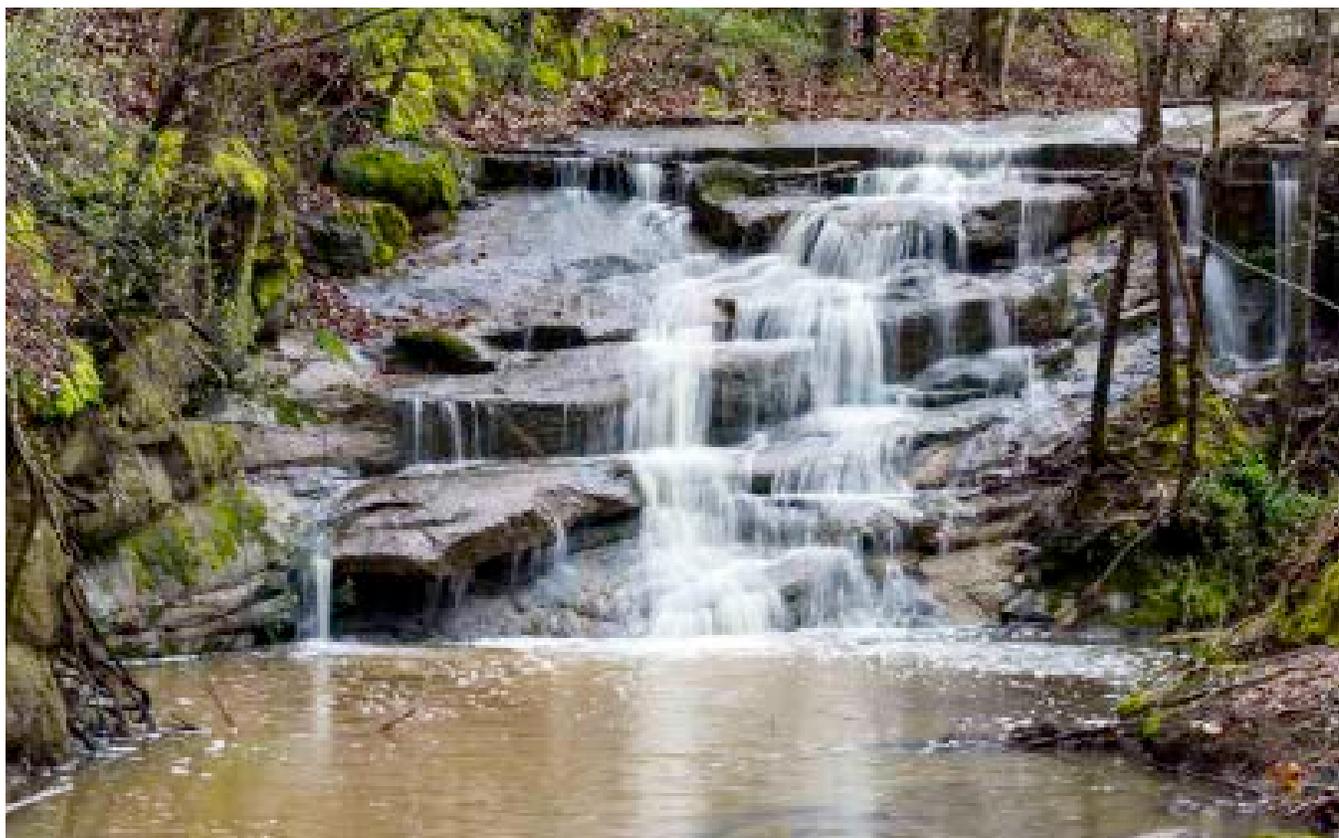
NATURAL RESOURCES

PURPOSE

The purpose of the Natural Resources element is to provide direction regarding the conservation, enhancement, and enjoyment of the Town's natural resources. The element addresses the existing conditions of the water supply and water quality, soils, and open space. The goals of the element address a variety of topics including the protection of important flora and fauna; minimizing impact on watersheds and their associated rivers and streams; and reducing development's impact on air quality and sensitive habitats.

PLANNING CONTEXT SUMMARY

The Town of Fort Mill places a high value on its natural resources and is committed to the preservation and enhancement of its hillsides, creeks, and open space corridors. These natural resources provide habitat for a variety of plant and animal species, corridors for dispersal or migratory stopover habitat and contribute to the ecological health of the area while providing residents and visitors with opportunities to exercise, enjoy nature, and view scenic resources. Water and air are also important resources that are critical to sustaining a healthy population and growing economy. Improving water and air quality, conserving water resources, and reducing greenhouse gas emissions are all priorities of the Town.



LAKE HAIGLER FALLS

Photo by Anne Springs Close Greenway.

The Town of Fort Mill provides residents with trails, greenways, and parks surrounded by forested lands and waterways as noted in Figure 9.1 Trails, Parks, and Blueways Corridors Plan. Eight parks are in the Town of Fort Mill and a future Town park is planned for the Waterside area. In addition to parks, the Anne Springs Close Greenway is an approximately 2,000 acre conservation greenway that includes lakes, open spaces, hiking and horseback riding trails, and numerous community programs and events. As future planning occurs, certain segments of the Proposed Greenway Corridor as shown in Figure 9.1 may change and new segments may be added as other plans evolve, such as the Carolina Thread Trail Master Plan.

Federally or state-listed threatened and endangered species within the Planning Area include the two animal and four plant species listed in Table 9.1, Threatened and Endangered Species. These species are identified in the South Carolina State Wildlife Action Plan (2015) and in the Heritage Trust database for South Carolina. While these six species have been reported in various locations in the Planning Area, it is important to consider that Table 9.1 is not a comprehensive biological inventory of all Threatened and Endangered Species in the Planning Area and additional field work is required for each individual project. Federally listed species are protected under the Endangered Species Act (ESA).

Table 9.1 Threatened and Endangered Species

Common Name	Scientific Name	Status
Carolina Darter	<i>Etheostoma collis</i>	Fish species of concern; State Wildlife Action Plan “High Priority”
Canada Moonseed	<i>Menispermum canadense</i>	Heritage Trust tracked plant species
Butternut	<i>Juglans cinera</i>	Heritage Trust tracked plant species
Bald Eagle	<i>Haliaeetus leucocephalus</i>	STATE THREATENED; Bald and Golden Eagle Protection Act species; State Wildlife Action Plan “High Priority” Heritage Trust tracked bird species
Georgia Aster	<i>Symphyotrichum georgianum</i>	USFWS At-Risk species; Heritage Trust tracked plant species; State Wildlife Action Plan “Highest Priority”
Schweinitz’s Sunflower	<i>Helianthus schweinitzi</i>	FEDERALLY ENDANGERED PLANT; State Wildlife Action Plan “Highest Priority”; Heritage Trust tracked plant species

Source: South Carolina Department of Natural Resources, 2018



THREATENED AND ENDANGERED SPECIES

The Carolina Darter (image above) is a member of the perch family, Percidae and the Bald Eagle. (image below) is the only species of sea eagle in North America. Carolina Darter Photo by Fred Rohde and the Bald Eagle Photo by Tom Murphy, SCDNR.



Figure 9.1 Trails, Parks, and Blueways Corridors Plan

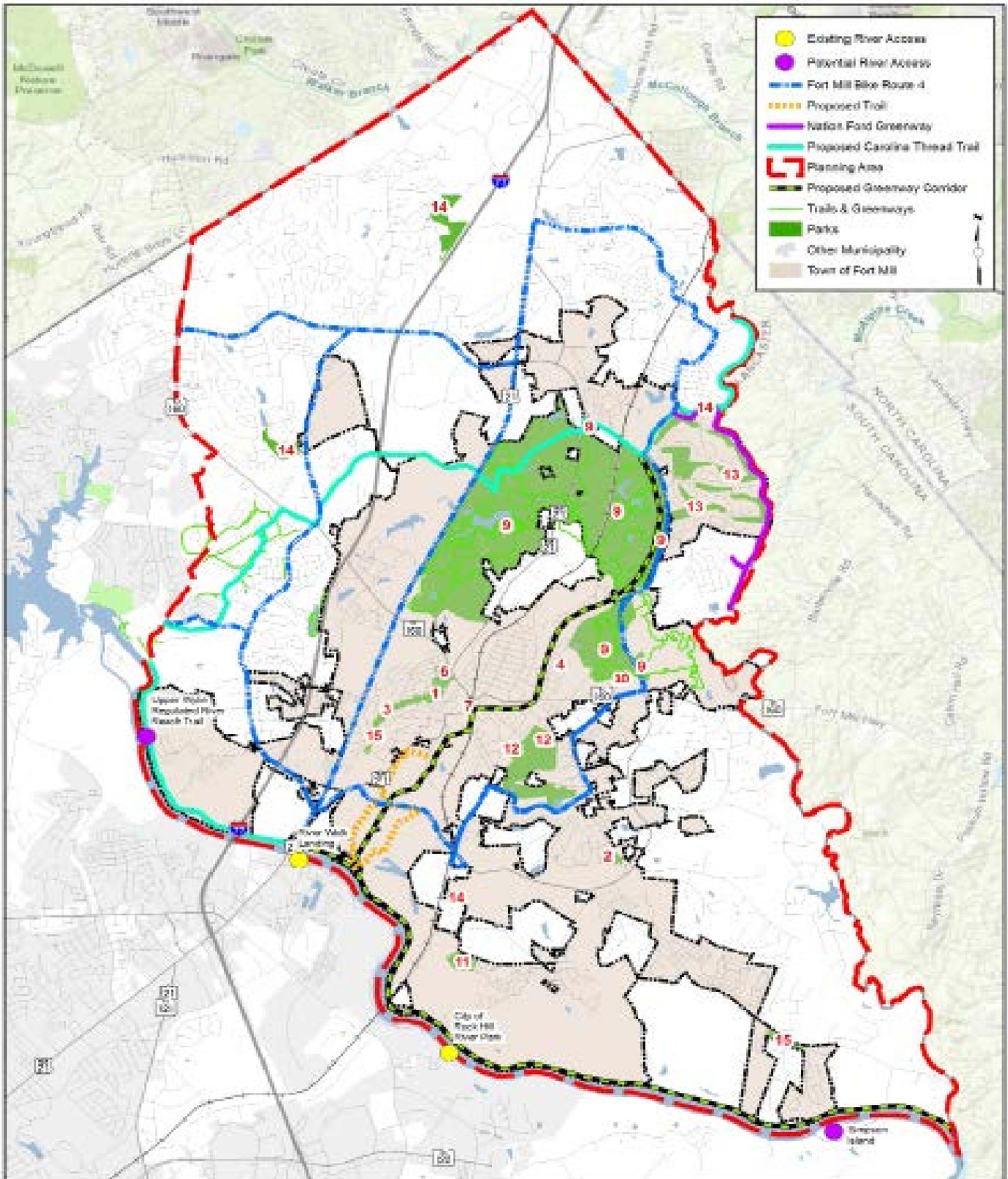


Figure 9.1 Legend

Map No.	Park, Recreation and Open Space
1	Calhoun Street Park
2	Doby's Bridge Park
3	Harris Street Park
4	Steele Street Park
5	Veterans Park
6	Walter Elisha Park
7	Millstone Park
8	Confederate Park
9	Anne Springs Close Greenway
10	ASC Recreation Complex
11	Future Town Park - Waterside
12	Fort Mill Golf Club
13	Springfield Golf Club
14	Nation Ford Land Trust
15	Open Space

**MOUNTAIN BIKING**

Photo by Anne Springs Close Greenway.

Green infrastructure includes open spaces, forests, parks, and trails that are a connected network that provide corridors for wildlife migration. Habitat cores are large blocks of intact habitat and include a central core that is undisturbed and edge areas that serve as a buffer from development. These areas are reflected in Figure 9.2, Habitat Corridors and the data sources include the South Carolina Department of Natural Resources, the Green Infrastructure Center, and the South Atlantic Conservation Blueprint. The breakdown of the acres for habitat cores and species are as follows: Habitat Cores Medium, 9,565.9 acres; Small, 6,672.8 acres; Fragment, 1,219.4 acres; and Threatened and Endangered Species, 3,112.8 acres.

The South Atlantic Conservation Blueprint is a spatial plan that identifies priority areas for conservation across parts of six states, from southern Virginia to northern Florida. Data from the South Atlantic Conservation Blueprint (Version 2.2) was considered in conjunction with habitat cores developed by the Green Infrastructure Center. Figure 9.3 Priority Conservation Areas show data combined from both sources and note locations most important for consideration for the Town of Fort Mill and the Planning Area: habitat cores, aquatic condition, aquatic connectivity, upland forests, and biodiversity.

A few key areas of the Town and the Planning Area have intact natural habitat buffers surrounding rivers and streams. Figure 9.4 Riparian Buffers show areas with intact riparian buffers that represent key conservation opportunities, as well as areas with less natural buffer that would be good candidates for restoration to improve water quality. Figure 9.5 Aquatic Connectivity show rivers and streams that are well-connected, which represent important aquatic conservation opportunities. A few areas show the need to restore aquatic connectivity through fish passage or barrier removal.

The Town and the Planning Area have large, intact patches of upland hardwood forests that support birds and other species. Figure 9.6 Upland Hardwood Birds note places where the forest habitat is most suitable for various bird species and connecting or expanding the habitat cores would help maintain and conserve this important habitat type. Figure 9.7 Resilient Biodiversity Hotspots reflect a few unique areas that are important for biodiversity in the Planning Area. The map indicates pockets within and outside of the habitat core that will help protect biodiversity and ensure natural resources

Figure 9.2 Habitat Corridors

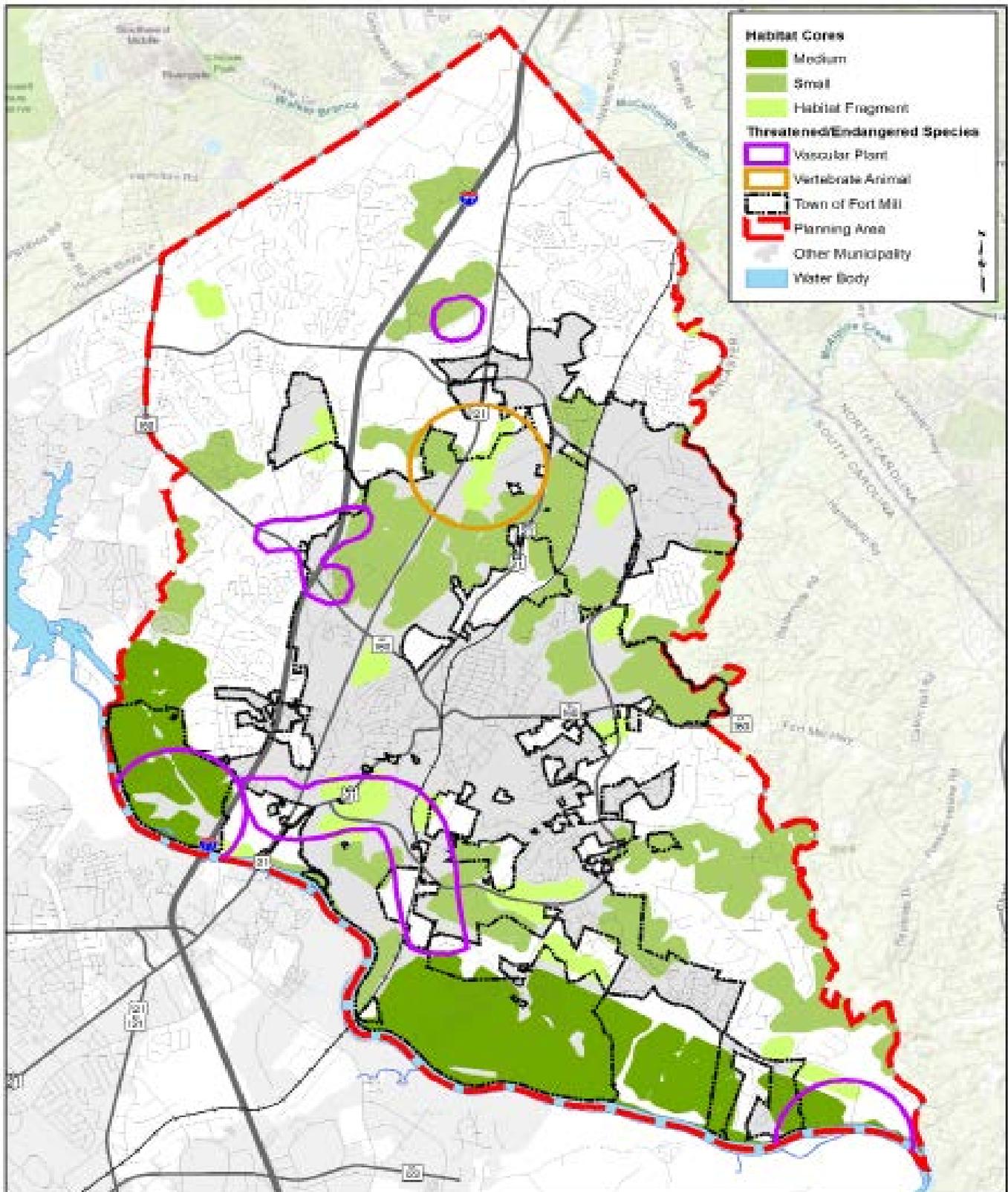


Figure 9.3 Priority Conservation Areas

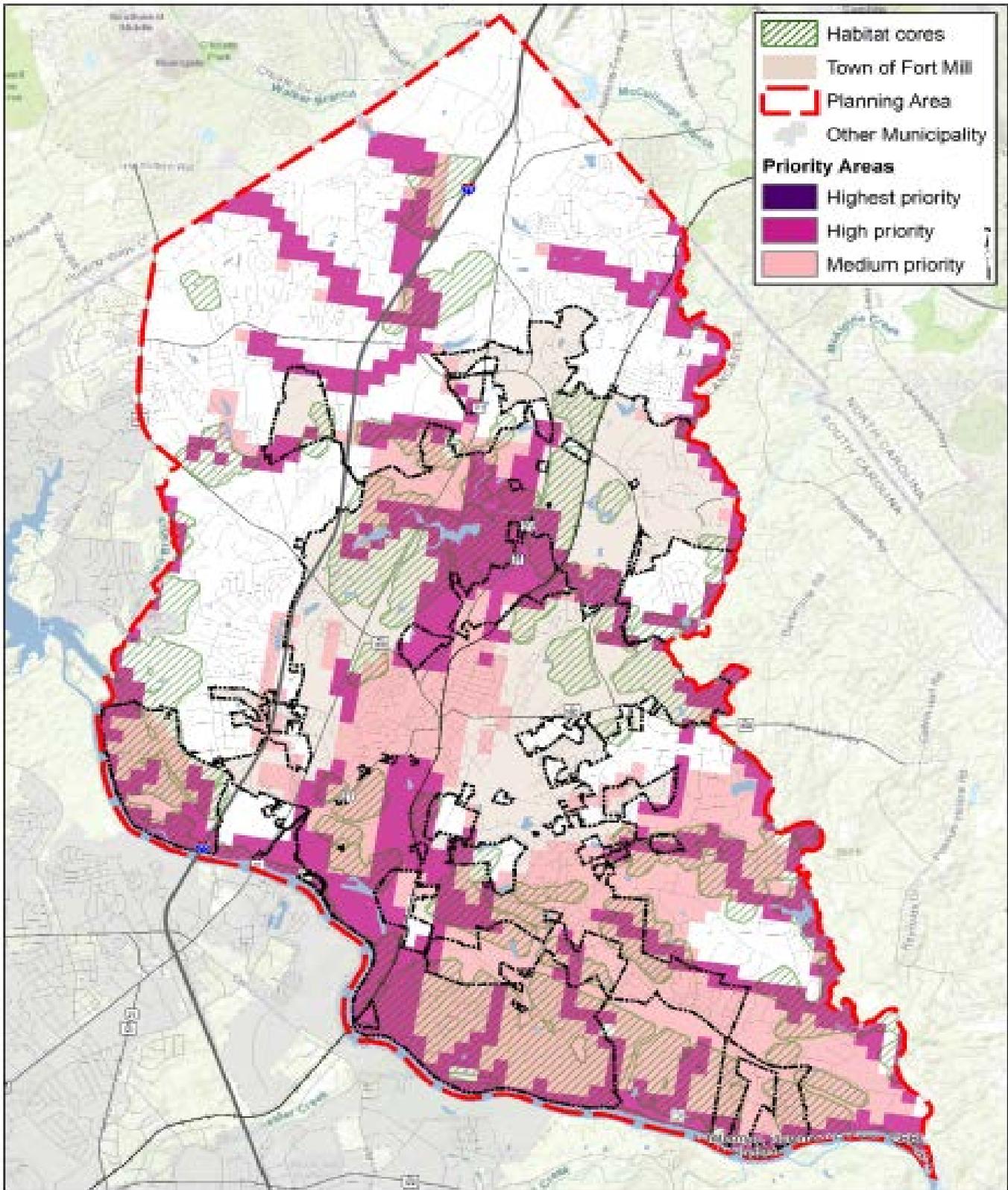


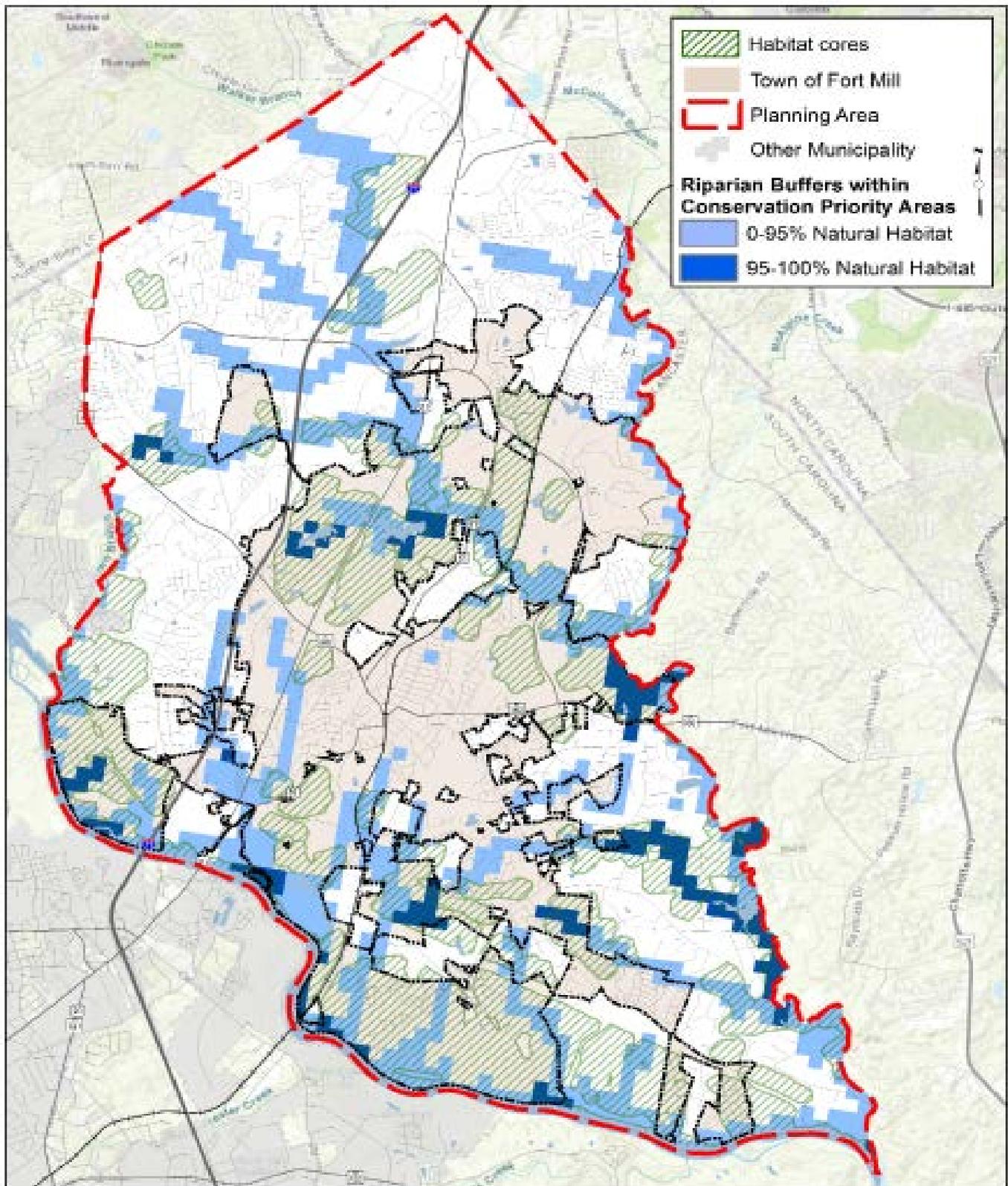
Figure 9.4 Riparian Buffers

Figure 9.5 Aquatic Connectivity

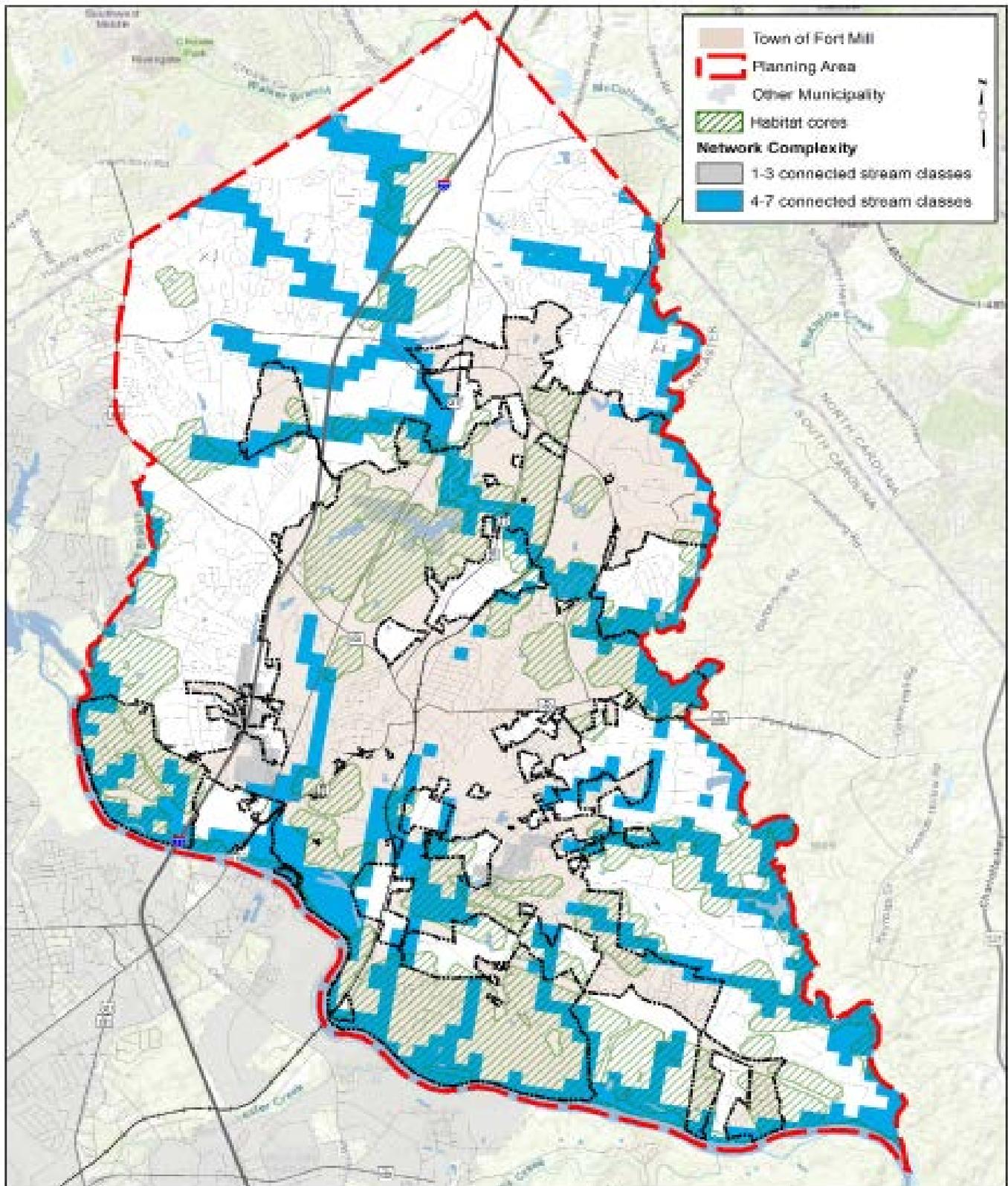


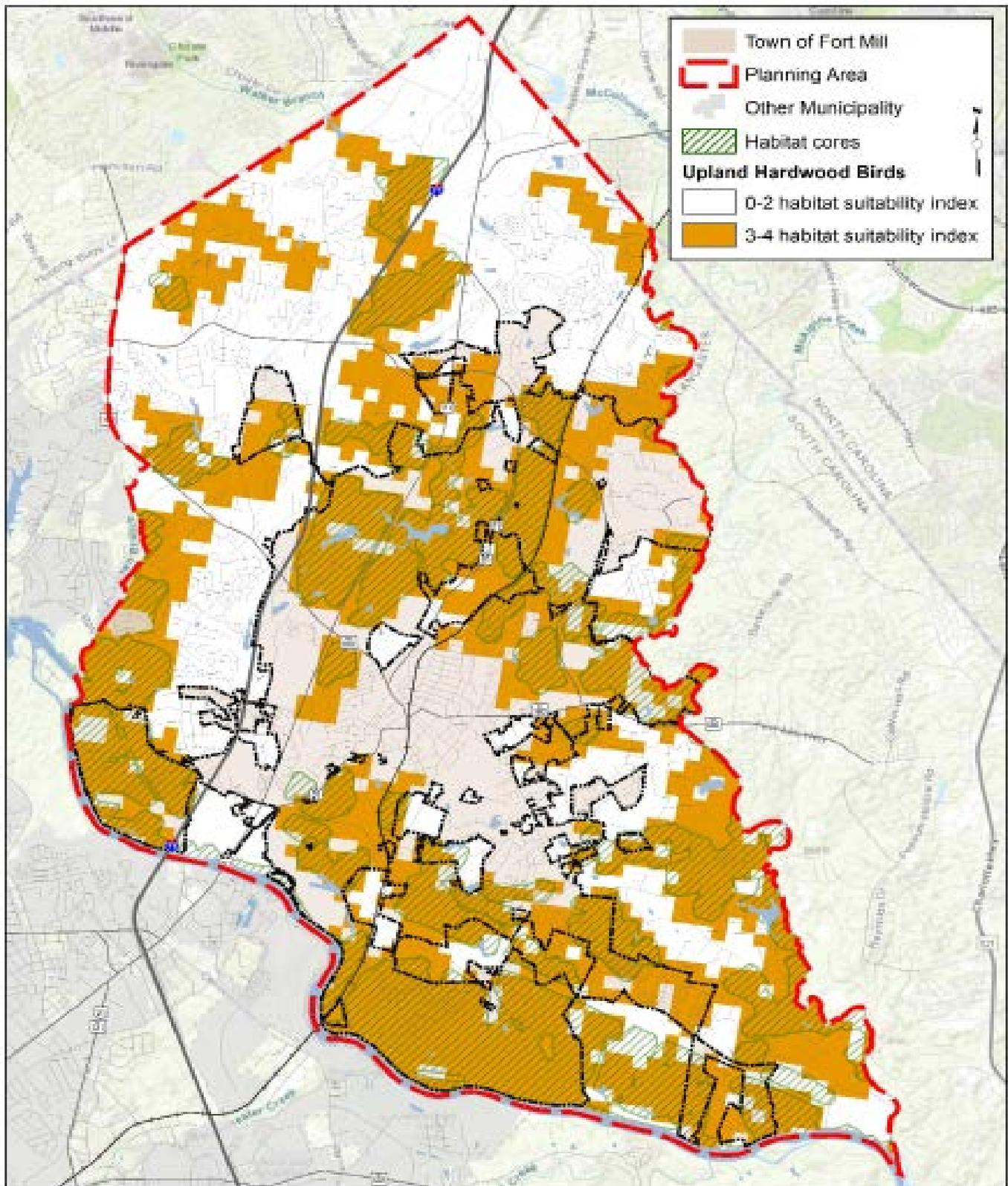
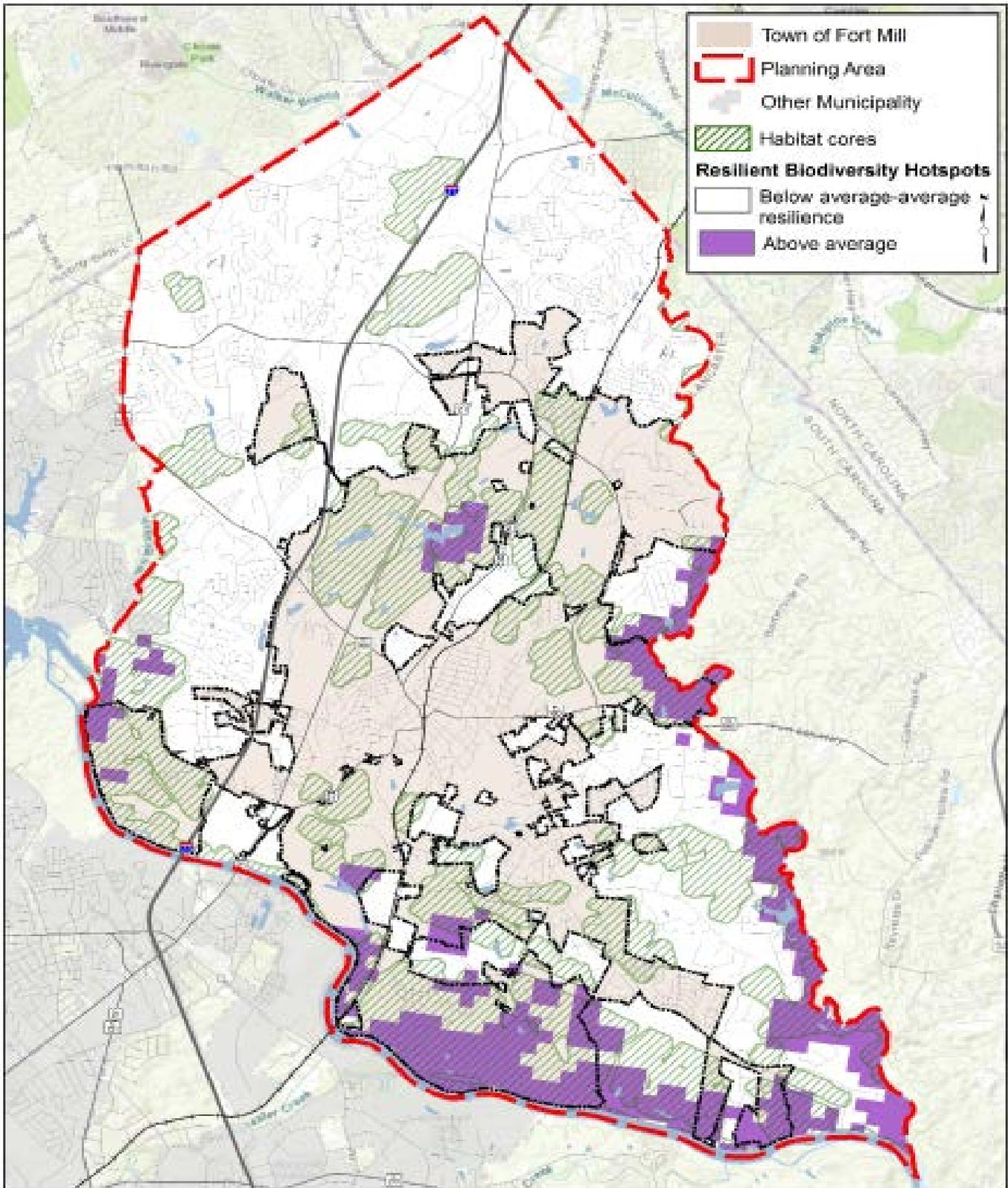
Figure 9.6 Upland Hardwood Birds

Figure 9.7 Resilient Biodiversity Hotspots



are resilient to climate change.

GOALS AND STRATEGIES

Goal NR 1 – Protect, enhance, and restore sensitive biological resources, native habitat, and vegetation that supports wildlife so they can be sustained and remain viable.

Strategy NR 1.1 – Protect native wildlife habitats by limiting or avoiding new development that encroaches into important native habitat areas, limits the range of the protected species, or creates barriers that cut off access to food, water, or shelter of ESA listed or otherwise tracked species.

- **Action Item NR 1.1A** - Require ESA listed species surveys as a part of new development review.
- **Action Item NR 1.1B** - Facilitate discussion of potential land conservation easements on priority areas for natural networks for wildlife.

Strategy NR 1.2 – Encourage the protection of mature, native tree species to support the ecosystem, provide shade, and enhance the aesthetics of new and existing development.

- **Action Item NR 1.2A** - Incorporate a tree survey into the development review process for tree diameters over 16 inches, and include tree protection measures prior to and during construction activities.
- **Action Item NR 1.2B** - Consider a tree inventory for publicly owned lands and identify new tree planting opportunities to mitigate future tree canopy losses and to increase tree shade where applicable.

Strategy NR 1.3 – Protect riparian habitat corridors by requiring sufficient setbacks for new development adjacent to creek slopes, maintaining natural and continuous creek corridor vegetation, and protecting plant communities from the adverse effect of increased stormwater runoff, erosion, and sedimentation that may occur from adjacent development.

- **Action Item NR 1.3A** - Consider a river and stream corridor buffer overlay ordinance for incorporation into development regulations.

Goal NR 2 – Improve overall water quality by protecting surface water and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources.

Strategy NR 2.1 – Work with local and regional partners to improve and restore surface water to its natural condition.

- **Action Item NR 2.1A** - Develop watershed plans with regional partners and submit applications as applicable for funding assistance for local restoration/stabilization programs for the Catawba River, Steele Creek, and Sugar Creek.
- **Action Item NR 2.1B** - Continue the Adopt-a-Stream program and coordinate activities with the Clemson University Center for Watershed Excellence and the South Carolina Department of Health and Environmental Control.
- **Action Item NR 2.1C** - Partner with the Carolina Thread Trail, the Catawba Lands Conservancy, and the Nation Ford Land Trust to develop trails and host volunteer work days for stream and trail clean up events.

Strategy NR 2.2 – Concentrate new development in areas that are least susceptible to erosion to minimize siltation of water bodies to reduce water pollution.

- **Action Item NR 2.2A** - Work with developers on water quality protection measures and siting all permanent

structures and facilities away from the floodplain.

- **Action Item NR 2.2B** - Require land disturbance permits for all developments in the Town.

Strategy NR 2.3 – Promote stormwater management techniques that minimize surface water runoff in public and private developments, including requiring the use of low-impact development techniques to best manage stormwater and minimizing impermeable surfaces.

- **Action Item NR 2.3A** - Develop stormwater education programs for employees, contractors, developers, homeowners, and students on best management practices with brochures, websites, community park demonstrations, news media, and school events.
- **Action Item NR 2.3B** - Educate the community on the benefits of a rain garden landscape to receive runoff from a roof, driveway, or lawn and then collect, filter, and infiltrate runoff through low-maintenance plants.

Strategy NR 2.4 – Encourage customers to actively conserve water year-round and especially during times of drought.

- **Action Item NR 2.4A** - Develop a water conservation plan for residents and businesses during normal rainfall seasons and dry seasons, and promote the plan through the Town’s website, schools, and community events and programs.

Strategy NR 2.5 – Encourage private property owners to plant native or drought-tolerant vegetation in order to reduce the need for irrigation.

- **Action Item NR 2.5A** - Partner with developers, neighborhoods, and the Clemson Cooperative Extension’s Carolina on the Yards Program for healthy, watershed friendly landscapes.

Goal NR 3 – Improve the health and sustainability of air quality by reducing potential sources of pollution.

Strategy NR 3.1 – Reduce greenhouse gas emissions by limiting new development that is primarily dependent on private automobiles; promote infill development that is mixed-use and pedestrian-friendly in those locations indicated on the Future Land Use Map.

- **Action Item NR 3.1A** - Foster mixed-use development centers and employment centers that provide multimodal transportation options for residents and visitors.

Strategy NR 3.2 – Coordinate with Rock Hill-Fort Mill Area Transportation Study (RFATS) and other regional and state agencies to seek opportunities for non-motorized transportation or public transportation.

- **Action Item NR 3.2A** - Plan local resources to initiate a public transit program serving the Town of Fort Mill in conjunction with surrounding jurisdictions, RFATS, and the Charlotte Area Transit System (CATS).
- **Action Item NR 3.2B** - Provide input for future Regional Transit Plans on Town of Fort Mill transit issues and needs.
- **Action Item NR 3.2C** - Develop new programs for bike sharing, electronic charging stations, and other similar programs that provide alternative transportation options to traditional gas powered automobiles.

Goal NR 4 – Preserve, enhance, and expand natural areas in order to protect their natural ecology, provide recreational opportunities, and assist with improved air quality.

Strategy NR 4.1 – Coordinate with local agencies and private land holders to explore all possible resources for the public acquisition of permanent open space.

- **Action Item NR 4.1A** - Communicate to property owners and developers the state and federal tax and public benefits of placing lands into conservation easements with the Nation Ford Land Trust.



CHAPTER 10 COMMUNITY FACILITIES

CHAPTER 10

COMMUNITY FACILITIES

PURPOSE

Public facilities and services provided by the Town of Fort Mill support residential land uses and commercial and industrial developments. Utility infrastructure facilities such as: water, wastewater, stormwater, and solid waste are continuously maintained to accommodate existing populations and expansions completed to plan for future residential growth and economic development. Police and fire services protect people and property from crime, fire, medical, and other natural disasters. Safety and security impact personal well-being, economic viability, and the quality of life of all residents in the community. Park and recreation facilities provide opportunities for residents and visitors to live active, healthy lifestyles. Excellent education facilities are important community assets that contribute to growth of the Town of Fort Mill.

PLANNING CONTEXT SUMMARY

Part of what makes the Town of Fort Mill special is the sense of community and family-oriented atmosphere. Community facilities provide spaces for interaction for residents through education, recreation, and government resources such as library spaces and community centers. Figure 10.1 reflects the location of current and proposed Community Facilities. As Fort Mill has experienced growth, more facilities and infrastructure improvements have been planned and approved for the Town of Fort Mill.

WATER SUPPLY, TREATMENT, AND DISTRIBUTION

A new water tank is planned to be built off of Highway 160 East near Bass Street on land donated by Clear Springs. When complete, this tank will hold one million gallons of water which will assist with fire protection and provide consistent water pressure for the Town's water distribution system.

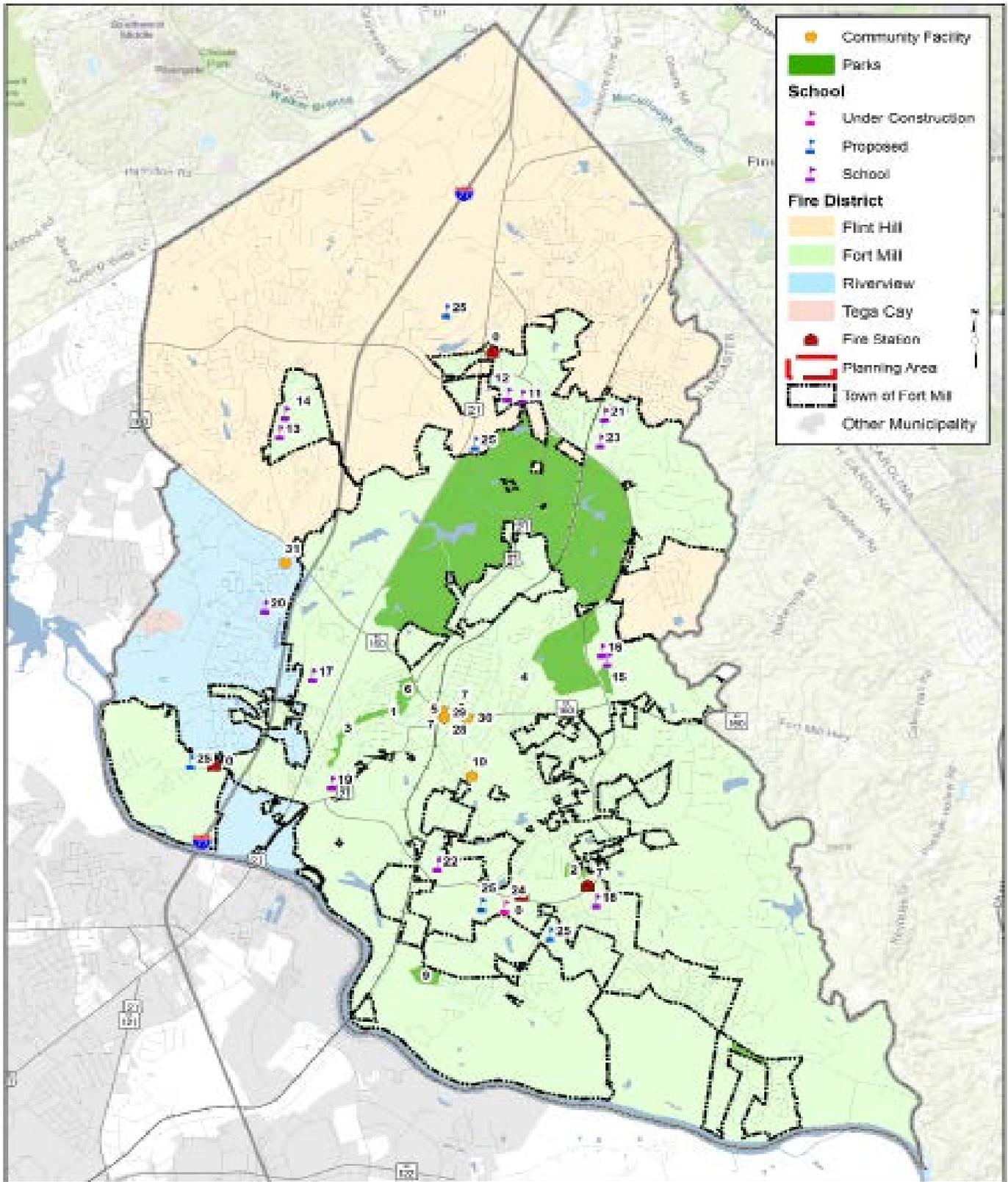
The Town completed a water line upgrade along a portion of the Fort Mill Parkway in 2017 but does not have any additional lines or extensions planned at this time. The Town's water system is regularly reviewed to ensure capacity is available to meet the demands required of its current customers as well as planned new development.

The general consensus is that Fort Mill's current water needs are being satisfied, although it is recognized that having more than one line to

Figure 10.1 Legend

Map No.	Name
1	Calhoun Street Park
2	Doby Bridge Park
3	Harris Street Park
4	Steele Street Park
5	Veterans Park
6	Walter Y. Elisha Park
7	Millstone Park
8	Confederate Park
9	Future Town Park - Waterside
10	Fort Mill Community Center
11	Springfield Elementary School
12	Springfield Middle School
13	Pleasant Knoll Elementary School
14	Pleasant Knoll Middle School
15	Fort Mill Elementary School
16	Fort Mill Middle School
17	Fort Mill High School
18	Dobys Bridge Elementary School
19	Riverview Elementary School
20	Orchard Park Elementary School
21	Sugar Creek Elementary School
22	Banks Trail Middle School
23	Nation Ford High School
24	Catawba Ridge High School
25	Future School
26	Fire Station
27	Future Fire Station
28	Police Station
29	Spratt Building
30	Town Hall
31	Fort Mill Library

Figure 10.1 Community Facilities Plan



transport water across the Catawba River would be beneficial. In an emergency, the existing Charlotte Mecklenburg Utility Department connection to Carowinds could serve to supply water to some residents of Fort Mill and the planning area.

Wiedeman and Singleton, Inc. conducted an update to the 2007 Water System Master Plan in March 2016. The primary objective of the update was to provide water flow projections to the year 2050 and to identify water system improvements required to serve the Town from the City of Rock Hill in two phases. These recommendations are reflected in Figure 10.2 Water Master Plan Phase 1 and 2.

Phase 1 was targeted for completion by 2020 in the plan. The water system improvements planned would serve the Town of Fort Mill until 2030. Although the construction of the Fort Mill Parkway may change the hydraulic characteristics and defer the Phase I water system improvements, Wiedemann and Singleton recommended the Town plan for the capital projects as that may be required to meet demand. The Phase 1 recommendations include a booster pump station, an elevated tank, 30,100 linear feet of new water lines for the Bypass Extension, Southeast Loop, Whites Road, and Northern Loop for a total estimated cost of \$12.3 Million.

Phase 2 was targeted to be completed by 2030-2040 and would serve the Town until 2050. While the Phase 2 water system improvements are a long term recommendation, Wiedeman and Singleton engineers anticipate sustainable revisions based on actual development activity during the 2020-2030 timeframe. The water system facilities included in the Phase 2 plan include an elevated tank and 31,400 linear feet of new water lines for Northern Loop, Section 2 and Williams Road Loop for a total estimated cost of \$10 Million.

SEWAGE SYSTEM AND WASTEWATER TREATMENT

In 2016, the Town received its notice to proceed from SC Department of Health and Environment Control to upgrade the treatment plant. Phase 1 of the upgrade which is scheduled to be completed by January 2018 will improve the operation of the plant without adding any treatment capacity. Phase 2 of the Wastewater Treatment Plant upgrade will add capacity and treatment capability to meet proposed regulatory requirements for more strict treatment. This additional capacity will accommodate both existing growth and known proposed growth as well as making future additions easier.

Some of the older sewer lines in Town are under-sized for their capacity needs and their age-related maintenance is an ongoing concern. Mapping of these older lines is a utility department initiative given their new GIS capabilities. The Town's utility system master plan indicates that there may be some capacity to serve near the Tom Hall / Springfield Parkway area.

Wiedeman and Singleton, Inc. conducted an update to the 2007 Wastewater System Master Plan in January, 2016. The main objective of the update was to provide population and wastewater flow projections to the year 2050 and define anticipated wastewater needs. These recommendations are shown in Figure 10.3 Wastewater Master Plan Phases 1 and 2.

Recommendations identified wastewater collection system improvements required for flows to the Town's existing Wastewater Treatment Plant located at 1455 Spratt Street. The recommendations involve the design and construction of gravity sewer lines, sewage pump stations, force mains, as well as easements, rights-of-way, and permits.

The future collections systems for Phase IA – Lower Catawba Regional Plan (McAlhaney Branch and Ardrey Branch) and Phase IB - Upper Catawba Regional Plan (Nims Lake Branch and future Sugar Creek System Plan) will divert wastewater

Figure 10.2 Water Master Plan Phases 1 and 2

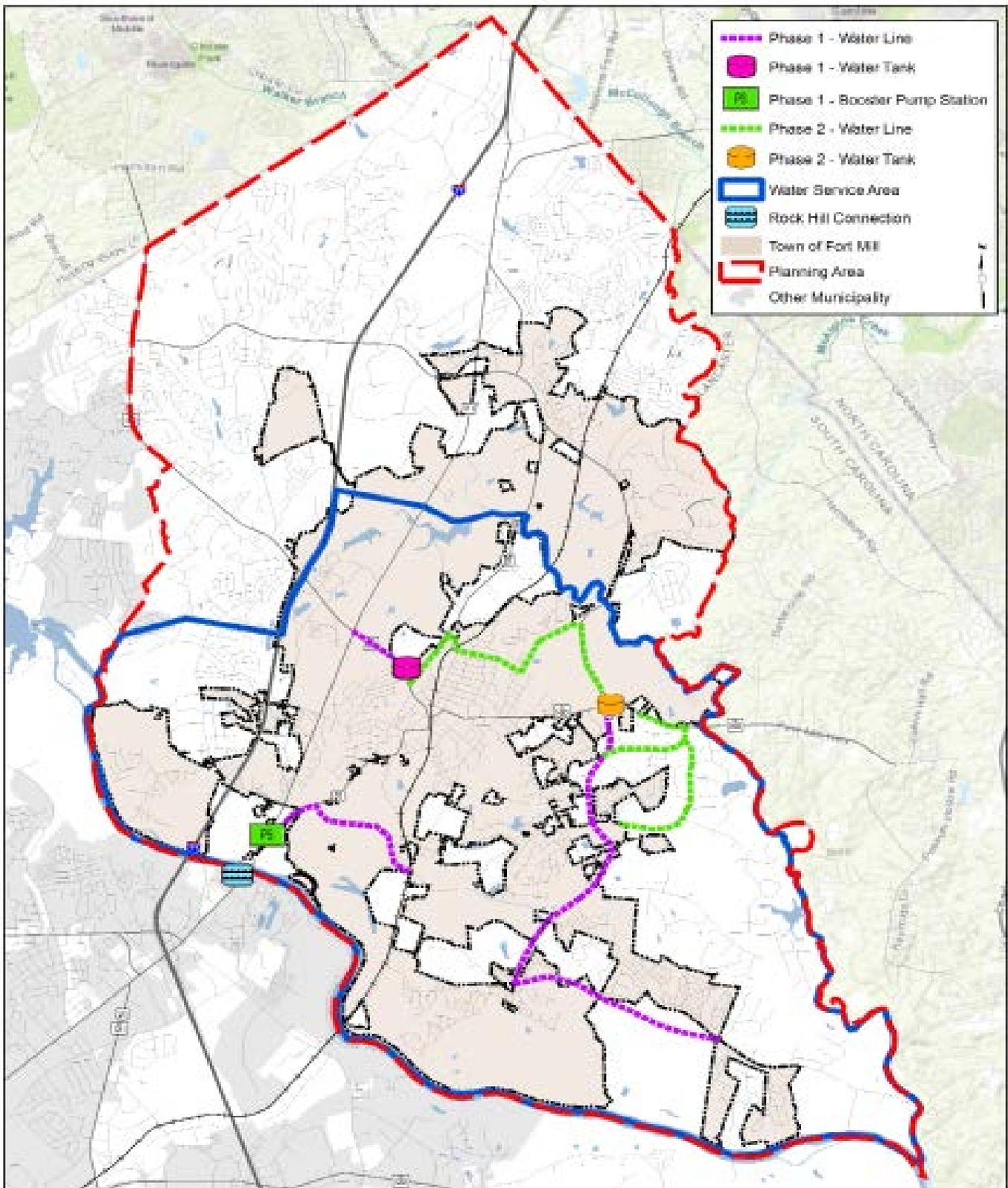
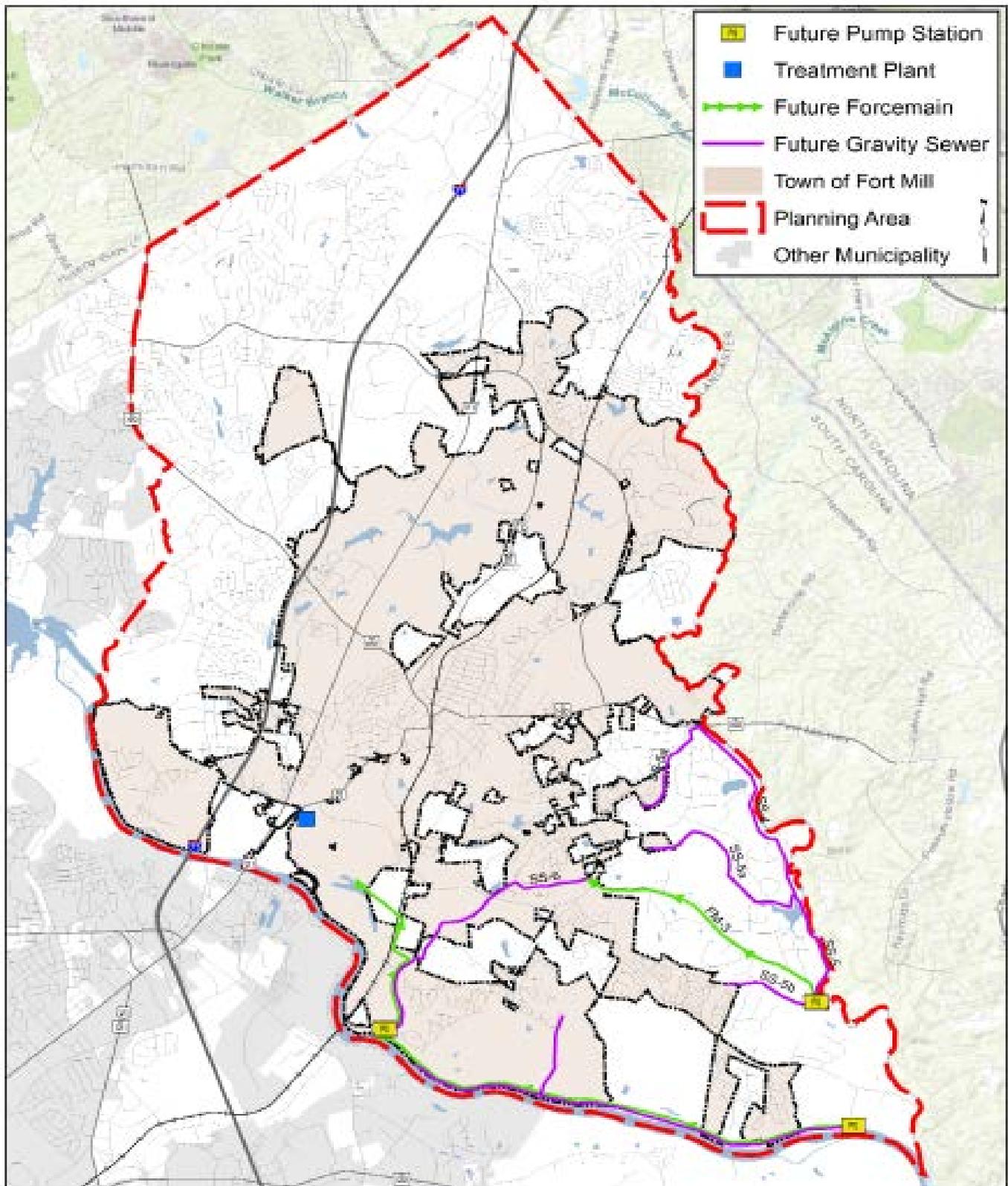


Figure 10.3 Wastewater Master Plan Phases 1 and 2



up to 6.43 MGD (peak flow rate) to the Town's Wastewater Treatment Plant. Wiedeman and Singleton's preliminary opinion of construction costs for Wastewater Phase 1, Upper and Lower Catawba Regional Plan, which includes 65,100 linear feet of force main and gravity sewer lines, two pump stations, and an access road, is \$25 Million. The preliminary opinion of construction costs from Wiedeman and Singleton for the future collection system Phase II- Sugar Creek System Plan is \$13 Million and includes 60,900 linear feet of force main and gravity sewer lines, a pump station, and an access road.

SOLID WASTE SERVICES

The Town of Fort Mill collects solid waste and yard waste and uses private companies and contractors to ultimately dispose of the waste. Continued efforts shall be made by the Town to ensure that waste is disposed of properly and that all contractual arrangements maintained or updated, as necessary, to accommodate a growing population.

The Town contracts out the collection of recyclable materials, which are ultimately taken to a private facility for processing. As recycling services become more difficult nationwide to implement due to rising costs and decreasing byproduct demand, continued efforts shall be made by the Town to work with regional providers so that recycling services continue to be a financially feasible option locally.

York County is currently operates two convenience centers in the Fort Mill area, with one currently operating from a temporary location on Fort Mill Parkway. A nearby permanent site is currently under construction.

PARKS AND RECREATION

In 2010 the Town signed a ten-year lease with Leroy Springs Company (LSC) to manage the recreation sports programs previously run by the complex. This included the use of the existing playing fields, tennis courts, and gymnasium. As part of the agreement, at the end of the ten years the LSC facilities would no longer be available for Town use.

The Town has been actively moving towards acquiring land to build new playing fields. Land donated by the developer of Waterside at the Catawba provides an opportunity for baseball and softball fields to help meet this need. The Town continually works with the school district and local churches to secure recreational space to meet the needs of its growing sports programs.

In late 2017, LSC announced it would donate the Recreation Complex and certain adjacent land with a value of over \$10 million to a newly created partnership of the Town, the Upper Palmetto YMCA, and the Fort Mill School District. This agreement will include the construction of a new aquatic center and may also include an additional gym and other recreation space. As part of the agreement, the YMCA will take over the management of the complex, the aquatics center and the current pool and fitness areas. The Parks & Recreation Department administrative offices will be located in the Recreation Complex, and they will continue to operate the youth sports programming and summer camps. The new aquatics center should be open in the fall of 2019.

After many years of leasing Walter Y. Elisha Park from LSC, the Springs family officially donated the 14-acre park to the Town in 2017. The Town has plans to add bathrooms, an amphitheater, and other amenities to make this a year-round destination for families and visitors. Walter Y. Elisha Park is the home of the award-winning SC Strawberry Festival.

PUBLIC SAFETY

The Fort Mill Police Department is located at 112 Confederate Street. The department's stated mission is "to work in a true partnership with our fellow citizens of Fort Mill to enhance the quality of life in the city." The Fort Mill police chief directs 47 sworn officers and seven civilian employees. The divisions within the Police Department include Patrol, Criminal Investigations, Narcotics, Forensic Specialist, School Resource Officers, Professional Standards Unit, and Crime Prevention/Community Programs.

Additional space for the Police Department at 112 Confederate Street was provided in 2017 due to the relocation of Town Hall to 200 Tom Hall Street. A Police Department substation is also planned as a part of the Town's Fire Station #2 on Fort Mill Parkway.

FIRE PROTECTION

Fort Mill employs 45 full-time operational firefighters staffing three 24 hour shifts of 12 personnel. The full-time staff is supplemented by six part-time personnel that work on an as needed basis. The administrative staff consists of a Fire Chief, Deputy Chief, Fire Marshal, Deputy Fire Marshal, and Administrative Assistant. The Fire Department has a primary response area of 28.8 square miles. The Fire Department responds to all fire, hazardous materials, technical rescue, and other calls for service in the entire response area. The Fire Department responds to medical incidents within the municipal limits of the Town of Fort Mill.

Station One is located at 121 Tom Hall Street and provides service and protection for all areas within the Town limits. The station answered 1,553 calls for service in 2016. While the Town's existing fire station is located near the center of its coverage area, the area's suburban style development pattern creates the need to add future substations. The beginning phase of planning future substations is securing land in appropriate locations. This step has already been completed for Fire Station #2, which was donated during negotiations for the Nims Village residential subdivision on the Fort Mill Parkway near Whites Road. Additional municipal sites have been negotiated and/or donated through development agreements that may serve as appropriate locations for future substations. Fire Station #2 is currently under construction and is anticipated to open in 2020. The vertical development of additional sites will ultimately depend on the service needs of the community.

ADMINISTRATIVE SERVICES

After many decades in its previous location at 112 Confederate Street, Town Hall relocated to 200 Tom Hall Street in May 2017, which allowed the Police Department to expand into the vacated space. This new location houses Town administration, planning, building and codes, utility billing, and finance departments. One of the many benefits of this new location is that it provides a convenient drive-thru window for Town residents to pay their utility bills. Included with the purchase of the building is an adjacent lot that could be utilized for future expansion.

SCHOOLS

Widely considered one of the highest quality school districts in South Carolina, the Fort Mill school system is forced to maintain that designation while keeping up with the rapid residential growth occurring within the Town limits and across the Township. In 2015 citizens voted to approve a \$226 million bond referendum to construct the third high school, a new middle school, an aquatic center, and other growth-related expenses. The Fort Mill School system currently operates nine elementary schools, five middle schools, and two high schools.

The Fort Mill School District has current projects underway as new construction, additions, and renovations. Catawba Ridge High School is currently being built on Fort Mill Parkway and will open in August 2019 at a cost of \$99.1 million. Also, a new District Aquatics Center will be built at the Anne Springs Close Complex at a cost of \$9.9 million, opening date set for the fall of 2019. Both of these projects were approved as a part of the 2015 Bond Referendum.

The following additions/renovations and new construction projects totaling \$197 million are listed in the Facility Needs Subcommittee Report and were approved by Fort Mill residents as a part of the 2018 Bond Referendum on March 20, 2018:

- New Elementary School #10 - \$42,278,388 (August 2020 Projected Open Date)
- New Elementary School #11 - \$44,623,878 (August 2020 Projected Open Date)
- New Middle School #6 - \$53,646,800 (August 2021 Projected Open Date)
- Purchase of new technology devices - \$20,548,624 (Includes replacement of existing equipment, increased devices in middle and elementary school, replacement of security cameras, desktops and laptops, etc.)
- HVAC replacement, kitchen equipment replacement - \$8.9 Million (Includes major facility maintenance, which includes HVAC and kitchen equipment replacement, roof replacements, driveway repair and replacement.
- Land Purchases for Future School Sites - \$16.8 Million
- Purchase of additional school buses – \$2.2 Million (Includes an additional 20 school buses)

South Carolina's state constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools) but limits those bonds to 8% of assessed property values within the district. The Fort Mill School District issues bonds on an annual basis within that 8% limit to fund needs with lower costs. In order to fund needs with costs above the 8% limit the state allows school districts to hold a bond referendum that must be approved by voters before projects can begin. The Fort Mill School District also collects impact fees on new construction homes in the district. These funds can be used for capital projects or to reduce the district's debt services. The school board has traditionally used these funds to reduce the district's debt service.

On a regular basis, the school district works with consultants to review residential growth projections to address the need to build additional schools. At a September 2018 retreat, the school board was presented with projections that indicate the district is expected to exceed capacity for elementary students on 2020, and for middle school students by 2021. Based on this information, the school board recently announced that they are preparing for a \$190 million bond referendum to construct one middle school, two elementary schools, and other school related projects. As shown on the Community Facilities map, the district has already secured land for five new school sites.

LIBRARY

The York County Library System operates five branches throughout the York County with the main branch located in downtown Rock Hill. The Fort Mill branch is a 9,000-square foot library in the Village of Baxter. During the stakeholder meetings and the community meetings many people expressed a desire to have a library branch located east of I-77.

Fast Facts: Year 2016-2017 from the York County Library website:

- Library Visitors: 571,289 people visited York County libraries, increasing 69% from the previous year
- Materials Loaned: 1,172,742 print and electronic materials circulated, increasing 12.93% from the previous year

- *Inter-Consortia Loans: 157,431 materials circulated with other consortium libraries*
- *Resources Utilized: Access of online resources increased 37.39% from the previous year*
- *Library Programs: 2,527 programs offered, with 90,763 people attending, an increase of 16.12%*

GOALS AND STRATEGIES

Goal CF 1 - Provide community facilities and services in a fiscally responsible manner that maintain an adequate level of service, and are continuously monitored, improved and expanded to meet the expected growth in the area.

Strategy CF 1.1 – Continue to prepare a financially responsible and achievable Capital Improvement Plan that implements the capital recommendations of the Comprehensive Plan.

- **Action Item CF 1.1A** – Review the Priority Investment and Implementation Elements of the Comprehensive Plan on an annual basis to ensure consistency with the Capital Improvements Program.

Strategy CF 1.2 – Ensure that new development contributes its fair share of the community facility related costs that are associated with growth.

- **Action Item CF 1.2A** – Update the impact fee report every five years and adjust rates as necessary.
- **Action Item CF 1.2B** – Work with other jurisdictions to encourage them to adopt similar impact fee programs to minimize “jurisdiction shopping” by potential new commercial developers.

Strategy CF 1.3 – Ensure capacity for safe drinking water and waste water treatment is sufficient to serve current and future needs of the Town.

- **Action Item CF 1.3A** – Identify and fund necessary improvements that increase wastewater capacity in order to support current and future needs associated with economic expansion and increased residential units.
- **Action Item CF 1.3B** – Consider establishing a timetable to fund and replace aging infrastructure.
- **Action Item CF 1.3C** – Identify areas where additional system capacity is available and establish criteria to direct new economic development projects to these areas to maximize system efficiency.
- **Action Item CF 1.3D** – Identify and plan for funding to implement the Water and Wastewater Master Plan Updates in accordance with planned growth and development.

Strategy CF 1.4 – Provide an adequate and cost-effective solid waste collection and disposal system that also encourages Town resident to reduce, re-use and recycle.

- **Action Item CF 1.4A** – Consider developing a Solid Waste Management Plan to ensure long term goals of solid waste management are met.

Strategy CF 1.5 – Maintain, develop, and support recreation opportunities at multiple park and open space facilities to meet the growing active and passive recreation and fitness needs of our diverse community.

- **Action Item CF 1.5A** – Develop a parks and recreation master plan to determine long range program and facility needs.

- **Action Item CF 1.5B** – Use GIS mapping tools to establish a reasonable proximity requirement from residential neighborhoods to identify the appropriate location of future park sites.
- **Action Item CF 1.5C** – Establish a linked system of passive recreational and natural open space that provides safe opportunities for walking, jogging, running, and biking.
- **Action Item CF 1.5D** – Establish a fee-in-lieu program to allow developers to contribute to park related funds.
- **Action Item CF 1.5E** – Increase the number of Americans the Disability Act (ADA) accessible facilities.

Strategy CF 1.6 – Plan and provide for exceptional police protection services to promote a safe and secure community.

- **Action Item CF 1.6A** – Maintain and implement a Police Department strategic plan to set near-term goals for to serve a dynamic and changing environment, align police services with the community’s desires and expectations, and accurately access the department’s operational needs to best serve the Town.

Strategy CF 1.7 – Plan and provide for fire facilities that adequately protect the health, life, livelihood, and property within the Town’s first response service area.

- **Action Item CF 1.7A** – Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined by the National Fire Protection Code.
- **Action Item CF 1.7B** – Review service levels to determine the timing for constructing the third and fourth fire stations in order to maintain or improve fire insurance ratings.
- **Action Item CF 1.7C** – Review the existing mutual aid contract with the County to ensure an equitable formula is used to determine County funding amounts.

Strategy CF 1.8 - Continue to improve the function and appearance of the Town’s public buildings.

- **Action Item CF 1.8A** - Provide convenient services to citizens through the expansion of the Administration facility that will provide efficient delivery of service for related services.

Goal CF 2 - Coordinate and support outside service providers to ensure their services are provided in an equitable manner.

Strategy CF 2.1 – Continue to encourage the Fort Mill School District to coordinate their facility planning with the Town’s land use planning.

- **Action Item CF 2.1A** – Meet with the school’s space and growth projection consultants on an annual basis to update new housing starts and build-out projection data.
- **Action Item CF 2.1B** – Encourage the school district to locate new schools adjacent to existing or anticipated residential neighborhoods to maximize the opportunity to provide safe pedestrian and bicycle access.
- **Action Item CF 2.1C** – Encourage the school district to locate new schools throughout the Township to minimize the traffic issues created by driving students to school.

Strategy CF 2.2 – Establish a York County Public Library on the east side of Town.

- **Action Item CF 2.2A** – Research the possibility of securing stand alone or shared space to locate a branch library within the Town.

Strategy CF 2.3 – *Ensure water service is available for current and future residents in a cost-efficient manner.*

- **Action Item CF 2.3A** – *Review the City of Rock Hill’s contract to provide water capacity to Fort Mill to ensure an equitable formula.*

Strategy CF 2.4 – *Continue to coordinate with York County Emergency Management to ensure safety to Town residents in the event of a natural or manmade disaster.*

- **Action Item CF 2.4A** – *Establish a Town liaison to work with York County Emergency Management.*
- **Action Item CF 2.4B** – *Develop a continuing communications and education program including instructional website, pamphlets, information packets, and articles in the local media to increase public education and awareness.*
- **Action Item CF 2.4C** – *Identify and develop a plan to retrofit critical facilities and install backup generators as necessary.*
- **Action Item CF 2.4D** – *Evaluate the feasibility and identify potential funding for Federal Emergency Management Agency (FEMA) P-361 Community Safe Rooms for Tornadoes and Hurricanes, as such facilities may be stand-alone structures or incorporated into school facilities or on other community facility campuses.*



RIVERVIEW ELEMENTARY SCHOOL

Photo by Catawba Regional Council of Governments.

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CHAPTER 11 HEALTH

CHAPTER 11

HEALTH

PURPOSE

The health of a community for residents and the environment relies on the effectiveness of public policy, community design, and the distribution of public and other community resources. According to the American Planning Association’s Healthy Communities Policy Guide (2017), non-medical factors are important for health. The County Health Ranking and Roadmaps Report notes that “only 20% of the factors that account for the length and quality of life are attributed to access to and quality of medical care.” Where a person lives impacts their overall quality of life and length of life. The Robert Wood Johnson Foundation provides information by zip code that shows how individuals living in nearby geographic locations can vary greatly in projected life expectancy due to the differences in access to healthy foods, active living, safe and noise free environments, and clean air and water.

PLANNING CONTEXT SUMMARY

The Build Healthy Places Network, Summarizing the Landscape of Healthy Communities report, states that access to medical care is a component to health but the built environment affects the health of residents in a community. Communities in America are experiencing the highest level of poverty in the last fifty years, with one in six Americans now living in poverty. Low-income neighborhoods and communities of color often have the greatest health concerns that are related to preventable chronic diseases such as heart disease, diabetes, and hypertension. The report states, “...according to Virginia Commonwealth University’s Center on Society and Health, life expectancy can vary as much as 20 years



SWING BRIDGE GREENWAY TRAIL

Photo by Anne Springs Close Greenway.

across neighborhoods just a few miles apart.” The zip codes in Fort Mill and the Planning Area note life expectancy of 75.0 years for Men and 80.0 for Women which is comparable to the national life expectancy averages in America of 75.6 for Men and 80.7 for Women.

Residents with a strong sense of belonging to their local community are more likely to live healthier lives with fewer mental health challenges than those with a weaker sense of community. The Healthy Places – Project for Public Spaces (PPS) Report notes that “the stronger the sense of belonging, the more likely people were to exercise, lose weight, or eat more healthily.” The built environment should provide spaces with parks, plazas, gathering spaces, and walkable streets to promote interaction and social well-being for residents. Green landscapes and open spaces reduce stress and promote well-being. All neighborhoods should have nearby parks and greenways to provide opportunities for good mental health.

The five key measurements for promoting healthy communities include:

- Active Living – active transportation, recreation, traffic safety
- Healthy Food Systems – access and production
- Environmental Exposure – air quality, water quality, and soil contamination
- Emergency Preparedness – natural hazards and mitigation
- Social Cohesion – green infrastructure, housing, and public safety



PEACH ORCHARDS

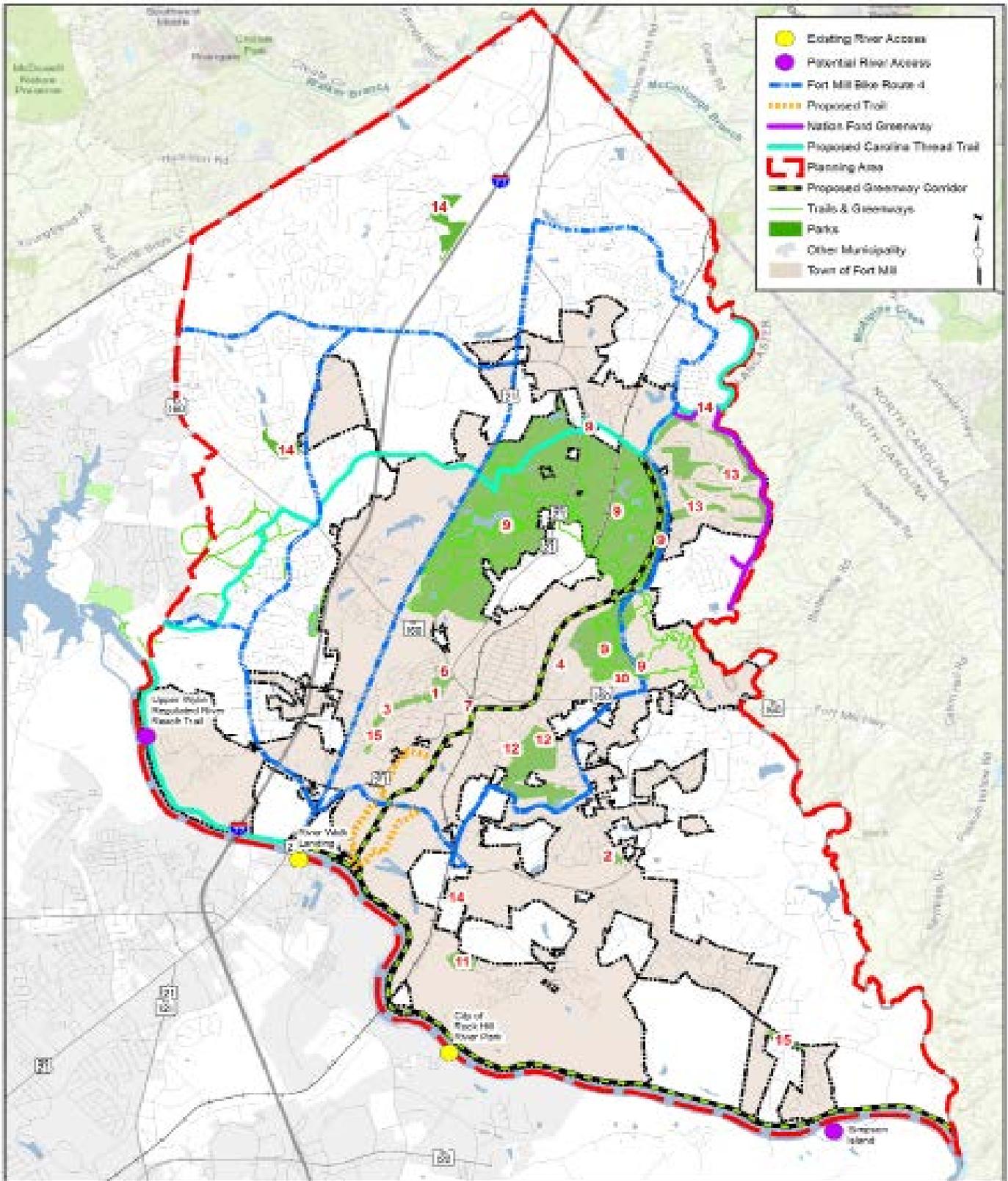
Peach trees bloom along Highway 160 in vibrant pink flowers each spring and is a busy location for Easter holiday pictures. Photo by Tony McMahan.



PEACH STAND MARKET

Local peach varieties are abundant to residents and visitors. Photo by Tony McMahan.

Figure 11.1 Active Living



GOALS AND STRATEGIES

Goal HE 1 - Provide healthy food access for all neighborhoods in the Town of Fort Mill.

Strategy HE 1.1 - Provide for local food production that supports commercial and non-commercial farms.

- **Action Item HE 1.1A** - Encourage community gardens and urban agriculture on public and vacant lands to expand access to healthy food and social interaction.

Strategy HE 1.2 - Support food distribution systems that provide greater access to healthy food for all neighborhoods.

- **Action Item HE 1.2A** - Develop an open air farmer's market facility that provides regular, easy access to locally grown produce and goods and social interaction for residents of all ages.
- **Action Item HE 1.2B** - Through partnerships with local businesses and community organizations, coordinate food truck opportunities and pop-up farmer's markets for more access to foods in parks and open spaces.

Goal HE 2- Develop an infrastructure throughout the Town of Fort Mill that promotes active living for residents of all ages and abilities.

Strategy HE 2.1 - Connect neighborhoods through safe, tree-shaded bike and pedestrian sidewalks, trails, greenways, and protected bike lanes.

- **Action Item HE 2.1A** - Develop a Vision Zero approach for improved traffic safety.
- **Action Item HE 2.1B** - Implement an urban forestry program that maintains tree canopies and plants new trees to provide for corridors and greenways that are shaded for walkers and bike riders.



HIKING

Photo by Anne Springs Close Greenway.



YOGA CLASS

Photo by Anne Springs Close Greenway.

- **Action Item HE 2.1C** - Support options for unconventional settings for health care services to improve and expand health care access for underserved communities that may include community centers, schools, places of worship, retail pharmacies, and mobile health units.

Strategy HE 2.2 - Provide all residents with safe and inviting access to open spaces, parks, and trails.

- **Action Item HE 2.2A** - Require new developments to provide parks and open spaces accessible to all households within a five minute bike ride or a ten minute walk.
- **Action Item HE 2.2B** - Work with existing residential neighborhoods to fill in gaps in sidewalks to provide connections to nearby open spaces, parks, and trails.

Strategy HE 2.3 - Work with the Fort Mill School District, neighborhoods, and developers to build safe routes to schools.

- **Action Item HE 2.3A** - Develop shared use policies for recreation and parks between the Town, the School District, and community and faith based organizations.
- **Action Item HE 2.3B** - Apply for grant funds to develop safe routes to schools corridors.
- **Action Item HE 2.3C** - Provide safe pedestrian and bike connections to adjacent neighborhoods when new public facilities and schools are constructed.

Strategy HE 2.4 - Implement the Future Land Use Plan and develop compact mixed-use districts and land uses that offer housing choices and are walkable and bikeable.

- **Action Item HE 2.4A** - For mixed-use districts and adjacent residential areas, design should include complete neighborhoods that meet the daily needs of all residents within walking distance of their homes.
- **Action Item HE 2.4B** - Implement design practices and development incentives that encourage aging in place to give older residents the opportunity to stay in their community, if not their existing home, and easily access the necessary services of daily living and the other services that enable them to lead a healthy life.



GREENWAY RACE

Photo by Anne Springs Close Greenway.



PARADISE LOOP TRAIL

Photo by Anne Springs Close Greenway.

Strategy HE 2.5 - Support facilities, programs, and policies that make active living a convenient choice.

- **Action Item HE 2.5A** - Establish a Fort Mill Healthy Community Council with partners from hospitals and clinical health care providers, public health, schools and higher education institutions, business community, parks and recreation, faith-based and community organizations, emergency preparedness, engineers, and planners to explore feasible policies and actions to advance health and health equity in all policies.
- **Action Item HE 2.5B** - Provide bike racks for safe storage of bicycles at public facilities, parks, and businesses.
- **Action Item HE 2.5C** - Develop a Health Impact Assessment for the Town to determine potential health impacts based on policies, programs, and projects.
- **Action Item HE 2.5D** - Conduct a Bike to Work Day annually to celebrate new bike infrastructure and safety education programs.
- **Action Item HE 2.5E** - Consider adoption of Complete Streets and Complete Neighborhoods policies that provide for safe access by walking and biking to a mix of uses that support daily needs and support healthy communities.
- **Action Item HE 2.5F** - Support options for unconventional settings for health care services to improve and expand health care access for underserved communities that may include community centers, schools, places of worship, retail pharmacies, and mobile health units.

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CHAPTER 12 PRIORITY INVESTMENT

CHAPTER 12 PRIORITY INVESTMENT

PURPOSE

Priority Investment is an element required for comprehensive plans through the 2007 South Carolina Priority Investment Act, which amended the 1994 Local Government Comprehensive Planning Enabling Act. This element analyzes funds for public infrastructure to build water and sewer systems, roads and schools and recommends projects for expenditure of available funds. It also provides for coordination between local governments. Coordination between local jurisdictions is included in the Priority Investment element and is defined as notice by the planning commission to other local governments who then have an opportunity to provide feedback.

PLANNING CONTEXT SUMMARY

Demand for development is high in the Town of Fort Mill, the Planning Area, and in the surrounding jurisdictions. Coordination between jurisdictions is a key component to be fiscally efficient with public funds while growing the local and regional economy. Managing growth includes strategic public investments both in infrastructure and public facilities. The Town of Fort Mill can also leverage existing assets and can encourage new development in the Downtown Historic District and in other employment and mixed-use districts.

The intent of the Priority Investment element is essentially to require localities to use Capital Improvement Plans as guides for public infrastructure investments, also requiring direct coordination between neighboring jurisdictions and agencies. The Town of Fort Mill has adopted a Capital Improvements Plan in coordination with the Town's Development Impact Fee Study, which addresses facility needs and funding methods for fire protection, municipal facilities, parks and recreation facilities, as well as transportation infrastructure. Additional plans, including but not limited to the RFATS 2045 Long Range Transportation Plan and the Town's Wastewater System Master Plan, address public infrastructure needs and funding.

The goals and strategies within this element will guide the Town towards continued strategic, regionally coordinated, and fiscally responsible public infrastructure planning and investment.

GOALS AND STRATEGIES

Goal PI 1 - Coordinate the Town's Capital Improvements Program and the Comprehensive Plan.

Strategies PI 1.1- Ensure high priority action items identified in the Implementation Plan are listed in priority within the Capital Improvements Program and any updates accordingly.

- **Action Item PI 1.1A-** Establish an annual reporting process by Town departments to reflect implementation of action items.
- **Action Item PI 1.1B-** Provide budgets for Town departments that support the accomplishment of high priority action items.
- **Action Item PI 1.1C-** Develop Priority Investment Zones to facilitate the implementation of infrastructure and public facility investment.

Goal PI 2 - Partner with surrounding jurisdictions and local agencies to plan for and fund public infrastructure and facility developments and expansions.

Strategies PI 2.1- *Develop multi-jurisdictional infrastructure and transportation projects that benefit the region and improve efficiency and sustainability within the Town of Fort Mill.*

- **Action Item 2.1A** - *Continue participating in programs such as RFATS, Pennies for Progress, Regional Transit Engagement, etc. that support transportation for existing corridors, new collector roads, freight planning, and public transit services.*
- **Action Item 2.1B** – *Establish a dedicated funding source for the maintenance of the Town owned roads.*
- **Action Item 2.1C**- *Implement recommendations in the Water System Master Plan Update and Wastewater System Master Plan Updates developed by Wiedeman and Singleton.*
- **Action Item 2.1D** - *Collaborate with the Fort Mill School District and other community stakeholders to plan and implement joint programs, facilities, and infrastructure.*

Goal PI 3 - Provide capacity for future development within mixed-use and employment centers and in existing developed areas in accordance with the Future Land Use Plan through strategic infrastructure and public facility investments.

Strategy PI 3.1 *Maintain infrastructure and public facilities in developed areas to enhance growth for infill and redevelopment and provide the expansion of infrastructure and public facilities to support mixed-use and employment centers.*

- **Action Item PI 3.1A** - *Develop short term and long term infrastructure and public facility / service master plans with Town Departments for targeted Priority Investment Zones.*

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APPENDIX A IMPLEMENTATION

APPENDIX A - IMPLEMENTATION

PURPOSE

Appendix A - Implementation details the goals, strategies, and action items for the ten elements of the Comprehensive Plan. Through the implementation of the Comprehensive Plan, the action items can be achieved that support the Imagine Fort Mill Vision Statement. The Implementation Plan includes timeframes, types of action, and notes if actions require budgetary considerations or not. The Implementation Plan is a recommended approach for decision making and is based on the availability of resources and, therefore, should be flexible.

Table A.1 Implementation Timeframes, describes the length of time for the timeframes and Table A.2 Action Type Descriptions defines the types of actions necessary for implementation. Table A.3 Implementation Plan is the framework for decision making and actions may be implemented earlier or later, subject to the availability of resources and needs.

Table A.1 Implementation Timeframes

Timeframe	Description
Short Term	0-3 Years
Mid Term	3-5 Years
Long Term	5-10 Years
Ongoing	Continued Activity

Table A.2 Action Type Descriptions

Action Type	Description
Coordination	This action requires coordination with local municipal, regional, state, private, and non-profit agencies.
Public Outreach	This action involves public education, marketing, and public information.
Study/Plan	This action typically requires a plan, feasibility study or analysis and subsequent report/recommendation prior to proceeding with the planning effort.
Policy	This action is a policy decision made by elected officials.
Grants	This action requires grant writing, administration, and possible local matching funds.
Development Regulations	This action includes zoning and land development regulations.

Table A.3 Implementation Plan

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
Population Element				
Goal P 1 - Sustain small town feel of the community for all neighborhoods and communities.				
Strategy P 1.1 - Identify unique neighborhood assets and protect the character of all communities.				
P 1.1A	Develop design guidelines for established neighborhoods that support infill development and maintain neighborhood design.	Mid Term	Study/Plan	Y
P 1.1B	Partner with older neighborhoods for strategic planning to develop a vision for redevelopment and needed amenities.	Mid Term	Study/Plan	Y
Goal P 2 - Manage growth through tools that ensure new developments add value to all communities in the Town.				
Strategy P 2.1 – Collaborate with York County and the City of Tega Cay on development standards for undeveloped parcels between boundaries.				
P 2.1A	Adopt low impact development standards that can be used with infill and/or new development projects.	Short Term	Development Regulations	N
Goal P 3 - Support the Fort Mill School District to promote excellence in education for all ages.				
Strategy P 3.1- Collaborate with Fort Mill School District on partnerships for shared use facilities, programs, and developments that enhance community learning and recreation opportunities.				
P 3.1A	Coordinate with the Fort Mill School District, Industries, and Workforce Development to develop student pathways for work experience opportunities, apprenticeships, and student-learning opportunities.	Ongoing	Coordination	N
P 3.1B	Consider establishing Education Excellence Council with Town planners, school representatives, community organizations, business/industry, and local and state officials to communicate quarterly on challenges and opportunities.	Short Term	Coordination	N
Land Use Element				
Goal LU 1 - Manage growth to ensure that development adds value to adjacent neighborhoods, property owners, and businesses.				
Strategy LU 1.1 – Locate appropriate densities where they will not have a detrimental effect on the existing infrastructure and existing neighborhoods.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
LU 1.1A	Work with developers, real estate agents, tenants and local business leaders to promote the desired types of businesses and residential dwellings.	Ongoing	Study/Plan	N
LU 1.1B	Create neighborhood plans for preservation and have strategies to redevelop existing neighborhoods that respect the character and identity of the place.	Long Term	Study/Plan	Y
Strategy LU 1.2 – Continue to improve and apply adopted design standards and regulations to preserve the Town’s character and promote a strong sense of community.				
LU 1.2A	Create and adopt Traditional Neighborhood Design guidelines that are based on the principles, such as interconnected system of tree-lined streets, houses in the front and garages at the back with alley access. Use them as an educational tool to convey the Town’s expectations regarding the quality of development.	Mid Term	Study/Plan Policy	Y
LU 1.2B	During the development process, identify and preserve predominant views and visual elements that reinforce the identity and character of the area.	Ongoing	Development Regulations	N
LU 1.2C	Preserve opportunities for potential connections to, and extensions of, existing and planned greenways, parks, and other community facilities.	Ongoing	Development Regulations	N
LU 1.2D	Partner with the development community to do programming of such facilities that responds to the needs of the community.	Short Term	Coordination	N
Goal LU 2 - Designate land to meet the existing and future land use needs of identified development patterns.				
Strategy LU 2.1 – Preserve an adequate supply of developable land to accommodate economic development goals.				
LU 2.1A	Evaluate demographic and economic trends and opportunities that ensure that land supply and development regulations support future needs.	Mid Term	Study/Plan	N
LU 2.1B	Establish characteristics and location of economically productive areas.	Short Term	Study/Plan	N
Strategy LU 2.2 – Identify adjacent tracts of land that may be a logical expansion of Town limit boundaries that maximize the efficiency resources without adversely impacting the cost of providing services.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
LU 2.2A	Establish a utility expansion program that assesses the existing capacity of municipal services such as fire, police, and sewer and water services and plans for improvements as a tool to control the timing and direction of growth and development.	Mid Term	Study/Plan	Y
LU 2.2B	Annex land to ensure development that is consistent with Fort Mill's vision providing the Town can adequately provide services.	Ongoing	Policy	Y
LU 2.2C	Promote growth in targeted areas identified on the Future Land Use Plan as mixed-use and employment centers.	Ongoing	Policy	N
Goal LU 3 - Promote the redevelopment of areas that have, or are in close proximity to, existing infrastructure and public services to minimize cost to serve.				
Strategy LU 3.1 – Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites to maximize existing infrastructure.				
LU 3.1A	Utilize the identified mixed-use districts to maximize use of densities surrounding key infrastructure areas.	Ongoing	Policy	N
LU 3.1B	Create standards for compact development forms with emphasis on the Town's ability to cost effectively serve the areas and planning for the necessary infrastructure to support growth.	Short Term	Study/Plan	N
Goal LU 4 – Provide for a range of housing types and residential densities that accommodate a variety of living options for current and future residents of all ages, lifestyles and economic segments.				
Strategy LU 4.1 – Single-family development should be located within areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.				
LU 4.1A	Allow Accessory Dwelling Units (ADUs), or “granny flats,” to accommodate the needs of senior citizens and younger demographics who want to live close to their families.	Ongoing	Development Regulations	N
Strategy LU 4.2 – Medium and high density development should be located near established nodes and may be used as a buffer between single-family residential areas and commercial areas.				
LU 4.2A	Allow “by right” high density residential types such as townhomes, condominiums, and residential in downtown to create a vibrant mixed-use center that will be active during evenings and weekends.	Ongoing	Development Regulations	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
Strategy LU 4.3 - Provide housing choices in close proximity to transportation, health centers, pharmacies, grocery stores, and open spaces.				
LU 4.3A	Consider incentives in the form of tax breaks, density bonuses, and an expedited approval process to promote a mix of residential uses.	Short Term	Policy	N
LU 4.3B	Devise an inclusionary zoning rule within the zoning ordinance to allow for mixed income housing within new residential development.	Short Term	Development Regulations	N
LU 4.3C	Conduct public outreach programs in the form of seminars, information on the Town's website, and mixed-income and workforce housing information readily available in the library and Town Hall to increase awareness and implementation.	Short Term	Public Outreach	N
Goal LU 5 - Encourage thriving retail, commercial, and employment centers that are well planned, accessible to all, and sustainable.				
Strategy LU 5.1 – Concentrate retail and service uses in neighborhood and community shopping centers along arterials at established nodes. Such commercial areas should provide a wide range of convenience, general merchandise, and specialty goods and services and may incorporate multi-family development to create vibrant mixed-use centers.				
LU 5.1A	Locate employment opportunities in areas that have great access to transportation networks and other infrastructure.	Ongoing	Development Regulations	N
LU 5.1B	Promote entertainment-related commercial uses such as cafés, restaurants, a theatre, boutique shops etc.	Ongoing	Coordination	N
LU 5.1C	Provide housing for all ages and incomes in and near employment centers connected by various modes of transportation.	Ongoing	Development Regulations	N
LU 5.1D	Retrofit existing commercial developments and infill with enhanced design and access management to minimize curb cuts.	Mid Term	Coordination	N
LU 5.1E	Consider adopting commercial design guidelines to provide predictability and consistency to the development process.	Short Term	Policy	N
LU 5.1F	Evaluate existing zoning regulations in the commercial districts to reflect the desired type of development in the Town.	Short Term	Study/Plan	N
LU 5.1G	Create small area plans for mixed-use centers that could be affected by recent or future growth.	Short Term	Study/Plan Coordination	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
LU 5.1H	Determine the types of preferable services within mixed-use centers such as, but not limited to, small restaurants, cafes, boutique shops, dry cleaning services, salons, service stations, etc.	Short Term	Study/Plan	N
LU 5.1I	Require development of a variety of housing types within mixed-use centers (especially different priced residential units) to be compatible in design by incorporating similar choices of materials and design styles.	Short Term	Policy	N
Goal LU 6 - Develop safe and well-designed connections between residential, commercial, institutional, mixed-use, and open space land uses that provide transportation choices between places.				
Strategy LU 6.1 – Encourage new development concepts that by design support a range of transportation choices which enable people to live and walk to work, school, day care, shopping, and recreation.				
LU 6.1A	Collaborate with the development community to identify opportunities for urban design improvements through the use of distinct design details including street furniture that will enhance the character and identity of each mixed-use center.	Ongoing	Coordination	N
LU 6.1B	Create and adopt urban design guidelines for areas within and outside mixed-use centers that will be used to convey the Town’s expectations regarding streetscapes, signage, street furniture, etc. These guidelines should include various development types such as Transit Oriented Development (TOD), Mixed-Use, and Traditional Neighborhood Design (TND), etc.	Short Term	Study/Plan	N
Transportation Element				
Goal T 1 - Provide a safe and integrated transportation system for all modes of transportation and related facilities as one integrated system that is coordinated and developed with other partners and stakeholders.				
Strategy T 1.1 - Design or redesign roads and streets to accommodate a range of motorized and non-motorized modes in order to reduce injuries, further reduce the risk of fatalities, and to encourage non-motorized travel. The design should include well defined, safe, and appealing facilities for pedestrians, bicyclists, transit riders, and motorists.				
T 1.1A	Work with existing groups and organizations to adequately meet the specialized transportation needs of seniors, youth, handi-capped, and underprivileged citizens in the Town.	Short Term	Coordination/ Policy	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
T 1.1B	Support public transit programs for human service needs, workforce and economic development, and improved overall transportation mobility.	Ongoing	Policy	Y
T 1.1C	Consider the adoption of a Town of Fort Mill Complete Streets Policy to inform decision-making throughout all phases of transportation projects and to strengthen the local economy through safe, efficient transportation options and vibrant public spaces.	Short Term	Policy	Y
T 1.1D	Engage community partners and institutes of higher learning as needed for autonomous vehicle technical assistance and planning for pilot projects.	Long Term	Coordination	N
Strategy T 1.2 – Allow flexibility with development standards to promote infill by allowing alternate ways, such as narrower streets, modified parking requirements, one-way streets, and/or low-speed design streets to meet those standards where full compliance with standards is not feasible or desirable.				
T 1.2A	Establish an infill overlay district in appropriate locations and allow greater flexibility in development standards during the site plan review and approval process.	Mid Term	Study/Plan	N
Strategy T 1.3 - Encourage appropriate “traffic calming” techniques within and near residential neighborhoods that are impacted by congestion and excessive traffic volumes and/or speeds.				
T 1.3A	Assess residential areas that will benefit from traffic calming measures and incorporate projects in the Capital Improvements Program and annual work plans for implementation as funding is available.	Mid Term	Study/Plan	Y
Strategy T 1.4 - Encourage design of collector roads which serve to move traffic from local residential streets to arterial roads.				
T 1.4A	As new developments are considered and include proposed collector roadways, require the incorporation of the the collector roadway in the project plans and implementation as per the typical section design in Figures 5.3, 5.4, 5.5 and 5.6.	Ongoing	Development Regulations	N
Strategy T 1.5 – Improve the efficiency of the road network by providing connectivity where appropriate.				
T 1.5A	Assess the current transportation system for connectivity issues and develop potential solutions and anticipate consequences of potential connectivity improvements.	Short Term	Study/Plan	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
T 1.5B	Assess and improve the connectivity of major community facilities, including the downtown area, parks, and employment and institutional centers.	Mid Term	Study/Plan Coordination	Y
T 1.5C	Work with residents, businesses, and partnering agencies to provide linkages for logical connections that currently represent local and regional system gaps, especially to help reduce crashes, relieve regional system demands, and maintain local system continuous travel to minimize unnecessary freeway/expressway trips.	Mid Term	Study/Plan	Y
Goal T 2 - Recognize the interrelationship of land use and transportation, and mitigate impacts of the location and intensity of planned land uses on the transportation system.				
Strategy T 2.1 - Plan transportation facilities to function efficiently and to be compatible with adjacent land uses.				
T 2.1A	Provide shared access to streets by adjacent land uses to minimize curb cuts onto arterial roads.	Ongoing	Coordination	N
T 2.1B	Allow shared parking between different developments in mixed-use and overlay districts as appropriate.	Ongoing	Development Regulations	N
T 2.1C	Encourage the location of commercial activity at focused points in the Town with adequate transportation infrastructure to accommodate these uses.	Ongoing	Development Regulations	N
Strategy T 2.2 - Ensure pedestrian-friendly and transit-oriented building and site design through measures such as high-density development and growth in locations deemed appropriate such as along major transportation routes.				
T 2.2A	Action Item - Require safe and shared pedestrian connections between complementary land uses.	Short Term	Development Regulations	N
Strategy T 2.3 - Promote land uses that will support mass transit options, such as bus rapid transit, to reduce dependence on automobiles and provide a diverse, balanced set of public transportation alternatives.				
T 2.3A	Develop a transit-oriented corridor master plan for SC Highway 21 in conjunction with RFATS for future land use, housing, and economic development needs.	Short Term	Study/Plan Grant	Y
Goal T 3 - Provide pedestrian and bicycle facilities as a multimodal mode and provide a network of pathway connections to housing, schools, commercial areas, parks, and activity centers.				
Strategy T 3.1 - Encourage healthy lifestyles by providing appropriately sized and located facilities that connect recreational and other congregating centers.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
T 3.1A	Assess the condition, safety, and improvement needs of current bicycle and pedestrian facilities.	Ongoing	Study/Plan	Y
T 3.1B	Assess the greatest potential generators for pedestrian and bicycle trips (i.e., downtown, Anne Springs Close Greenway, Riverwalk) and implement designs that consider safe year-round accessibility for these locations.	Ongoing	Study/Plan	Y
T 3.1C	Where appropriate, integrate future pedestrian and bicycle facilities with roadway improvements to reduce construction cost, maintenance issues, and private property impacts.	Ongoing	Policy	Y
T 3.1D	Provide for safe road crossings in high traffic areas.	Ongoing	Coordination/ Grant	Y
T 3.1E	Consider developing a Town of Fort Mill Vision Zero program to develop policies and technologies to reduce or eliminate fatalities of all transportation systems, especially pedestrians and cyclists.	Long Term	Policy	Y
Strategy T 3.2 – Ensure a complete system by minimizing existing gaps in pedestrian and bicycle facilities.				
T 3.2A	Work with residents, businesses, and partnering agencies to improve the connectivity of existing facilities by providing links through gap areas that warrant new facilities.	Ongoing	Study/Plan	Y
T 3.2B	Coordinate implementation plans with regional bicycle and pedestrian partners (i.e. York County, Carolina Thread Trail, and City of Rock Hill) and determine efficiencies between local and regional systems.	Ongoing	Coordination	N
T 3.2C	Identify bike and pedestrian connections with adjacent surrounding communities.	Mid Term	Coordination Study/Plan	N
T 3.2D	Apply for Carolina Thread Trail Implementation Grant funding to construct greenway projects for connectivity.	Ongoing	Grant	Y
Goal T 4 – Collaborate regularly with stakeholders, developers, agencies, and jurisdictions for planning and implementing local and regional transportation improvements and programs.				
Strategy T 4.1 -Ensure compatibility between local and county comprehensive plans and the RFATS Long Range Transportation Plan.				
T 4.1A	Work with SC Department of Transportation and York County Emergency Management to identify and address projects to mitigates flood prone areas within the Town of Fort Mill and the Planning Area.	Short Term	Coordination Study/Plan Grant	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
Strategy T 4.2 - Continue to work with SCDOT, the State Legislature, and regional partners to improve freight mobility and enhance economic competitiveness and efficiency.				
T 4.2A	Coordinate with regional partners to enhance freight mobility by preserving and maintaining infrastructure, increasing safety and security, and reducing congestion on I-77 and Norfolk Southern Railroad.	Ongoing	Coordination Study/Plan	Y
T 4.2B	Expand the use of technology to increase regional freight safety and performance.	Mid Term	Coordination/Grant	Y
T 4.2C	Engage freight providers in identifying opportunities to leverage available public and private revenue resources.	Ongoing	Coordination/Grant	Y
Housing Element				
Goal H 1 - Preserve and protect the character, compatibly, and aesthetics of existing residential areas and neighborhoods.				
Strategy H 1.1 – Maintain the value of existing housing through proactive code enforcement.				
H 1.1A	Develop a comprehensive housing study that examines current housing values, conditions, affordability, and styles.	Mid Term	Study/Plan	Y
H 1.1B	Provide adequate staffing levels to achieve code enforcement goals.	Ongoing	Development Regulations	Y
Strategy H 1.2 - Require new development to enhance and/or be compatible with the surrounding neighborhoods.				
H 1.2A	Continue the implementation of the Historic District Design Guidelines for the protection and enhancement of the historic district.	Ongoing	Development Regulations	N
H 1.2B	Develop Design Standards for neighborhoods surrounding the Historic District to protect the character, scale, and architectural styles for infill and new developments in the Town’s older neighborhoods.	Midterm	Development Regulations	N
Strategy H 1.3 - Promote programs to help owners improve their home.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
H 1.3A	Develop a housing resource page on the Town’s website with information on various housing programs provided by agencies and organizations such as South Carolina Housing, York County Habitat for Humanity, and Home Works of America.	Short Term	Public Outreach	N
Strategy H 1.4 - Protect residential areas from illegal land use activities through enforcement of Town codes.				
H 1.4A	Action Item – Establish quarterly communication focus areas that address enforcement issues such as: illegal signs, junk cars, and property maintenance.	Short Term	Public Outreach	N
Strategy H 1.5 - Encourage parks, sidewalks, trails, lighting, and other amenities to promote safe, pleasant community-friendly neighborhoods.				
H 1.5A	Consider best practices for park locations within a certain distance to neighborhoods and analyze parks and neighborhoods within the Town for opportunities for improvements.	Short Term	Study/Plan	N
H 1.5B	Establish a baseline number of amenities per number of units required for new residential neighborhoods.	Short Term	Development Regulations	N
Goal H 2 – Allow new housing units at densities and locations according to the Future Land Use Map in accordance with the availability and capacity of existing infrastructure.				
Strategy H 2.1 - Regulate land appropriately to accommodate expected population growth.				
H 2.1A	Maintain housing construction databases to maintain understanding of current housing construction, entitled units, and projected units.	Ongoing	Study/Plan	N
H 2.1B	Maintain census database of population and housing updates.	Ongoing	Study/Plan	N
H 2.1C	Regularly coordinate with RFATS for population and employment projection updates.	Ongoing	Coordination	N
Strategy H 2.2 – Allow land-efficient housing in areas that utilize existing infrastructure.				
H 2.2A	Identify areas where excess utility capacity and municipal services exist.	Ongoing	Study/Plan	N
H 2.2B	Foster areas planned for higher density residential development on the Future Land Use Map.	Ongoing	Policy	N
Goal H 3 - Foster a range of housing types and residential densities to provide a variety of living options for current and future residents of all ages, lifestyles, and economic segments.				
Strategy H 3.1 – Detached single-family development should coincide with defined planning areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
H.3.1A	Establish connections with neighborhood residents as primary points of contact.	Mid Term	Public Outreach	N
H 3.1B	Formalize neighborhood planning program to assist traditional neighborhoods with developing neighborhood associations and work with all neighborhoods on community plans.	Long Term	Study/Plan	Y
Strategy H 3.2 – Medium and high density development should be located in and near mixed-use districts and employment centers and may be used as a transition between single-family residential areas and commercial areas.				
H 3.2A	Advance infrastructure in mixed-use districts and employment centers that support medium and high density development.	Ongoing	Policy	Y
H 3.2B	Provide for well designed walkable environments for medium and high density housing between single-family neighborhoods and commercial areas to increase access to goods and services safely, especially for older adults.	Ongoing	Development Regulations	N
Strategy H 3.3 - Housing choices should be provided in close proximity to transportation, health centers, pharmacies, grocery stores, and open spaces.				
H 3.3A	Encourage accessory dwelling units and affordable housing components to mixed-use developments and other housing developments to increase the number of affordable housing units and to enhance the participation of older adults in cultural and community life.	Ongoing	Development Regulations	N
H 3.3B	Develop a transit-oriented corridor master plan for SC 21 to identify future housing needs and policies for housing affordability and inclusionary housing programs.	Short Term	Study/Plan	Y
Goal H 4 – Ensure the availability of workforce housing throughout the Town.				
Strategy H 4.1– Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines.				
H 4.1A	Develop with broad public input, infill housing design standards so that infill housing fits well within the existing neighborhood context.	Mid Term	Public Outreach/Study/Plan	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
H 4.1B	Establish guidelines that could support accessory dwelling units that may allow the elderly to age in place and also provide housing opportunities for singles and young couples.	Short Term	Development Regulations	N
H 4.1C	Identify areas for attached single-family and multi-family housing to help increase housing choice in appropriate locations.	Mid Term	Study/Plan	N
Strategy H 4.2 – Support the preservation of publicly-assisted and private affordable housing while avoiding concentration in any particular area.				
H 4.2A	Work with the housing authority to understand the obstacles to obtain affordable housing.	Ongoing	Coordination	N
H 4.2B	Increase the number of housing units available for public assistance.	Long Term	Policy/ Grants	Y
H 4.2C	Explore and implement demonstrated incentive zoning tools including density bonuses, parking reductions and other creative mechanisms to facilitate and encourage the market to produce new affordable housing.	Short Term	Policy	N
Economic Development Element				
Goal ED 1 - Develop and maintain a strong, diversified, and sustainable local economy.				
Strategy ED 1.1 – Land use and other regulatory practices shall be efficient and predictable while also being flexible and adaptive to promote economic development opportunities.				
ED 1.1A	Strive to enhance land use certainty for businesses by identifying and removing unnecessary regulatory barriers that discourage private-sector investment.	Short Term	Study/Plan	N
Strategy ED 1.2 – Support the retention, expansion and recruitment of industries that already have a presence in Fort Mill.				
ED 1.2A	Continue the Facade Improvement Grant program and consider expanding it to other areas of the Town.	Ongoing	Public Outreach	Y
ED 1.2B	Partner with the FMEC to proactively maintain a relationship with major employers to identify cooperative efforts to improve business climate.	Ongoing	Coordination	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
ED 1.2C	Considering developing a program which encourages residents, local businesses, and community organizations to purchase goods and services from other local businesses to support local jobs to recirculate money within the local economy.	Short Term	Public Outreach	N
Strategy ED 1.3 – Develop a mix of targeted industries to recruit to Fort Mill.				
ED 1.3A	Work with York County Economic Development to recruit Business/Financial Services sectors identified as the target industry for immediate regional opportunity for the Town; and market efforts for short term, mid term, long term industries accordingly.	Ongoing	Coordination	N
ED 1.3B	Review and consider economic development incentives as a local match as a component of the South Carolina Incentive Policy to attract corporate office projects and other qualifying service operations.	Short Term	Policy	Y
Strategy ED 1.4 - Strengthen Fort Mill’s identity and promote a positive image to communicate the value of doing business in Fort Mill.				
ED 1.4A	Develop a formal Town of Fort Mill economic development program and strategy to implement their economic goals and policies and consider the creation of an economic development director position to develop and implement the program.	Mid Term	Policy	Y
Strategy ED 1.5 - Implement policy initiatives that will promote the development of housing options that are affordable and appealing for a diverse workforce.				
ED 1.5A	Develop a transit-oriented corridor master plan for SC 21 in conjunction with RFATS to identify future housing needs and policies for housing affordability and inclusionary housing programs.	Mid Term	Study/Plan Grant	Y
Goal ED 2 - Maintain an adequate supply of developable land and supporting infrastructure to accommodate forecasted growth and accomplish the Town’s economic development goals.				
Strategy ED 2.1 – Provide adequate infrastructure capacity to support existing development.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
ED 2.1A	Identify and develop capital facilities and services within the Community Facilities Element and Capital Improvements Program.	Ongoing	Study/Plan	Y
Strategy ED 2.2 - Establish a utility expansion program as a tool to control the timing and direction of commercial development.				
ED 2.2A	Work with the Utilities Department to locate excess infrastructure capacity.	Short Term	Study/Plan	N
Strategy ED 2.3 - Promote efficient and well-designed development and redevelopment of vacant and underutilized industrial and commercial lands.				
ED 2.3A	Monitor and update a buildable lands inventory to ensure adequate short and long-term supply of buildable lands.	Ongoing	Study/Plan	Y
ED 2.3B	Establish a hierarchy system that establishes and assigns priority to vacant lands that have a future land use designation of “employment.”	Mid Term	Policy	N
Goal ED 3 - Promote the economic growth and vitality of downtown.				
Strategy ED 3.1 – Provide public investment and support private investment in the downtown area with incentives and strategic public investment.				
ED 3.1A	Continue to provide and market the Facade Improvement Grant and Bailey Bill programs.	Ongoing	Public Outreach	Y
ED 3.1B	Fund infrastructure improvements for street/streetscapes, parks, and aging public utility infrastructure.	Ongoing	Policy	Y
Strategy ED 3.2 – Create a lively, 24-hour experience in the downtown.				
ED 3.2A	Develop a downtown master plan which addresses topics such as: determining a successful retail, office, and residential mix; expanding the downtown core; identifying locations for parking; developing connections to the surrounding residential area.	Short Term	Study/Plan	Y
ED 3.2B	Work with FMEC and the Downtown Merchants Association to develop an inventory of available properties.	Ongoing	Coordination	N
Cultural Resources Element				
Goal CR 1 – Preserve and maintain sites and structures that serve as significant, visible connections to Fort Mill’s cultural, social, and architectural past.				
Strategy CR 1.1 – Assess and update the existing boundaries of the Historic District and evaluate properties for new historic designations and districts.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
CR 1.1A	Require cultural surveys prior to a preliminary plat submission for identification of historically significant properties prior to development.	Ongoing	Development Regulations	N
CR 1.1B	Identify potential new historic districts and historic properties working with the South Carolina Department of Archives and History (SCDAH) and secure funding from the National Park Service (NPS), and U.S. Department of the Interior to conduct historic inventories.	Mid Term	Grant	Y
Strategy CR 1.2 – Consider funding for improvement of designated historic properties to enhance the historic image of Fort Mill.				
CR 1.2A	Continue the Facade Improvement Grant program and other tax credit programs to foster the preservation of the Downtown Historic District and the Historic Preservation Overlay District.	Ongoing	Public Outreach	Y
CR 1.2B	Plan for the preservation of historic sites and landmarks, such as the historic Spratt Cemetery.	Ongoing	Study/Plan	Y
CR 1.2C	Develop self guided tours of historic sites and trails for economic development and tourism in conjunction with the Fort Mill Historic Review Board, the Fort Mill History Museum, the York County Cultural and Heritage Commission, Roots and Recall, and SCDAH.	Mid Term	Coordination	Y
Strategy CR 1.3– Emphasize preservation and adaptive reuse as the preferred approach to the management of historic properties. Where preservation or adaptive reuse are not possible, require that new development reflect the character and historic references of the site.				
CR 1.3A	Continue development review by the Fort Mill Historic Review Board and the approval of Certificates of Appropriateness in the Historic District Overlay District in accordance with the Historic District Design Guidelines.	Ongoing	Development Regulations	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
CR 1.3B	Consider the potential reuse of the National Guard Amory, which is listed on the National Register of Historic Places and constructed in 1938. This facility is Fort Mill's only Art Deco-influenced building and could house a possible museum, playhouse, library, or multi-cultural facility.	Mid Term	Policy/Grant	Y
Goal CR 2 – Build the cultural foundations of Fort Mill by involving broad segments of the community in the production, support, and presentation of art and cultural programs.				
Strategy CR 2.1 – Promote and develop cultural programs for residents of all ages, including theatrical, musical, dance and other performing arts activities.				
CR 2.1A	In partnership with local organizations, businesses, and education providers, develop community art and cultural events held Downtown.	Short Term	Coordination	N
CR 2.1B	Identify and develop venues for the presentation of cultural programs, such as a planned amphitheater at Walter Y. Elisha Park	Short Term	Policy	Y
Natural Resources Element				
Goal NR 1 – Protect, enhance, and restore sensitive biological resources, native habit, and vegetation that support wildlife so they can be sustained and remain viable.				
Strategy NR 1.1 – Protect native wildlife habitats by limiting or avoiding new development that encroaches into important native habitat areas, limits the range of the protected species, or creates barriers that cut off access to food, water, or shelter of listed or protected species.				
NR 1.1A	Require endangered species surveys as a part of new development review.	Ongoing	Development Regulations	N
NR 1.1B	Facilitate discussion of potential land conservation easements on priority areas for natural networks for wildlife.	Ongoing	Coordination	N
Strategy NR 1.2 – Encourage the protection of mature, native tree species to support the ecosystem, provide shade, and enhance the aesthetics of new and existing development.				
NR 1.2A	Incorporate a tree survey into the development review process for tree diameters over 16 inches, and include tree protection measures prior to and during construction activities.	Short Term	Development Regulations	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
NR 1.2B	Consider a tree inventory for publicly owned lands and identify new tree planting opportunities to mitigate future tree canopy losses and to increase tree shade.	Mid Term	Study/Plan	Y
Strategy NR 1.3 – Protect riparian habitat corridors by requiring sufficient setbacks for new development adjacent to creek slopes, maintaining natural and continuous creek corridor vegetation, and protecting plant communities from the adverse effect of increased stormwater runoff, erosion, and sedimentation that may occur from adjacent development.				
NR 1.3A	Consider a river and stream corridor buffer overlay ordinance for incorporation into development regulations.	Short Term	Development Regulations	N
Goal NR 2 – Improve overall water quality by protecting surface water and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources.				
Strategy NR 2.1 – Work with local and regional partners to improve and restore surface water to its natural condition.				
NR 2.1A	Develop watershed plans with regional partners and submit applications as applicable for funding assistance for local restoration/stabilization programs for the Catawba River, Steele Creek, and Sugar Creek.	Midterm	Study/Plan Grant	Y
NR 2.1B	Continue the Adopt-a-Stream program and coordinate activities with the Clemson University Center for Watershed Excellence and the South Carolina Department of Health and Environmental Control.	Ongoing	Public Outreach	N
NR 2.1C	Partner with the Carolina Thread Trail, the Catawba Lands Conservancy, and the Nation Ford Land Trust to develop trails and host volunteer work days for stream and trail clean up events.	Short Term	Coordination/ Public Outreach	N
Strategy NR 2.2 – Concentrate new development in areas that are least susceptible to erosion into water bodies to reduce water pollution.				
NR 2.2A	Work with developers on water quality protection measures and planning all permanent structures and facilities away from the floodplain.	Ongoing	Policy	N
NR 2.2B	Require land disturbance permits for all developments in the Town.	Ongoing	Development Regulations	N
Strategy NR 2.3 – Promote stormwater management techniques that minimize surface water runoff in public and private developments, including requiring the use of low-impact development techniques to best manage stormwater and minimizing impermeable surfaces.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
NR 2.3A	Develop stormwater education programs for employees, contractors, developers, homeowners, and students on best management practices with brochures, websites, community parks, news media, and schools.	Short Term	Public Outreach	N
NR 2.3B	Educate the community on the benefits of a rain garden landscape to receive runoff from a roof, driveway, or lawn and then collect, filter, and infiltrate runoff through low-maintenance plants.	Short Term	Public Outreach	N
Strategy NR 2.4 – Encourage customers to actively conserve water year-round and especially during times of drought.				
NR 2.4A	Develop a water conservation plan for residents and businesses during normal rainfall seasons and dry seasons, and promote the plan through the Town’s website, schools, and community events and programs.	Mid Term	Study/Plan	N
Strategy NR 2.5 – Encourage private property owners to plant native or drought-tolerant vegetation in order to reduce the need for irrigation.				
NR 2.5A	Partner with developers, neighborhoods, and the Clemson Cooperative Extension Carolina on the Yards Program for healthy, watershed friendly landscapes.	Mid Term	Coordination	N
Goal NR 3 – Improve the health and sustainability of air quality by reducing potential sources of pollution.				
Strategy NR 3.1 – Reduce greenhouse gas emissions by limiting new development that is primarily dependent on the private automobile; promoting infill development that is mixed-use and pedestrian friendly in those locations indicated on the Future Land Use Map.				
NR 3.1A	Foster mixed-use development centers and employment centers that provide multimodal transportation options for residents and visitors.	Ongoing	Public Outreach	N
Strategy NR 3.2 – Coordinate with Rock Hill-Fort Mill Area Transportation Study (RFATS) and other regional and state agencies to seek opportunities for non-motorized transportation or public transportation.				
NR 3.2A	Plan local resources to initiate a public transit program serving the Town of Fort Mill in conjunction with surrounding jurisdictions, RFATS, and the Charlotte Area Transit System (CATS).	Short Term	Policy	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
NR 3.2B	Provide input in future Regional Transit Plans on Town of Fort Mill transit issues and needs.	Ongoing	Coordination	N
NR3.2C	Develop new programs for bike sharing, electronic charging stations, and other similar programs that provide transportation options to traditional gas powered automobiles.	Mid Term	Policy/Grant	Y
Goal NR 4 – Preserve, enhance, and expand natural areas in order to protect their natural ecology, provide recreational opportunities, and assist with improved air quality.				
Strategy NR 4.1 – Coordinate with local agencies and private land holders to explore all possible resources for the public acquisition of permanent open space.				
NR 4.1A	Communicate to property owners and developers the state and federal tax benefits of placing lands into conservation easements with the Nation Ford Land Trust for public benefit.	Ongoing	Public Outreach	N
Community Facilities Element				
Goal CF 1 - Provide community facilities and services in a fiscally responsible manner that maintain an adequate level of service, and are continuously monitored, improved and expanded to meet the expected growth in the area.				
Strategy CF 1.1 – Continue to prepare a financially responsible and achievable Capital Improvement Plan that implements the capital recommendations of the Comprehensive Plan.				
CF 1.1A	Review the Priority Investment and Implementation Elements of the Comprehensive Plan on an annual basis to ensure consistency with the Capital Improvements Program.	Ongoing	Study/Plan	N
Strategy CF 1.2 – Ensure that new development contributes its fair share of the community facility related costs that are associated with growth.				
CF 1.2A	Update the impact fee report every five years and adjust rates as necessary.	Mid Term	Policy	Y
CF 1.2B	Work with other jurisdictions to encourage them to adopt similar impact fee programs to minimize “jurisdiction shopping” by potential new commercial developers.	Ongoing	Coordination	N
Strategy CF 1.3 – Ensure capacity for safe drinking water and waste water treatment is sufficient to serve current and future needs of the Town.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
CF 1.3A	Identify and fund necessary improvements that increase wastewater capacity in order to support current and future needs associated with economic expansion and increased residential units.	Short Term	Study/Plan	Y
CF 1.3B	Consider establishing a timetable to fund and replace aging infrastructure.	Short Term	Policy	N
CF 1.3C	Identify areas where additional system capacity is available and establish criteria to direct new economic development projects to these areas to maximize system efficiency.	Mid Term	Study/Plan	N
CF 1.3D	Identify and plan for funding to implement the Water and Wastewater Master Plan Updates in accordance with planned growth and development.	Short Term	Policy	Y
Strategy CF 1.4 – Provide an adequate and cost-effective solid waste collection and disposal system that also encourages Town resident to reduce, re-use and recycle.				
CF 1.4A	Consider developing a Solid Waste Management Plan to ensure long term goals of solid waste management are met.	Long Term	Study/Plan	Y
Strategy CF 1.5 – Maintain, develop, and support recreation opportunities at multiple park and open space facilities to meet the growing active and passive recreation and fitness needs of our diverse community.				
CF 1.5A	Develop a parks and recreation master plan to determine long range program and facility needs.	Mid Term	Study/Plan	Y
CF 1.5B	Use GIS mapping tools to establish a reasonable proximity requirement from residential neighborhoods to identify the appropriate location of future park sites.	Short Term	Development Regulations	N
CF 1.5C	Establish a linked system of passive recreational and natural open space that provides safe opportunities for walking, jogging, running, and biking.	Long Term	Study/Plan	Y
CF 1.5D	Establish a fee-in-lieu program to allow developers to contribute to park related funds.	Mid Term	Policy	N
CF 1.5E	Increase the number of Americans the Disability Act (ADA) accessible facilities.	Mid Term	Study/Plan	Y
Strategy CF 1.6 – Plan and provide for exceptional police protection services to promote a safe and secure community.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
CF 1.6A	Maintain and implement a Police Department strategic plan to set near-term goals to serve a dynamic and changing environment, align police services with the community's desires and expectations, and accurately assess the department's operational needs to best serve the Town.	Ongoing	Study/Plan	Y
Strategy CF 1.7– Plan and provide for fire facilities that adequately protect the health, life, livelihood, and property within the Town's first response service area.				
CF 1.7A	Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined by the National Fire Protection Code.	Ongoing	Policy	N
CF 1.7B	Review service levels to determine the timing for constructing the third and fourth fire stations in order to maintain or improve fire insurance ratings.	Short Term	Study/Plan	Y
CF 1.7C	Review the existing mutual aid contract with the County to ensure an equitable formula is used to determine County funding amounts.	Ongoing	Policy	N
Strategy CF 1.8 - Continue to improve the function and appearance of the Town's public buildings.				
CF 1.8A	Provide convenient services to citizens through the expansion of the administration facility.	Short Term	Policy	Y
Goal CF 2 - Coordinate and support outside service providers to ensure their services are provided in an equitable manner.				
Strategy CF 2.1 – Continue to encourage the Fort Mill School District to coordinate their facility planning with the Town's land use planning.				
CF 2.1A	Meet with the school's space and growth projection consultants on an annual basis to update new housing starts and build-out projection data.	Ongoing	Coordination	N
CF 2.1B	Encourage the school district to locate new schools adjacent to existing or anticipated residential neighborhoods to maximize the opportunity to provide safe pedestrian and bicycle access.	Ongoing	Coordination	N

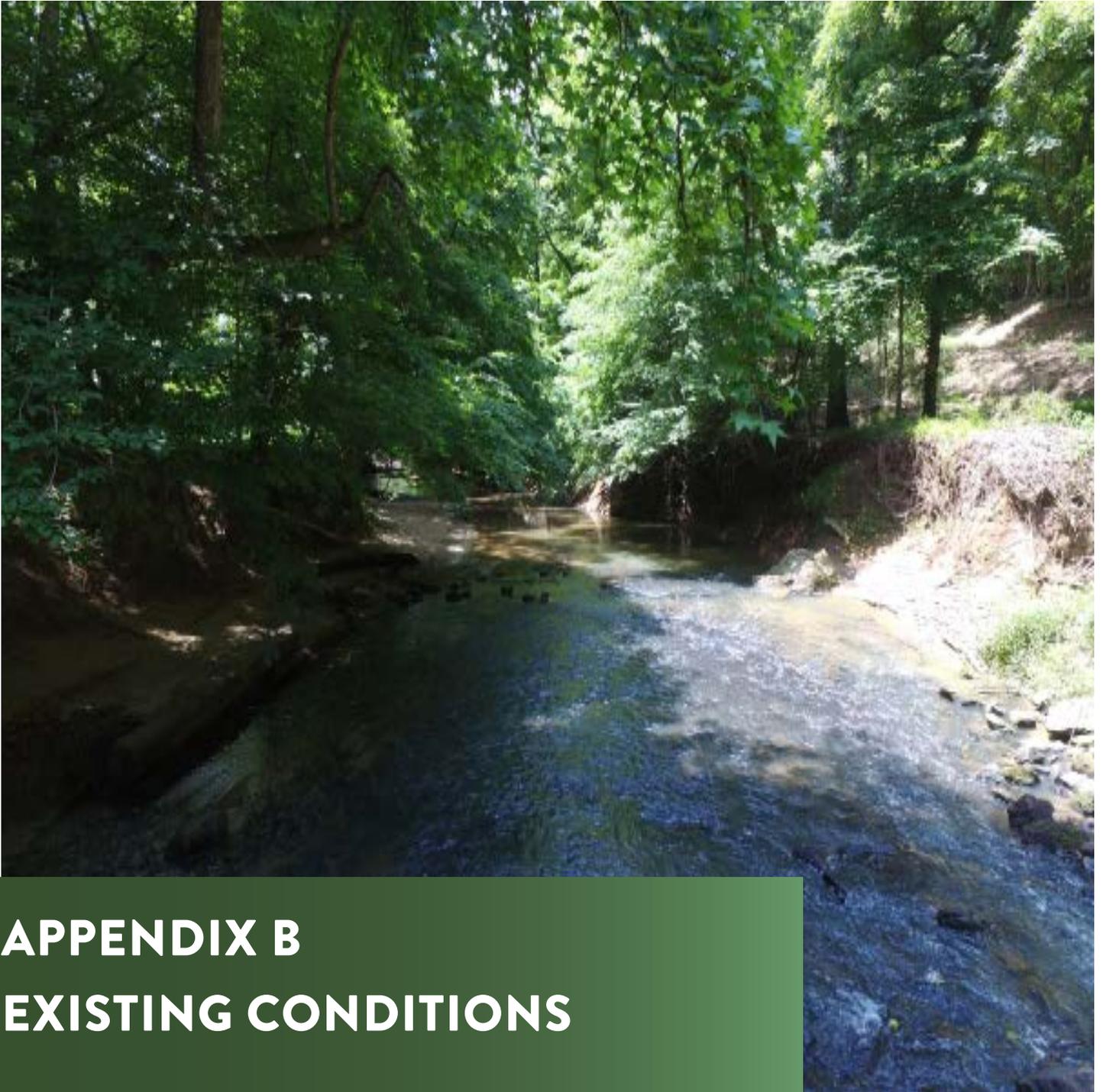
Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
CF 2.1C	Encourage the school district to locate new schools throughout the Township to minimize the traffic issues created by driving students to school.	Ongoing	Coordination	N
Strategy CF 2.2 – Establish a York County Public Library on the east side of Town.				
CF 2.2A	Research the possibility of securing stand alone or shared space to locate a branch library within the Town.	Short Term	Study/Plan	Y
Strategy CF 2.3 – Ensure water service is available for current and future residents in a cost-efficient manner.				
CF 2.3A	Review the City of Rock Hill’s contract to provide water capacity to Fort Mill to ensure an equitable formula.	Ongoing	Study/Plan	N
Strategy CF 2.4 – Continue to coordinate with York County Emergency Management to ensure safety to Town residents in the event of a natural or manmade disaster.				
CF 2.4A	Establish a Town liaison to work with York County Emergency Management.	Ongoing	Coordination	N
CF 2.4B	Develop a continuing communications and education program including instructional website, pamphlets, information packets, and articles in the local media to increase public education and awareness.	Short Term	Coordination	N
CF 2.4C	Identify and develop a plan to retrofit critical facilities and install backup generators as necessary.	Mid Term	Study/Plan Grant	Y
CF 2.4D	Evaluate the feasibility and identify potential funding for Federal Emergency Management Agency (FEMA) P-361 Community Safe Rooms for Tornadoes and Hurricanes, as such facilities may be stand-alone structures or incorporated into school facilities or on other community facility campuses.	Long Term	Grant	Y
Health Element				
Goal HE 1 - Provide healthy food access for all neighborhoods in the Town of Fort Mill.				
Strategy HE 1.1 - Provide for local food production that supports commercial and non-commercial farms.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
HE 1.1A	Encourage community gardens and urban agriculture on public and vacant lands to expand access to healthy food and social interaction.	Ongoing	Public Outreach	N
Strategy HE 1.2 - Support food distribution systems that provide greater access to healthy food for all neighborhoods.				
HE 1.2A	Develop an open air farmer's market facility that provides regular, easy access to locally grown produce and goods and social interaction for residents of all ages.	Mid Term	Policy/Grant	Y
HE 1.2B	Through partnerships with local businesses and community organizations, coordinate food truck opportunities and pop-up farmer's markets for more access to foods in parks and open spaces.	Mid Term	Coordination	N
Goal HE 2 - Develop an infrastructure throughout the Town of Fort Mill that promotes active living for residents of all ages and abilities.				
Strategy HE 2.1 - Connect neighborhoods through safe, tree-shaded bike and pedestrian sidewalks, trails, greenways, and protected bike lanes.				
HE 2.1A	Develop a Vision Zero approach for improved traffic safety.	Long Term	Policy	Y
HE 2.1B	Implement an urban forestry program that maintains tree canopies and plants new trees to provide for corridors and greenways that are shaded for walkers and bike riders.	Long Term	Study/Plan	Y
HE 2.1C	Support options for unconventional settings for health care services to improve and expand health care access for underserved communities that may include community centers, schools, places of worship, retail pharmacies, and mobile health units.	Mid Term	Development Regulations	N
Strategy HE 2.2 - Provide all residents with safe and inviting access to open spaces, parks, and trails.				
HE 2.2A	Require new developments to provide parks and open spaces accessible to all households within a five minute bike ride or a ten minute walk.	Ongoing	Development Regulations/Coordination	N
HE 2.2B	Work with existing residential neighborhoods to fill in gaps in sidewalks to provide connections to nearby open spaces, parks, and trails.	Mid Term	Study/Plan	Y
Strategy HE 2.3 - Work with the Fort Mill School District, neighborhoods, and developers to build safe routes to schools.				

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
HE 2.3A	Develop shared use policies for recreation and parks between the Town, the School District, and community and faith based organizations.	Short Term	Coordination/ Policy	N
HE 2.3B	Apply for grant funds to develop safe routes to schools corridors.	Mid Term	Grant	Y
HE 2.3C	Provide safe pedestrian and bike connections to adjacent neighborhoods when new public facilities and schools are constructed.	Short Term	Development Regulations	Y
Strategy HE 2.4 - Implement the Future Land Use Plan and develop compact mixed-use districts and land uses that offer housing choices and are walkable and bikeable.				
HE 2.4A	For mixed-use districts and adjacent residential areas, design should include complete neighborhoods that meet the daily needs of all residents within walking distance of their homes.	Ongoing	Development Regulations	N
HE 2.4B	Implement design practices and development incentives that encourage aging in place to give older residents the opportunity to stay in their community, if not their existing home, and easily access the necessary services of daily living and the other services that enable them to lead a healthy life.	Ongoing	Development Regulations	N
Strategy HE 2.5 - Support facilities, programs, and policies that make active living a convenient choice.				
HE 2.5A	Establish a Fort Mill Healthy Community Council with partners from hospitals and clinical health care providers, public health, schools and higher education institutions, business community, parks and recreation, faith-based and community organizations, emergency preparedness, engineers, and planners to explore feasible policies and actions to advance health and health equity in all policies.	Short Term	Policy/ Coordination	N
HE 2.5B	Provide bike racks for safe storage of bicycles at public facilities, parks, and businesses.	Mid Term	Policy/ Development Regulations	Y
HE 2.5C	Develop a Health Impact Assessment for the Town to determine potential health impacts based on policies, programs, and projects.	Mid Term	Grant	N

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
HE 2.5D	Conduct a Bike to Work Day annually to celebrate new bike infrastructure and safety education programs.	Short Term	Coordination	N
HE 2.5E	Consider adoption of Complete Streets and Complete Neighborhoods policies that provide for safe access by walking and biking to a mix of uses that support daily needs and support healthy communities.	Short Term	Policy	N
HE 2.5F	Support options for unconventional settings for health care services to improve and expand health care access for underserved communities that may include community centers, schools, places of worship, retail pharmacies, and mobile health units.	Mid Term	Policy/ Development Regulations	N
Priority Investment Element				
Goal PI 1 - Manage growth to ensure that development adds value to adjacent neighborhoods, property owners, and businesses.				
PI.1	Coordinate the Town’s Capital Improvements Program and the Comprehensive Plan.	Ongoing	Study/Plan	N
Strategy PI 1.1 - Ensure high priority action items identified in the Implementation Plan are listed in priority within the Capital Improvements Program and any updates accordingly.				
PI 1.1A	Establish an annual reporting process by Town departments to reflect implementation of action items.	Ongoing	Policy	N
PI 1.1B	Provide budgets for Town departments that support the accomplishment of high priority action items.	Ongoing	Policy	Y
PI 1.1C	Develop Priority Investment Zones to facilitate the implementation of infrastructure and public facility investment.	Short Term	Study/Plan	Y
Goal PI 2 Partner with surrounding jurisdictions and local agencies to plan for and fund public infrastructure and facility developments and expansions.				
Strategy PI 2.1 - Develop multi-jurisdictional infrastructure and transportation projects that benefit the region and improve efficiency and sustainability within the Town of Fort Mill.				
PI 2.1A	Continue participating in programs such as RFATS, Pennies for Progress, Regional Transit Engagement, etc. that support transportation for existing corridors, new collector roads, freight planning, and public transit services.	Ongoing	Coordination	Y

Number	Action Item	Time Frame	Action Type	Budget Considerations Y/N
PI 2.1B	Establish a dedicated funding source for the maintenance of the Town owned roads.	Mid Term	Policy	Y
PI 2.1C	Implement recommendations in the Water System Master Plan Update and Wastewater System Master Plan Updates developed by Wiedeman and Singleton.	Ongoing	Policy	Y
PI 2.1D	Collaborate with the Fort Mill School District and other community stakeholders to plan and implement joint programs, facilities, and infrastructure.	Ongoing	Policy	Y
Goal PI 3 - Provide capacity for future development within mixed-use and employment centers and in existing developed areas in accordance with the Future Land Use Plan through strategic infrastructure and public facility investments.				
Strategy PI 3.1 Maintain infrastructure and public facilities in developed areas to enhance growth for infill and redevelopment and provide the expansion of infrastructure and public facilities to support mixed-use and employment centers.				
PI 3.1A	Develop short term and long term infrastructure and public facility / service master plans with Town Departments for targeted Priority Investment Zones.	Mid Term	Study/Plan	Y



APPENDIX B EXISTING CONDITIONS

APPENDIX B

EXISTING CONDITIONS

PURPOSE

In order for the Town of Fort Mill to plan for the future, the community has to assess current conditions. Existing Conditions are addressed for Population, Land Use, Transportation, Housing, Economic Development, Cultural Resources, Natural Resources, Community Facilities, and Health.

POPULATION

Table B.1 Town of Fort Mill Population Data

2010 Population (U.S. Census)		
Total Population (Actual)	10811	
Projected Population Growth Since 2010		
Single-Family Detached Units	6020	Avg. 3.1 / Unit
Single-Family Age-Restricted Units	320	Avg. 1.7 / Unit
Single-Family Townhome Units	0	Avg. 2.0 / Unit
Multi-Family (Apartment) Units	1166	Avg. 1.8 / Unit
Multi-Family (Group Home) Units	0	Avg. 1.0 / Unit
Existing Homes Annexed	941	Avg. 2.6 / Unit
Total Population Growth (Projected)	8447	Avg. 2.69 / Unit
2017 Population (Projected)		
Total Population (Projected)	19258	79.1% Since 2010

Population by Age	2017	Percent	2010	Percent
0-9	2,211	15.3%	1,716	15.8%
10-19	2,421	16.7%	1,757	16.2%
20-34	2,422	15.5%	1,756	16.3%
35-44	2,393	16.6%	2,455	16.2%
45-54	2,396	16.6%	1,716	15.9%
55-64	1,438	9.9%	1,033	9.6%
65-74	884	6.1%	663	6.2%
75-84	389	2.7%	309	2.9%
85+	77	0.5%	104	1.0%

Population by Gender	2017	Percent	2010	Percent
Female	7,805	54%	5,767	53.3%
Male	6,646	46%	5,044	46.7%

Population by Race	2017	Percent	2010	Percent
American Indian and Alaska native alone	11	0.1%	40	0.4%
Asian alone	305	2.1%	136	1.3%
Black and African American Alone	2,545	17.6%	1,901	17.6%
Native Hawaiian and Other Pacific native alone	0	0.0%	1	0.0%
Some other race alone	190	1.3%	117	1.1%
Two or more races	387	2.7%	223	2.1%
White alone	11,013	76.2%	8,393	77.6%

Educational Level	Town of Fort Mill	York County
High School (H.S.) Graduate of Higher	93.1%	89.1%
Bachelor's Degree or Higher	41.1%	31.1%

LAND USE

Table B.2 Existing Land Use

Land Use	Town		Planning Area	
	Acres	Sq Miles	Acres	Sq Miles
Agriculture	0	0	111.2	0.2
Commercial	336.4	0.5	1479.2	2.3
Industrial	40.3	0.1	1179.2	1.8
Institutional	668.1	1.0	1185.0	1.9
Open Space	3249.0	5.1	5799.7	9.1
Residential	2025.6	3.2	11041.1	17.3
Vacant	5297.4	8.3	11057.0	17.3

TRANSPORTATION

A successful transportation system includes a universal design that is safe and accessible to all. Although streets make up the majority of the transportation network, sidewalks, bike lanes, and trails are also vital components. The Town of Fort Mill places a high priority on the pedestrian as an user of the transportation system as evidenced by the many pedestrian corridors that are enjoyed by residents.

Figure B.2 reflects Volume to Capacity Ratio and B.3 shows the Functional Class designations and Traffic Counts for the Town of Fort Mill and the Planning Area. The functional classifications are determined by the South Carolina Department of Transportation (SCDOT) in conjunction with the Rock Hill-Fort Mill Area Transportation Study Area (RFATS). SCDOT and RFATS are responsible for planning, improving and maintaining the streets that are in the state and federal transportation systems.

The Statewide Transportation Improvement Program (STIP) 2017–2022 is the comprehensive transportation plan for South Carolina and provides a detailed listing and funding plan for the major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the state’s transportation network. The STIP also includes projects that are locally funded, such as the Pennies for Progress improvements in York County. The Town of Fort Mill is a member of RFATS and its transportation projects are covered by the STIP.

Transportation and land use are the key parts of the Town’s physical character. Roads, streets, trails, bike lanes, and sidewalks not only provide access, but help define the landscape. Traffic and congestion are anticipated results of high population growth and development. Fort Mill is has the benefit of two major sources of funding for transportation-related projects—RFATS and York County’s Pennies for Progress.

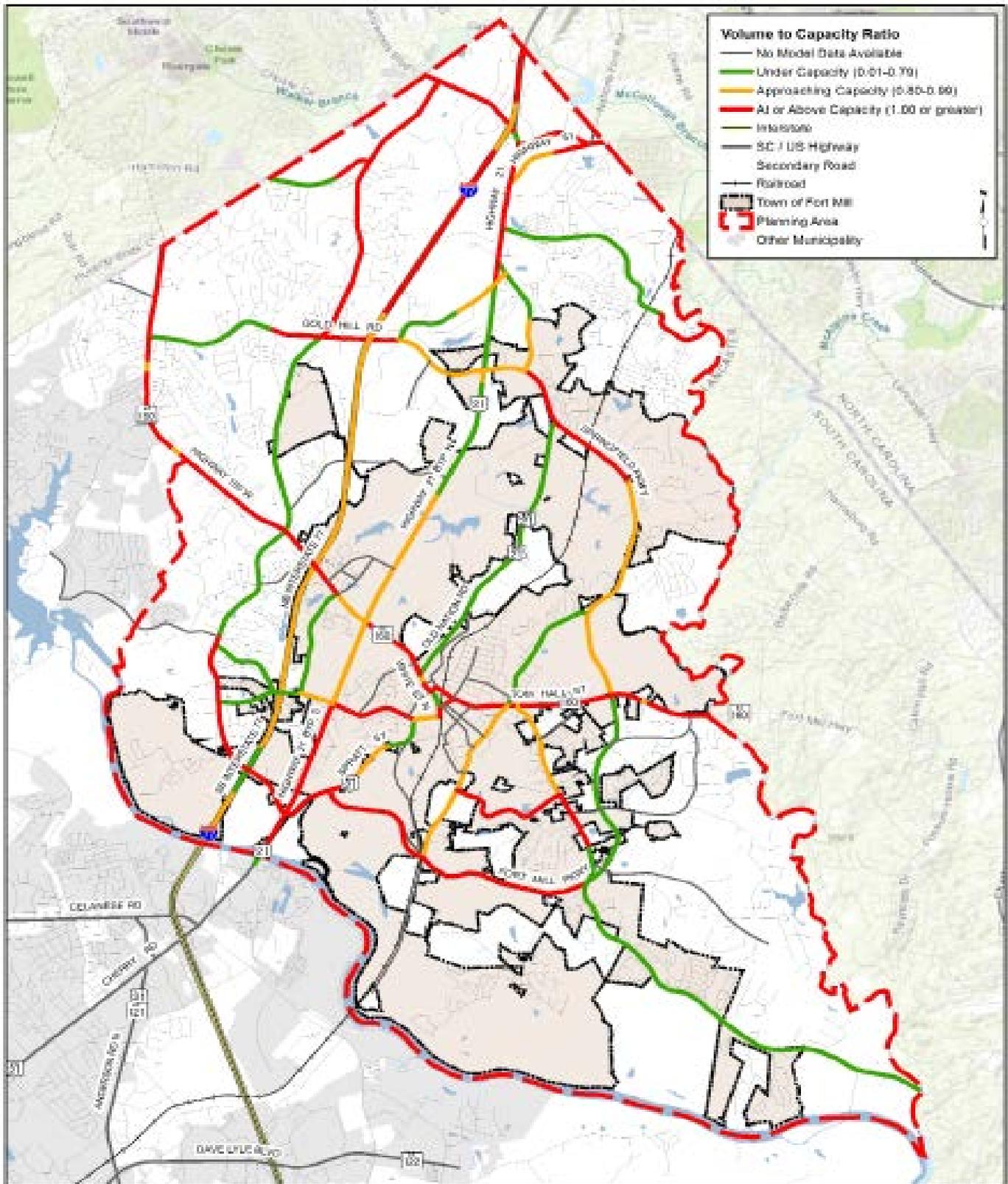
Fort Mill is a voting member of the RFATS Policy Committee and provides representation to the support committees that report to this board. RFATS is federally designated Metropolitan Planning Organization (MPO) and is responsible for identifying and prioritizing transportation projects that will use federal funds. The above-mentioned STIP is the multi-year plan that addresses transportation improvements statewide. The MPO prepares its portion of the STIP with considerable input from local stakeholders, staff and elected officials. The MPO is staffed with local professionals who plan for all jurisdictions within the MPO and for all modes of transportation.

I-77 has over 110,000 vehicles per day. Highway 160 has over 20,000 vehicles per day west of US 21 and east of Springfield Parkway. Traffic counts for 2017 are reflected in Figure B.3 Functional Classification and Traffic Count. Traffic congestion is approaching capacity or at or above capacity on I-77, US 21, Springfield Parkway, SC169, and Dobys Bridge Road. Figure B.2 Volume to Capacity Ratio reflects congested corridors and data was from the RFATS Collector Street Plan, 2017. Transportation improvements are planned to alleviate roadway capacity. Also, implementation of the Collector Street Plan will provide effective linkages and alternative routes in the transportation system and lessen traffic congestion.

Current transit services in the Planning Area include an express bus route (CATS 82X) that is jointly funded by the Charlotte Area Transit System (CATS) and the City of Rock Hill – that targets commuter needs during the work week. There is a second CATS route that briefly crosses into South Carolina and connects with the LYNX Light Rail Station in Pineville, NC. Lastly, there are approximately half a dozen vanpools supported by CATS for meeting demand at larger employment destinations and key destinations along the route.

The RFATS Urbanized Area Transit Implementation Study was developed in 2015 by Nelson/Nygaard Consulting Associates. The plan identified strong operational and customer services reasons to expand York County Access north of the Catawba River to serve the Town of Fort Mill and other areas in and adjacent to the Planning Area with demand

Figure B.2 Volume to Capacity Ratio



response service. Demand-response or dial-a-ride has not previously been an option for the Town of Fort Mill residents due to the Town and Planning Area being located within the Charlotte Urbanized Area. Until the fall of 2017, federal policies did not recognize demand response as an eligible type of service with large urban-ized areas like the Charlotte Urbanized Area. When the Town of Fort Mill has completed a two year period of demand response, this federal funding will become available as a resource for the community. In addition to de-mand response transit, the study also identified a fixed route corridor along Highway 160 that would provide hourly service with just one vehicle reaching key destinations along the route

According to the transit study, good transit design principles include service which is simple and operates at regular intervals, and routes which operate along a direct path, are symmetrical, well-coordinated, and serve well de-fined markets. Also, characteristics of good transit corridors include activity centers and multi-family housing, all-day trip generators such as education facilities, medical and shopping, and supportive pedestrian infrastructure for riders to walk to or from the transit location.

Bicyclists have opportunities to ride along trails and parks in Fort Mill. Also, York County is involved in a Bike Ped Task Force to promote and develop bicycling and pedestrian enhancements throughout York County. One bike route out of five routes is the Fort Mill Route. This route is a 30-mile route total with a 25.21 mile loop and a 4.85 cut through designated a moderately strenuous ride with a +732 elevation gain. The Fort Mill Route is inside the planning area and a major portion falls with the Town of Fort Mill. This route lists the Anne Springs Close Greenway, the Peach Stand, Baxter Village and the future Catawba Park as some of the amenities along the route. Using averages, employees in Fort Mill, SC have a shorter commute time (22.2 minutes) than the normal U.S. worker (25 minutes). Additionally, 1.62% of the workforce in Fort Mill have “super commutes” in excess of 90 minutes. Car ownership in Fort Mill is approximately the same as the national average, with an average of two cars per household.

HOUSING

The median property value in Fort Mill, SC is \$209,100, which is 1.02 times larger than the national average of \$205,000. Between 2015 and 2016 the median property value increased from \$192,500 to \$209,100, 8.62% increase. The homeownership rate in Fort Mill is 63.8%, which is higher than the national average of 63.6%.

Table B.3 Town of Fort Mill Household Data

2010 Housing Units (U.S. Census)	
Total Residential Units (All Types)	4479
New Residential Units Permitted & Annexed Since 2010 (Actual)	
Single-Family Detached Units	1942
Single-Family Age-Restricted Units	188
Single-Family Townhome Units	0
Multi-Family (Apartment) Units	648
Multi-Family (Group Home) Units	0
Existing Homes Annexed	362
Total New Residential Units (All Types)	3140
2017 Housing Units	
Total Residential Units (All Types)	7619

Figure B.4 Housing Density

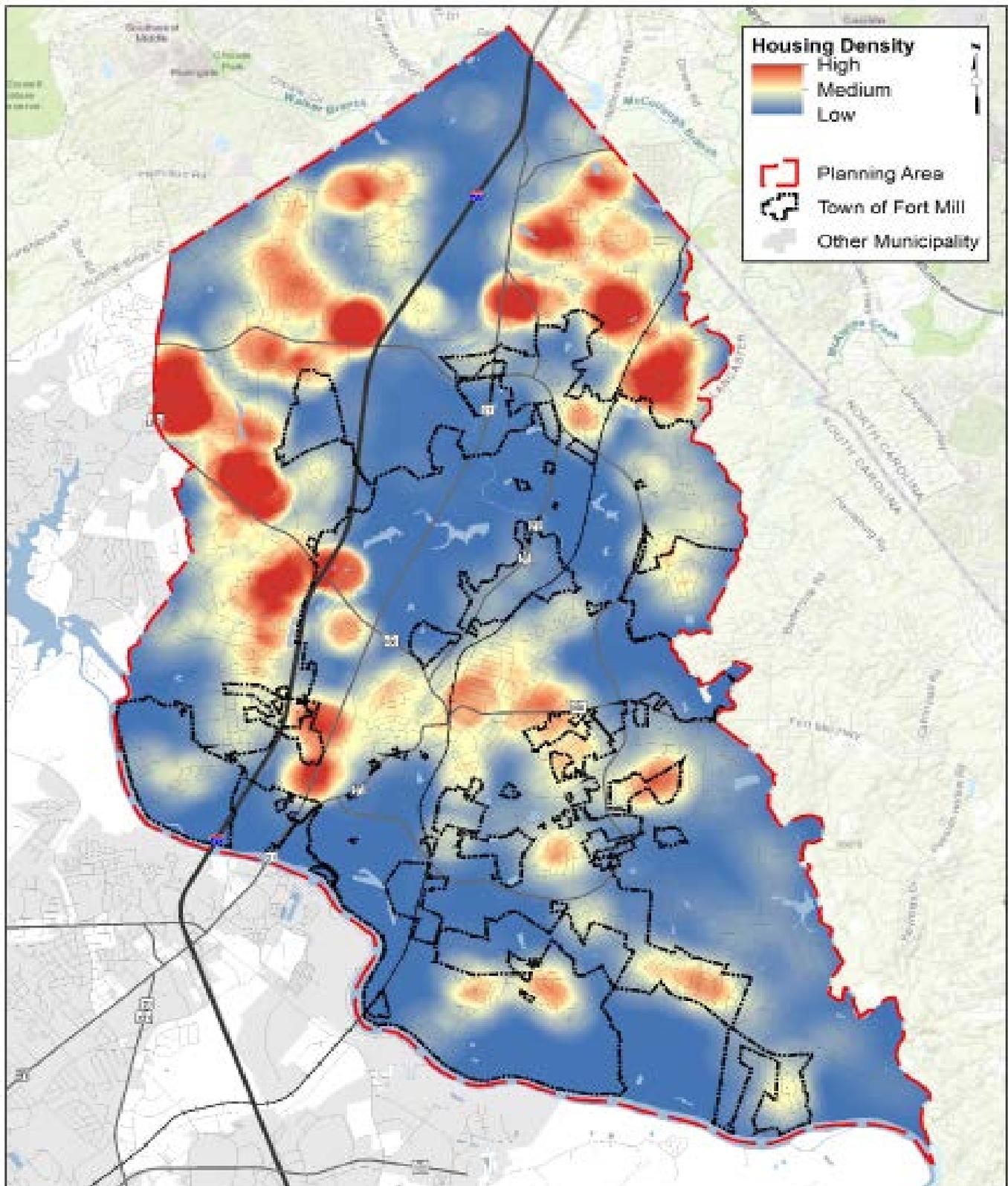
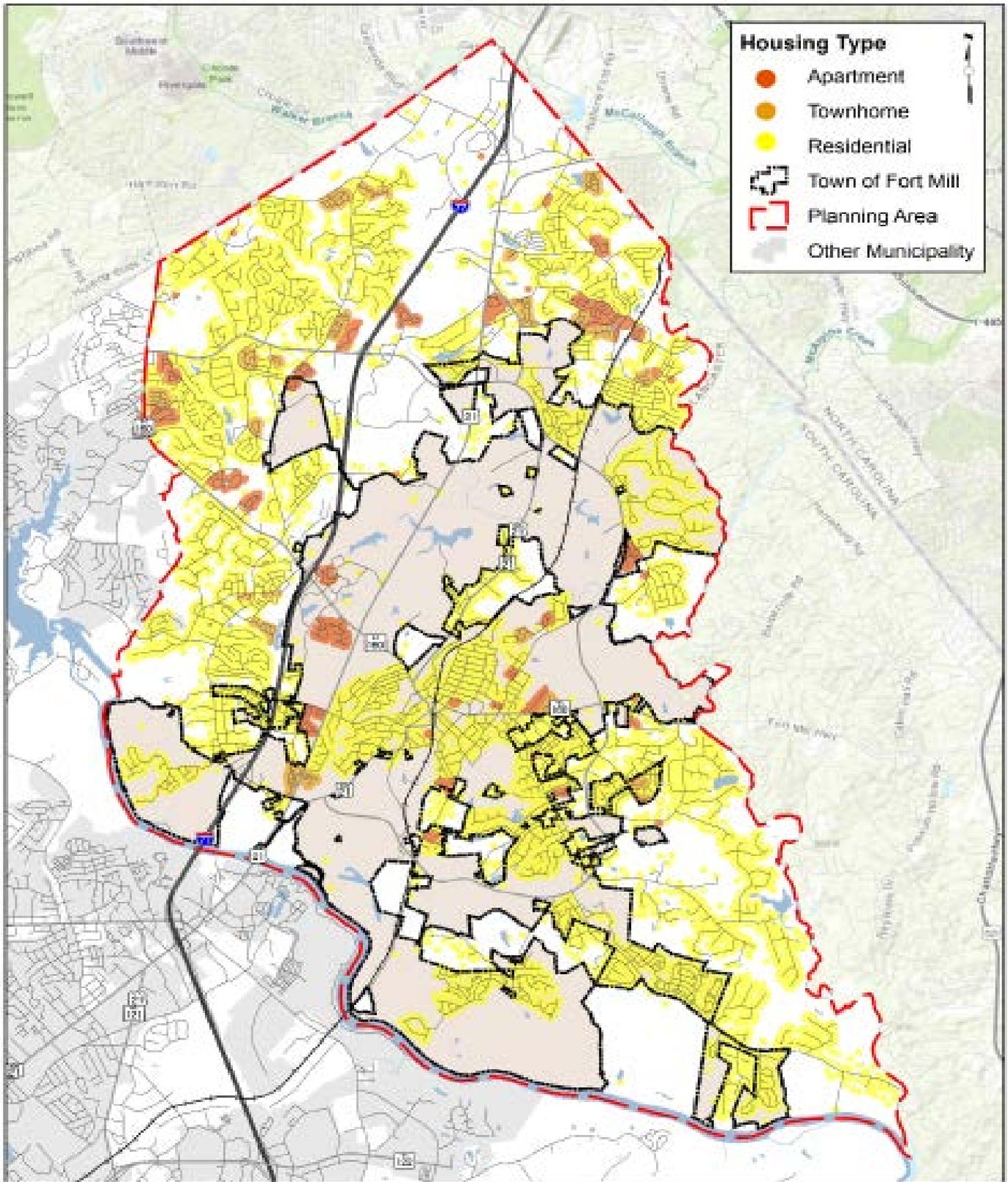


Figure B.5 Housing Type



ECONOMIC DEVELOPMENT

Throughout the Catawba Economic Development District of York, Lancaster, and Chester counties, approximately 65% of the working population are employed within clusters classified as “Local.” Between 2010 and 2015, the most significant job creation within these Local Clusters was Local Motor Vehicle Products and Services. This cluster added 2,503 jobs for a total employment of 6,247. It includes automotive parts wholesaling and retailing as well as automobile service and repair centers.

Local Hospitality Establishments added 2,079 jobs between 2010 and 2015 for a total employment of 11,907. Local Real Estate, Construction, and Development added 1,131 jobs for a total employment of 7,284. The primary driving forces behind the growth in both of these clusters are increased population and tourism within the Rock Hill / Fort Mill area of York County and the Indian Land area of Lancaster County.

2015 Employment by Industry

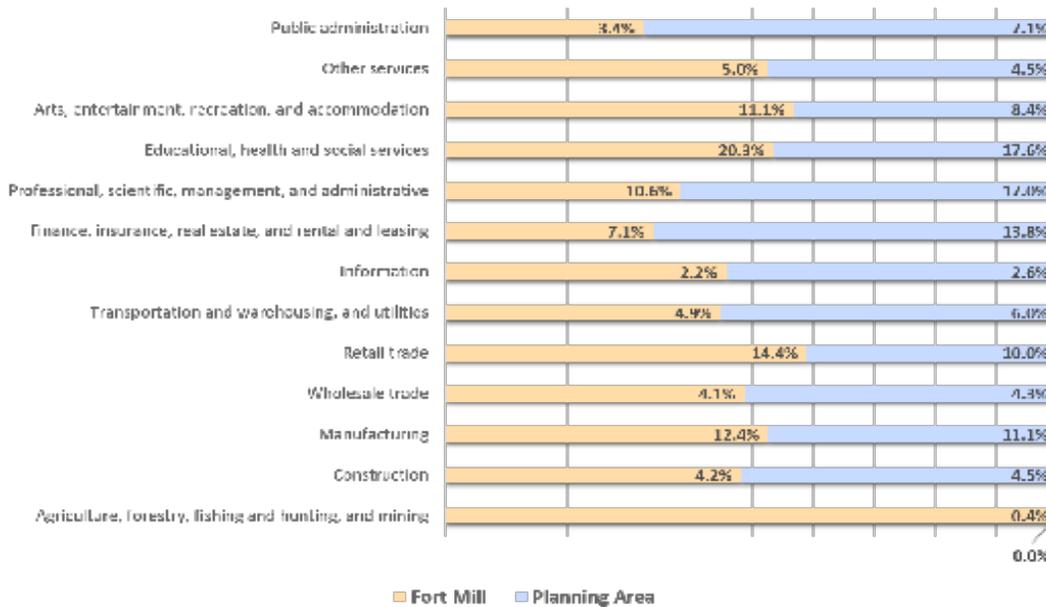


Table B.4 Fort Mill Workforce Trends

Industry	2010		2016	
	Number	Percent of Total	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	12	0.07	6	0.03
Construction	1,189	6.46	977	4.15
Manufacturing	2,249	12.22	3,229	13.71
Wholesale trade	910	4.94	1,053	4.47

Retail trade	1,956	10.62	2,514	10.67
Transportation and warehousing, and utilities	1,185	6.44	1,418	6.02
Information	144	2.41	484	2.05
Finance, insurance, real estate, and rental and leasing	2,158	11.72	3,095	13.14
Professional, scientific, and management, administrative, and waste management services	2,177	11.83	3,093	12.75
Educational services, and health care and social assistance	3,504	19.03	4,394	18.65
Arts, entertainment, recreation, and accommodation and food services	1,299	7.06	1,731	7.35
Other services, except public administration	883	4.80	1,058	4.49
Public administration	444	2.41	593	2.52
Total number of workers, 16 years and over	18,410			

Cultural Resources

Fort Mill's rich and vibrant history is evident in its many historical buildings and structures, some dating to the antebellum period. In June 1989, a grant from the South Carolina Department of Archives and History funded a survey of the Town's most historically significant properties. The next year, in 1990, the survey allowed Fort Mill to nominate many of these homes and buildings to be listed on the National Register. The following buildings and sites in Fort Mill are listed on the National Register of Historic Places. A brief detail of the significance of these structures in their historical context follows.

- Springfield Plantation (built before 1806)
- White Homestead (1831)
- Wilson House (circa 1869)
- Banks Mack House (circa 1871)
- John M. White House (circa 1872)
- Thornwell-Elliott House (circa 1877)
- Mack-Belk House (circa 1890)
- Mills House (1906)
- National Guard Armory (1938)
- Unity Presbyterian Church Complex – church, manse, Unity Cemetery and Old Unity Cemetery (1788 – 1881)
- Fort Mill Downtown Historic District (17 buildings built between 1860 and 1940)
- The John M. White House, built in 1892, is known today as the Springs Industry Guest House

Springfield Plantation

Springfield Plantation, the oldest home in Fort Mill, has remained continuously in the ownership hands of the Springs family since its construction before 1806. It is believed the home dates to 1790, but it can only be documented to 1806. John Springs, III, the original owner and occupant, moved there with his bride Mary in that year. Springs was a successful farmer who amassed more than 3,200 acres of land by the early 1800s. As an investor in banks and railroads, he contributed significantly to the economic growth of the region and the state.

White Homestead

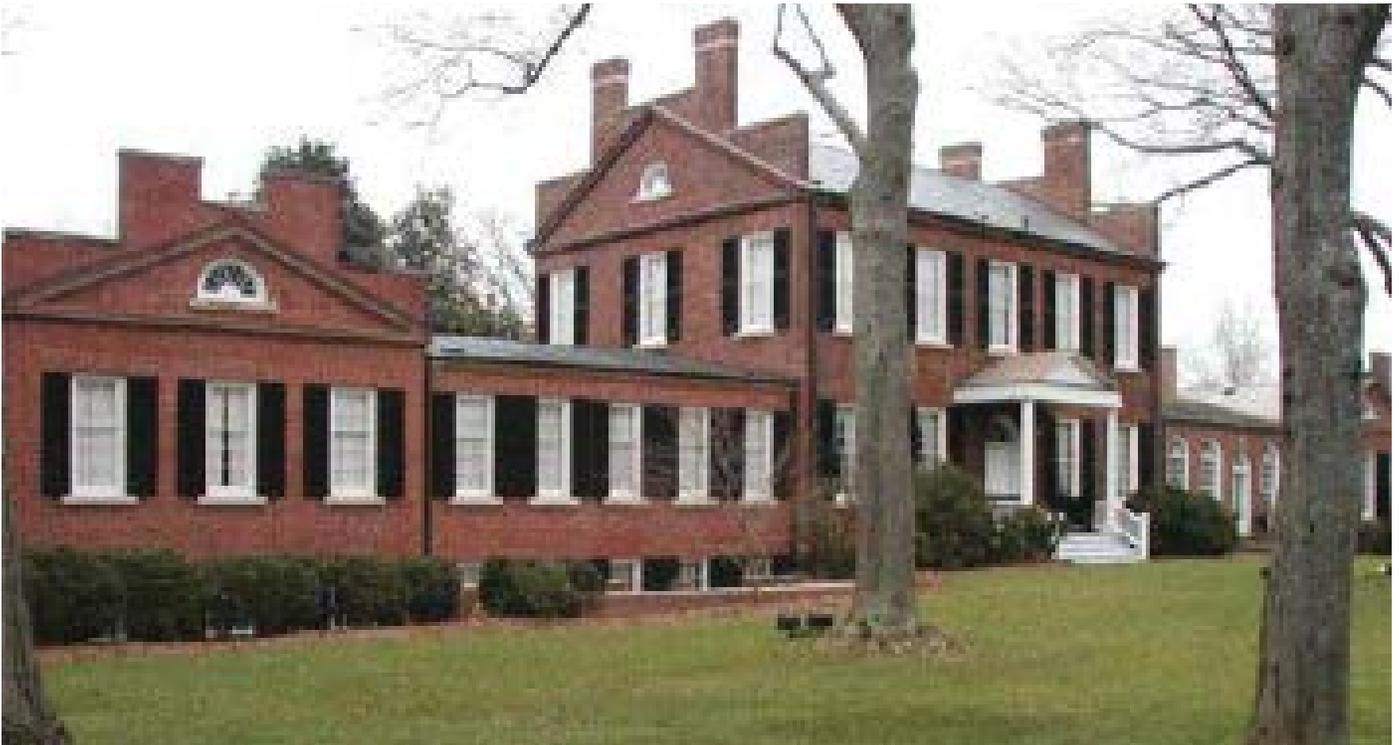
The White Homestead houses personal papers and documents dating back to 1740 that are significant to the history of York, Lancaster, Mecklenburg, and Cabarrus counties. The White family was extensively involved in the history of Fort Mill. The house, built by William Elliott White in 1831 in the Federal design, is believed to be the site of the last full meeting of the Cabinet of the Confederate States of America (CSA). With a cavalry escort, supplies and portions of the archives and treasury of the CSA, President Jefferson Davis and Cabinet members met there after fleeing across the Catawba River from Charlotte on April 26, 1865. They later spent that same night at nearby Springfield Plantation.

The White Homestead site contains a remnant section of the original Nation Ford Road, an ancient Native American trading path which crossed the Catawba River at a shallow ford between what is today Fort Mill and Rock Hill. The White Homestead also is home to a collection of historically significant photographs. While the home remains privately owned and not open to the public, it has greatly contributed to the historical richness of Fort Mill by sharing scholarly access to artifacts. Even though the White Homestead allows limited access to its collection of historically significant letters and artifacts, there is the lack of a public facility to educate people about Fort Mill's history and culture.

A 20th Century owner of the estate, Col. Elliott White Springs, was a World War I pilot and aspiring novelist. After the war, family duty called and he turned his attention to the ever-growing textile empire.

Wilson House

After the railroad began its run through Fort Mill in 1852, the Town and County entered a period of remarkable growth and



prosperity. The Wilson House, constructed in 1869, is a wonderful example of this growth and prosperity. Although moved from its original location, the home built in the Late Victorian style remains one of the best examples of the preserved history of Fort Mill.

Banks – Mack House

Built a mere two years (1871) after the Wilson House, the Banks-Mack House was constructed in the Classical Revival style by W.H. Stewart, a one-time member of the South Carolina House of Representatives who also built the first building of the Fort Mill Manufacturing Company. After Stewart, the house passed to the Banks family. Hattie Banks Mack and her husband, the Rev. J.B. Mack, expanded the home in 1910 with a second floor and wrap-around porch. The description of the home in the South Carolina Department of Archives and History tells the story of a large hickory tree on the site beloved by Mrs. Mack. She instructed her contractors in 1910 to build the home's new porch around her favorite tree. It became a local landmark. In 1989, Hurricane Hugo destroyed the tree but amazingly did very little damage to the house.

John M. White House

Built in 1892 and known today as the Springs Industries Guest House, John M. White was a member of a prominent Fort Mill family. The home he built is unique in that it mixes styles of the Italianate and Second Empire. This combination is extremely unusual in upper South Carolina and was constructed at a time when the South, in general, was struggling to overcome the devastating effects of the Civil War.

Thornwell – Elliot House

The Thornwell – Elliot House, located on Confederate Street, is significant in the history of Fort Mill for its association with the Rev. James H. Thornwell Jr. Thornwell led the congregation of the Presbyterian Church in Fort Mill from 1882 to 1905. The home mixes elements of the Victorian and Queen Anne styles. Property deed transfers date the house to at least 1877, although its construction was some years prior.

Mack – Belk House

The Mack – Belk House dates to the 1860s when its first floor was constructed on Banks Street. In 1890, a second floor was added to the home built in the Late Victorian style. For more than 100 years, the home was associated with the Mack and Belk families. Owned by Fort Mill native Dr. Edward Mack, a theologian, it passed to his sister, Mrs. Elizabeth Mack Belk, upon his death. Elizabeth was married to Thomas Heath Belk who operated a mercantile store on Main Street in Fort Mill and was part of the Belk family's chain of stores.

Mills House

The Mills House was built on Confederate Street in 1906 during a period of significant growth and prosperity due to the expanding textile industry. John Barron Mills Sr., the home's original owner, was the first manager of the Fort Mill Manufacturing Company's "Company Store," and later, a successful merchant in town. The home is constructed in the Classical Revival style.

National Guard Armory

During the period between World War I and World War II, Fort Mill had an award-winning National Guard unit, Company K of the 118th Infantry Division. The armory is Fort Mill's only structure constructed in the Art Deco style. After being used as a gymnasium following its use as an armory, today the structure is owned by the school district and used for storage.

Unity Presbyterian Church

Unity Presbyterian Church was the first religious organization in Fort Mill, dating from 1788 and the days of the Catawba Indian Nation. The church has operated on four different sites in town. This preserved and recognized site today dates to 1881 and includes a church facility, manse, Unity Cemetery and the Old Unity Cemetery. The church building is built in both the Queen Anne and Romanesque styles. Its brickwork and windows are considered to be greatly detailed and are particularly unusual for such a small congregation in a small town. Unity Presbyterian Church was very significant in the religious history of Fort Mill.

Fort Mill Downtown Historic District

The Fort Mill Downtown Historic District includes 17 buildings built between 1860 and 1940. According to the South Carolina Department of Archives, these structures are an important collection of commercial buildings as they formed the nucleus of downtown Fort Mill at a time when business activity flourished. They are evidence of the periods of growth and development Fort Mill has enjoyed. Inclusive of Confederate Park and its bandstand, the properties as a whole possess historic integrity and provide a record of the development of downtown.

The Fort Mill Fort

Other structures in Fort Mill lack National Register designation yet remain important in telling the Town's history. One example is the site of the British-built fort that lent its name to the Town. The site of the former fort is recognized by the State of South Carolina Historical Commission and is commemorated with a plaque. The Daughters of the American Revolution also placed a plaque at the fort site. Construction of the Fort Mill Fort barely got underway before it stopped. A well was dug and some trenches were excavated. No timber construction was ever started. All that remains of the fort today is the hill on which it was to be located which is on Spratt land near the Brick Yard Road just outside the Town limits.

Other Historical Structures, Unique Areas, and Archeological Sites

Although not officially recognized, other historic properties in Fort Mill include the Stewart-Kimbrell House, Frederick Nims House, and Jones-Smythe House. The Stewart-Kimbrell House on Holbrook Road was built in the late 1820s. Its typical Piedmont I-House construction is of bricks covered with stucco. The Frederick Nims House on Nims Lake Road has Colonial Revival influences and dates to 1924. The Jones-Smythe House was constructed in the Craftsman style in 1918.

No area of Fort Mill is more distinct for both its commercial and residential components as is downtown. The Town's most historic homes, as detailed above, line downtown avenues, especially Confederate and Banks streets. Main Street is home to the oldest commercial structures. Concentrated around the sites of the two textile mills, small but unique mill houses were called home by several generations of families who labored in the textile industry of Fort Mill.

Walk down Main Street today and you will see glimpses of Fort Mill's commercial and retail past on the façades of some structures. Stores where merchants once offered dry goods and hardware and banks have been replaced by antique dealers and small retailers. Even though downtown Fort Mill has seen some recent investments meant to improve the overall appearance of Main Street, there is more work to be done. The Downtown Merchants Association has encouraged new curbing along Main Street, landscaping, improved lighting, and benches.

The Spratt Building (215 Main Street) was once a bank but today serves as a place for meetings and banquets. The town

rents the facility for functions. The building's original brick construction and cast stone trim remains, while modern windows and doors make the structure among the most attractive buildings on Main Street. The original Jones Drug Store building is the oldest structure on Main Street. Dating to 1860, it retains its original cast-iron facade and cast-iron cornices with pediment and recessed brickwork.

The former First National Bank building at 218 Main Street was once also Town Hall. Built circa 1920, its cast-stone trim forms arches above the door. Its grouped windows form the central bay of the second floor. It has a cast-stone pediment above the entrance. As many as a dozen other historic commercial buildings date from 1900 and line Main Street. Constructed of brick or cast-stone, they serve as monuments to retail and commerce, past as well as present.

The history of Native American settlement, from pre-history through the era of the Catawba Nation, is readily told through interactive exhibits at the York County Museum and it soon will be told at the new Stans Museum of Life and the Environment under construction on 400 acres along the Catawba River. Archeologists from the University of North Carolina are currently investigating the Stans Museum and Kanawha site for evidence of Catawba settlement. It is believed that they have uncovered evidence of two 18th century Catawba villages that were inhabited during the French and Indian Wars.

Programs of the rich history of the Catawba Nation unfold in programs throughout the year on the Catawba Indian Reservation as well as in facilities managed by the museum system. The Catawba Indian Reservation is south of the Fort Mill planning area in Lancaster County. Other archeological sites are present in the Fort Mill planning area, although their locations are kept private so as not to disturb any ruins which may be found and documented one day. The lack of recognition of Native American sites and the lack of providing an opportunity for access to these sites remains an issue for Fort Mill.

Much historical retrospect has been preserved at the White Homestead, including a segment of the original Nation Ford Road. Archival collections include wills, deeds, plats, land leases with the Catawba Nation, diaries and journals, account books and receipts, architectural drawings, maps, and photographs. Materials which relate to the family genealogies and business history of the Springs, Close, and White families covering Fort Mill and South Carolina date to 1700. Of particular interest are family records regarding the last meeting of Jefferson Davis and his Cabinet of the Confederate States of America.

The Fort Mill Planning Area is home to facilities that educate and entertain, as well as seek to serve the spiritual well-being of the community. The Fort Mill School District Four operates many facilities throughout the town and will build as many as one new school per year over the next 10 years. These facilities with their projected new construction are documented in detail in the Community Facilities section of this document. Although the following facilities and programs contribute to the rich cultural resources found in the Fort Mill planning area, stakeholders and advisory committee members have said that the town lacks facilities for the cultural arts.

Fort Mill Community Playhouse

The Fort Mill Community Playhouse performs in leased space at the former Banks Street School. While the hometown arts organization performs on average four productions annually at this site, stakeholders and advisory committee members noted that Fort Mill has limited arts-related facilities.

Stans Museum of Life and the Environment

The Stans Museum of Life & the Environment is a museum of natural history and human cultural history that is soon to be built along the Catawba River in York County. The mixed-use site, which will include a residential component and feature “green” building standards, is currently in the process of annexation into the Town of Fort Mill. The facility will tell the story of the life sciences in relation to the people that call the region home and how they relate to the plants and animals that live among them. According to the website www.chmuseums.org, the Stans Museum will have state-of-the-art facilities for lectures, symposia and town hall-style meetings, and special events on its 400-acre site that is under construction on the Catawba River at I-77. Its core exhibit, known as Common Ground, explores the relationship between people and places—past, present and future.

Museum of York County

More than 30,000 people annually visit the Museum of York County, located at 4621 Mt. Gallant Road in Rock Hill. Since 1950, the museum has created an opportunity to educate children and adults in natural history, cultural history, and the arts. Its collection includes more than 200 full-mounted African animals and African artifacts. It is home to the Vernon Grant Gallery, which is devoted to the creator of Kellogg’s Rice Krispies characters Snap!, Crackle!, and Pop!; and the Settlemyer Planetarium, where visitors can explore the galaxy through state-of-the-art audio and visual displays and special effects. There is also a three-quarter mile nature trail.

Community Festivals

Fort Mill is home to several annual festivals, including a Fall Festival, Art on Main, and Fest-I-Fun. The Fall Festival is a chance for the Fort Mill Downtown Association to welcome children to trick-or-treat on Main Street.

Art on Main occurs each September. It is a juried art show and master craft festival in downtown Fort Mill which includes a reception and art auction. According to www.fortmilledowntown.com, artists and master craftsmen from the Carolinas bring their one-of-a-kind artwork such as hand-crafted pottery, unique woodturnings, paintings, metal works of art, copper creations, photography, and jewelry to be viewed and purchased. Family activities include wagon rides, food, and other entertainment.

Places of Worship

Like so many other communities throughout the southern United States, Fort Mill’s spiritual needs are served by numerous places of worship. Places of worship include but are not limited to:

- *Crossroads Lutheran Church*
- *Emmanuel Pentecostal Church*
- *First Baptist Church*
- *Lake Wylie Lutheran Church*
- *Macedonia Church*
- *Philadelphia United Methodist Church*
- *Pleasant Hill United Methodist Church*
- *Sisk Memorial Baptist Church*
- *St. John’s United Methodist Church*

- St. Paul's Episcopal Church
- St. Phillip Neri Catholic Church
- Temple Kol Ami
- Unity Presbyterian Church
- Westerly Hills Baptist Church

Nation Ford Road

Nation Ford Road and its related resources provide a unique record of the history of eastern York County from 1650 as a path for European traders to 1912. Nation Ford Road's use expanded with the movement of thousands of settlers to the Piedmont of the Carolinas and Georgia from Virginia, Pennsylvania, and other northern colonies. As more settlement occurred in the area, Nation Ford Road became a local traffic artery and influenced development patterns.

Nation Ford Road played a role in the American Revolution and the Civil War because of its strategic value and its relation to the crossing point of the Catawba River at Nation Ford. With the development of modern transportation roads for automobile traffic, the road was no longer used as a transportation route. Several segments of Nation Ford Road are still visible today. These segments have been identified in Figure X and are described by Paul Gettys, former Senior Planner with Catawba Regional Council of Governments as follows:

Segment 1 (Catawba River to Banks Street): On the north side of the Catawba River at Nation Ford, the roadbed of Nation Ford Road is visible leading north from the river toward the Town of Fort Mill. In this section, the roadbed is a depression running through the heavily forested areas along the river. It parallels the Catawba River, skirting a small hill before turning north and running parallel to present Banks Street for a short distance. Due to industrial development which took place in 1996-97 in the area, the road bed has been removed north of this point.

Segment 2 (Brickyard Road from new southern bypass to US. Highway 21): The road is next visible at the south end of



HISTORIC NATION FORD ROAD

Anne Springs Close Greenway. Photo by Catawba Regional Council of Governments.

Figure B.6 Soils

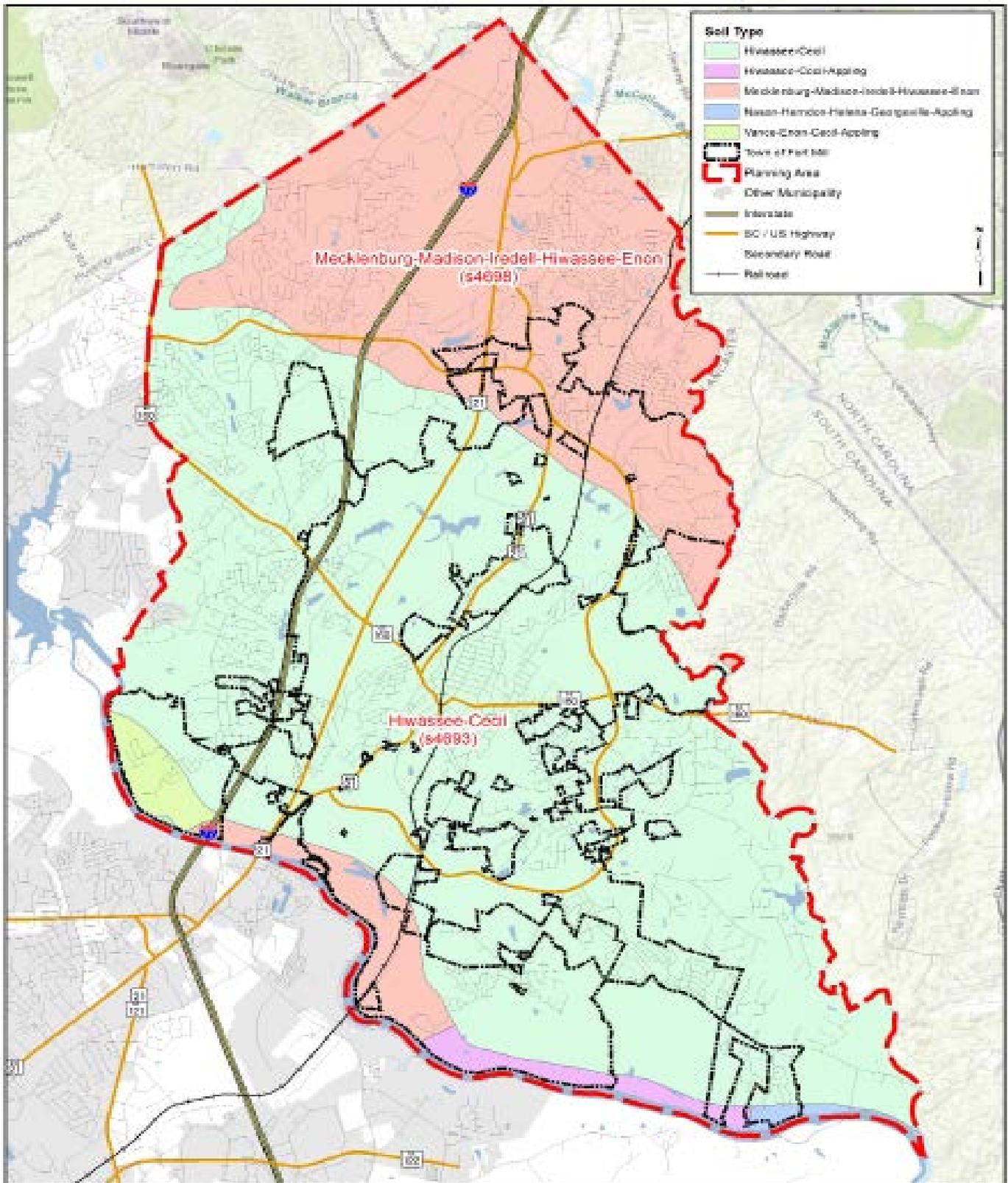
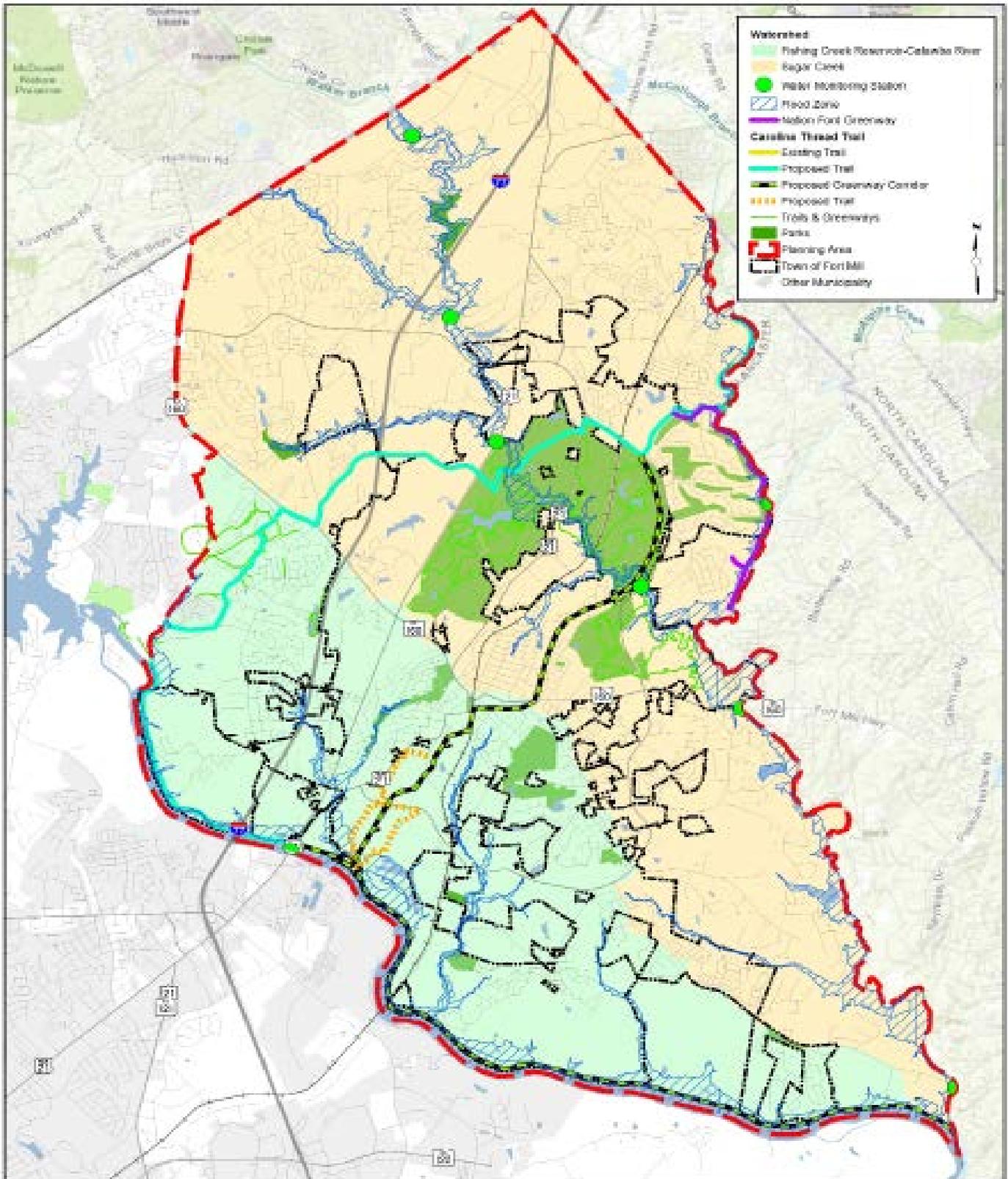


Figure B.7 Watersheds



Brickyard Road, just west of its intersection with the Norfolk Southern Railroad line. It follows the current roadbed of Brickyard Road into the Town of Fort Mill and the intersection with U. S. Highway Business 21 (Spratt Street). From this point through the Town of Fort Mill, development has obliterated the path of the road.

Segment 3 (North White Street to the old airfield): Just beyond the Town of Fort Mill's northern boundary, a segment of the old road bed is visible near the William Elliott White Homestead. It leaves the path of modern North White Street (SC Highway 160) just west of the Homestead and is visible as a depression parallel to a modern dirt road just to its west. The route here enters the Ann Springs Close Greenway. At the horse barns of the Greenway, the road bed was destroyed for a distance as the result of the construction of a private airfield.

Segment 4 (Old airfield to the south bank of Lake Haigler): In the wooded area north of the old airfield runway, the roadbed again becomes evident as a depression which runs north to the shore of Lake Haigler. It passes under the waters of Lake Haigler.

Section 5 (North bank of Lake Haigler to Springfield Plantation): On the north side of the lake, the roadbed is clearly visible as it climbs the grade. A portion of the road bed is used for a hiking trail and road within the Ann Springs Close Greenway heading north and then turning east to cross Steele Creek. It fords Steele Creek and turns northeast to parallel a field road. Along this section, the road bed is used as a hiking trail for the Greenway. Just west of the barn which has been converted into a conference center for the Greenway, the bed of Nation Ford Road rejoins the Greenway access road and travels northeast as a dirt road. Just east of the Greenway headquarters, the old road bed turns toward the north and leaves the current dirt road to travel through a wooded area as a depression. The visible section of the road ends just south of the Springfield Plantation house. Sections of the road to the north of this point were apparently obliterated in the construction of US Highway 21 Business.

Historically, the road continued north into North Carolina. Portions of the road still exist in Mecklenburg County under the name Nations Ford Road. Other sections of the road may be identified as part of existing roads to the south of the crossing at Nation Ford in the Rock Hill area.

NATURAL RESOURCES

According to the South Carolina Planning Enabling Act of 1994, the Natural Resources element considers prime agricultural and forest land, plant and animal habitats, parks and recreation areas, slope characteristics, scenic views and sites, wetlands, and soil types. According to the USDA Soil Survey, the entire York County area is within the Piedmont Plateau.

Soils

The soils found in the Planning Area are mostly favorable for development. The exceptions are small pockets of soils associated with steep slopes, wet conditions or other unique environmental factors. The five major soil associations within the planning area are: Mecklenburg-Madison-Irdell-Hiwassee-Enon, Hiwassee-Cecil, Vance-Enon-Cecil-Appling, Hiwassee-Cecil-Appling, and Nason-Herndon-Helena-Georgeville-Appling.

Waterways, Wetlands, and Hydrology

Within South Carolina, there are four major drainage basins: the Pee Dee, Santee, Ashley-Combahee-Edisto, and

Savannah River. The Fort Mill Planning Area is located in the Santee River Basin, which includes the Congaree River, Catawba River, Broad River and Saluda River. According to the South Carolina Department of Natural Resources, these rivers drain approximately 34 % of the State of South Carolina at the rate of 7.5 billion gallons per day.

Watersheds, Major Rivers and Creeks

According to SCDHEC, the Catawba River Basin incorporates 21 watersheds that comprise 2,322 square miles of land within the State of South Carolina (a portion of the basin resides in North Carolina). The Catawba River Basin extends through the Piedmont, Sandhills, and Upper Coastal Plain regions of the State. The Town of Fort Mill and its planning area are located in two of the 21 Catawba River Watersheds, which include the Sugar Creek Watershed and Catawba River Watershed.

Sugar Creek Watershed - (03050103-020)

The Sugar Creek Watershed is located from the Mecklenburg County line south to SC-160 and approximately 19,885.2 acres are in the Planning Area. According to the 2005 SC DHEC Watershed Quality Assessment Report of the Catawba River Basin, Sugar Creek is part of Watershed 03050103-020. It spans both York and Lancaster counties, consisting primarily of Sugar Creek and its tributaries. Originating near Charlotte, North Carolina, the entire watershed occupies 29,130 acres with 67% (19,486 acres) of that area contained within the Planning Area. Sugar Creek accepts drainage from Flint Hill Branch, Little Sugar Creek and McAlpine Creek before reaching Steele Creek. Steele Creek also originates in North Carolina and accepts drainage from Blankmanship Branch and Jackson Branch before flowing through the Town of Fort Mill and into Sugar Creek.

Catawba River Watershed - (03050103-010)

The Catawba River Watershed portion is located south of SC-160 to the shoreline of the Catawba River and is approximately 10,876 acres in size and encompasses 35% of the Fort Mill Planning Area. The 2005 SC DHEC Watershed Quality Assessment Report of the Catawba River Basin classifies it as watershed 03050103-010, spanning parts of York, Lancaster and Chester counties. It consists primarily of the Catawba River and its tributaries as they flow to the Cedar Creek Dam. The entire watershed occupies 105,390 acres with 10% (10,876 acres) of that area contained within the Planning Area. From the Lake Wylie Dam, the river is joined near the City of Rock Hill by multiple branches and creeks before accepting drainage from the Sugar Creek watershed. Downstream from the Sugar Creek drainage, the Catawba River flows past the Catawba Indian Reservation and is joined by Haggins Branch, Sixmile Creek (Barber Creek), Ferry Branch, Abernathy Creek, Greene Creek, and the Twelve Mile Creek watershed.

The Fort Mill Planning Area encompasses 17% (31,202 acres) of the total area of the three watersheds which is approximately 180,368 acres in size. The three watersheds identified in our planning area encompass 12% of the entire Catawba River Basin which is approximately 1,486,080 acres in size. This large land area is a critical piece for water quality protection throughout the Catawba River Drainage Basin.

Lake Wylie

Lake Wylie, a large freshwater lake, is the oldest impoundment on the Catawba River system. It was formed in 1904 with the construction of a dam west of the Town of Fort Mill. According to Duke Energy, which manages the Catawba River, the “dam was rebuilt in 1924 and the lake’s surface area expanded to approximately 13,443 acres and 325 miles of shoreline.” Lake Wylie is a working lake, as Duke Energy uses its water for cooling purposes and electric power generation at the Wylie

Hydroelectric Station, the Allen Steam Station and the Catawba Nuclear Station. Lake Wylie is also a dependable water supply for the cities of Belmont, North Carolina and Rock Hill, South Carolina. At full pond, Lake Wylie is 569 feet above sea level.

Catawba River

According to the SC DHEC, the Catawba River enters the State of South Carolina through Lake Wylie, which extends across the state boundary near Charlotte, North Carolina. Allison Creek flows into the midlake region of Lake Wylie within South Carolina. The Catawba River flows out of Lake Wylie and is joined by Sugar Creek, Twelve mile Creek, and Cane Creek before leaving the Fort Mill Planning Area and continuing to drain into the Santee River. Water quality along the Catawba River is an important issue for Fort Mill residents. According to a §319-funded study of nutrient loading by researchers at the University of South Carolina (June 2003) the Catawba River downstream of the Lake Wylie dam and all tributaries through Lake Wateree received an average load of 2100 kg/day of phosphorus for the 1996-1998 study period. Of this load, 46% was from point sources, 39% was from non-point sources, and 15% was from Lake Wylie. Controlling both point and non-point pollution is a major issue for watershed inhabitants of the Catawba River.

The Catawba River is truly a natural resource gem of the Planning Area. There is a strong need to improve its environmental state and protect its water quality. By improving the environmental conditions of the waterway and providing more access locations, recreational uses and opportunities are expected to increase. Residents spoke of the lack of public access to the Catawba River. As one of the biggest natural features in the Fort Mill Planning Area, there is a consensus to protect the Catawba River and increase opportunities for access. The Catawba River is an asset for both drinking water and recreation. By improving the environmental conditions of the river, Fort Mill will also increase the use of the asset recreationally. Fort Mill presently has one limited access point to the Catawba River.

Sugar Creek

Sugar Creek, the boundary between York and Lancaster counties, runs east of Fort Mill flowing south from Mecklenburg County, NC into the Catawba River. The point of convergence marks the southern most point of the Planning Area. According to SC DHEC's 2005 Water Quality Report, recreational uses are not supported on Sugar Creek within the Planning Area due to the fecal coliform bacteria excursions. Sugar Creek provides an opportunity to help improve local water quality conditions by improving adjacent drainage conditions as well as providing future greenway connections and increased recreation opportunities such as fishing and floating.

Steele Creek

Steele Creek, which originates in North Carolina, is one of the tributaries of Sugar Creek. Steele Creek is a major part of the Anne Springs Close Greenway. It is the former location of a colonial-era British fort and grist mill. Together, the fort and the mill are more than mere footnotes of history; they are literally the namesakes of the town known today as Fort Mill. According, SCDHEC 2007 Water Quality Report, recreational uses are not supported on Steele Creek within the Planning Area due to the fecal coliform bacteria excursions. Steele Creek presents an opportunity for improved recreation opportunities as its environmental conditions are enhanced over time.

The hydrology of the Fort Mill Planning Area presents an opportunity to help preserve and enhance water quality throughout the area through strategic watershed planning efforts. The Fort Mill area can plan to protect and enhance its current wealth of hydrological assets to help balance water quality demands that come with urban development.

Floodplains

Approximately 3,022.8 acres, or 10% of the Planning Area, are designated as floodplain. The floodplain is located within the Fort Mill Planning Area, mostly along the Catawba River to the south and west, along Sugar Creek to the north and east, and along Steele Creek to the north of the Town. Along Steele Creek, most of the floodplain areas are located in the Anne Springs Close Greenway and northward, past US-21 towards Mecklenburg County, North Carolina.

Future development sites could be impacted as the town continues to grow southward toward the Catawba River. According to the South Carolina Department of Natural Resources (SCDNR) Land, Water, and Conservation Division's Regulations for Flood Plain Management, more than 195 South Carolina counties and municipalities, including Fort Mill, participate in the National Flood Insurance Program (NFIP). According to the York County Comprehensive Plan, York County has a Floodplain Management Ordinance in effect that monitors and regulates building construction within the floodplain.

Habitat

Table B.5 Rare, Threatened, and Endangered Wildlife Species – York County (Source: SCDNR)

Scientific Name	Common Name	Federal Status	State Status	Global Rank	State Rank
<i>Acris crepitans</i>	Northern Cricket Frog	--	--	G5	S5
<i>Elimia catenaria</i>	Gravel Elimia	--	--	G4	SNR
<i>Etheostoma collis</i>	Carolina Darter	--	--	G3	SNR
<i>Haliaeetus leucocephalus</i>	Bald Eagle	--	ST: Threatened	G5	S2
<i>Lithobates palustris</i>	Pickerel Frog	--	--	G5	SNR

Table B.6 Rare, Threatened, and Endangered Plants – York County (Source: SCDNR)

Scientific Name	Common Name	Federal Status	State Status	Global Rank	State Rank
<i>Agalinis auriculata</i>	Earleaf Foxglove	--	--	G3	S1
<i>Agrimonia pubescens</i>	Soft Groovebur	--	--	G5	S1
<i>Amphianthus pusillus</i>	Pool Sprite	LT: Threatened	--	G2	S1
<i>Asplenium bradleyi</i>	Bradley's Spleenwort	--	--	G4	S1
<i>Camassia scilloides</i>	Wild Hyacinth	--	--	G4G5	S2
<i>Cyperus granitophilus</i>	Granite-loving Flatsedge	--	--	G3G4Q	S1
<i>Dasistoma macrophylla</i>	Mullein Foxglove	--	--	G4	S1
<i>Eleocharis palustris</i>	Spike-rush	--	--	G5	S1
<i>Elymus riparius</i>	Wild-rye	--	--	G5	SNR
<i>Eupatorium sessilifolium var. vaseyi</i>	Thoroughwort	--	--	G5T3T5	SNR
<i>Helianthus eggertii</i>	Eggert's Sunflower	--	--	G3	S1
<i>Helianthus laevigatus</i>	Smooth Sunflower	--	--	G4	S2

<i>Helianthus schweinitzii</i>	Schweinitz's Sunflower	LE: Endangered	--	G3	S3
<i>Hymenocallis coronaria</i>	Shoals Spider-lily	--	--	G3?	S2
<i>Isoetes piedmontana</i>	Piedmont Quillwort	--	--	G4	S2
<i>Juglans cinerea</i>	Butternut	--	--	G4	S3
<i>Juncus georgianus</i>	Georgia Rush	--	--	G4	S2
<i>Lilium canadense</i>	Canada Lily	--	--	G5	S1
<i>Lipocarpa micrantha</i>	Dwarf Bulrush	--	--	G5	S2
<i>Melanthium virginicum</i>	Virginia Bunchflower	--	--	G5	S2
<i>Menispermum canadense</i>	Canada Moonseed	--	--	G5	S2S3
<i>Minuartia uniflora</i>	One-flower Stitchwort	--	--	G4	S3
<i>Najas flexilis</i>	Slender Naiad	--	--	G5	S1
<i>Panax quinquefolius</i>	American Ginseng	--	--	G3G4	S4
<i>Poa alsodes</i>	Blue-grass	--	--	G4G5	S1
<i>Quercus bicolor</i>	Swamp White Oak	--	--	G5	S1
<i>Quercus oglethorpensis</i>	Oglethorpe's Oak	--	--	G3	S3
<i>Ranunculus fascicularis</i>	Early Buttercup	--	--	G5	S1
<i>Ratibida pinnata</i>	Grayhead Prairie Coneflower	--	--	G5	S1
<i>Rhododendron eastmanii</i>	May White	--	--	G2	S2
<i>Rudbeckia heliopsidis</i>	Sun-facing Coneflower	--	--	G2	S1S2
<i>Scutellaria parvula</i>	Small Skullcap	--	--	G4	S2S3
<i>Silphium terebinthinaceum</i>	Prairie Rosinweed	--	--	G4G5	S1
<i>Solidago ptarmicoides</i>	Prairie Goldenrod	--	--	G5	SNR
<i>Solidago rigida</i>	Prairie Goldenrod	--	--	G5	S1
<i>Symphyotrichum georgianum</i>	Georgia Aster	At risk (USEWS)	--	G3	SNR
<i>Symphyotrichum laeve</i>	Smooth Blue Aster	--	--	G5	SNR
<i>Thermopsis mollis</i>	Soft-haired Thermopsis	--	--	G4	S1
<i>Tiarella cordifolia</i> var. <i>cordifolia</i>	Heart-leaved Foam Flower	--	--	G5T5	S2
<i>Torreyochloa pallida</i>	Pale Manna Grass	--	--	G5	S1
<i>Trillium rugelii</i>	Southern Nodding Trillium	--	--	G3	S2
<i>Verbena simplex</i>	Narrow-leaved Vervain	--	--	G5	S1
<i>Veronicastrum virginicum</i>	Culver's-root	--	--	G4	S1

FE - Federal Endangered; FT - Federal Threatened; PE - Proposed for Federal listing as Endangered; PT - Proposed for Federal listing as Threatened; C - Candidate for Federal listing; NC - Of Concern, National (unofficial – plants only); RC - Of Concern, Regional (unofficial – plants only); SE - State Endangered (official state list – animals only); ST - State Threatened (official state list – animals only)
 SC - Of Concern, State; SX - State Extirpated; Source: South Carolina Rare, Threatened, & Endangered Species Inventory Species Found In York County Data Last Updated 2009 SCDNR.

Air Quality

On April 30, 2012, the US Environmental Protection Agency (EPA) issued final area designations for the 2008 ozone National Ambient Air Quality Standards (NAAQS). (77 FR 30144) At that time, all of South Carolina was classified as unclassifiable/attainment with the exception of a portion of York County. Although the monitor in York County was meeting and continues to meet the standard, EPA included the eastern, urbanized area of York County in the Charlotte-Rock Hill, NC-SC nonattainment area (York NAA) because of its belief that emissions in that area contributed to violations at monitors in the Charlotte area. This is the same portion of York County that was designated in 2004 as a nonattainment area for the 1997 ozone standard, with the exception of the Catawba Indian Nation Reservation. (69 FR 23932) The York NAA was designated marginal for the 2008 ozone NAAQS and as such South Carolina has already implemented NAA requirements in the area due to its 1997 moderate designation.

On April 17, 2015, SC DHEC submitted a State Implementation Plan (SIP) Package requesting to redesignate the York nonattainment area to attainment. A Notice of Final Amendment to the Air Quality SIP was published in the State Register on April 24, 2015. This action was due to the latest ozone monitoring data that showed all monitors in and near the nonattainment area had 2014 design values lower than the 2008 NAAQS (0.075 ppm) A public hearing was held March 30, 2015. No comments, written or oral, were received from the public. On December 11, 2015 the EPA approved DHEC's request (80 FR 76865) and the redesignation to attainment became effective on January 11, 2016.

On October 1, 2015, EPA amended the NAAQS for ozone. The federal agency did so after reviewing scientific evidence linking exposures to ambient ozone to adverse health effects and welfare. The EPA set the primary 8-hour standard at a level of 70 ppb. (This was based on the three-year average of the annual fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area.) The secondary standard was also set at 70 ppb, a level identical to the primary standard. The primary standard is intended to protect public health. The secondary standard is meant to protect "public welfare," which includes a wide variety of activities, from forestry and agriculture to the visual enjoyment of scenic areas such as South Carolina's Cape Romain National Wildlife Refuge.

On September 30, 2016, as required by the Clean Air Act, South Carolina submitted a recommendation of "attainment" for every area in the State for the 2015 Ozone Standards, including Rock Hill and the eastern, urbanized part of York County. All areas of the State were designated "attainment" for the 2015 standard, as DHEC had recommended, in the fall of 2017.

The Town of Fort Mill and the Planning Area are in the RFATS area for which conformity determinations will have to be made for the superseded 1997 ozone NAAQS as well as the 2008 NAAQS, because the area is in maintenance for both of these standards. South Carolina's air quality has improved with the help of its citizens and clean air coalitions. For more information on South Carolina's clean air coalitions, local government councils, or other groups dedicated to improving the State's air quality, please see the Ozone Advance webpage.

COMMUNITY FACILITIES

Water Supply, Treatment, and Distribution

The Town of Fort Mill serves approximately 7,100 residential, industrial, commercial, and wholesale customers through more than 85 miles of water transmission and distribution lines. The Town's only source of treated water is through a purchase agreement with the City of Rock Hill. This water is transported from Rock Hill to Fort Mill by way of a 24-inch water main along US-21 which crosses the Catawba River Bridge and is then distributed through various service locations throughout Town. On an annual basis, the Town purchases approximately 2.6 million gallons of water per day from Rock Hill.

In 2016, Fort Mill purchased more than 990 million gallons of water from the City of Rock Hill. Additionally, some homes and businesses within the Town and Planning Area continue to use private wells as their water source. The Town of Fort Mill also sells water to various distributors. The City of Tega Cay purchases water from the Town to serve portions of its service area, as does York County and the Riverview Water District.

Sewage System and Wastewater Treatment

The Town of Fort Mill operates a wastewater system with over 100 miles of collection lines and 31 pump stations. As development continues, pump stations will be added and/or eliminated as circumstances require. The current system serves the area inside the Town limits and some small areas within the Planning Area. The Town owns and operates the Fort Mill Wastewater Treatment Plant (WWTP) located on Spratt Street near Highway 21. The plant, which discharges the treated wastewater into the Catawba River has a currently permitted capacity of three million gallons per day. The treatment plant is currently operating at approximately 75% of its capacity. In 2016, the Town received its noticed to proceed from SC Department of Health and Environment Control to upgrade the treatment plant and plans are underway for improvements.

Solid Waste Services

The Fort Mill area collects and processes solid waste in two different manners. Those residents who live in the Town limits have the benefit of curbside garbage and recyclable collection service. The Town provides 95-gallon roll-out containers for garbage only. Recycling services are provided by Waste Pro USA which provides their own 95-gallon roll-cart to the residents. In addition, the Town operates trucks that are used throughout the year to collect yard waste and oversized debris brought out to the street for disposal. Fort Mill Public Works Department operates three fully automated residential trash trucks and three curbside knuckle boom trucks.

The unincorporated areas of Fort Mill are permitted to utilize a private collection service or to personally transport their waste to a "convenience center." There are two convenience centers located in Fort Mill, both operated and maintained by York County, where all residents may dispose of household garbage and recyclables. One of these centers is located on Highway 160 east of I-77 near the Baxter community. The other convenience center is at a temporary location on Fort Mill Parkway near Hensley Road. A nearby permanent site is currently under construction. Residents outside of the Town are required to take yard waste and oversized debris to the York County Solid Waste Transfer Station in York.

The Town of Fort Mill disposes of its collected waste at a privately-owned transfer station in Fort Mill. All recyclables are taken to various recycling centers by Waste Pro USA for processing and marketing. All yard waste collected in the Fort Mill area is chipped and hauled away by a private contractor.

Parks and Recreation

The mission statement of the Fort Mill Parks and Recreation Department is "Creating Community Through People, Parks, and Programs" and that is their goal on a daily basis. The Town owns and operates eight park and recreation facilities which

cover over 55 acres and have another 55 acres for future development of outdoor recreation facilities and open space. These facilities provide both active and passive recreational opportunities. The Town also operates a youth recreational sports program that includes baseball, softball, cheerleading, basketball, flag and tackle football, soccer, and volleyball. The Town has the following adult sport programs: slow pitch softball, indoor volleyball, and pickleball. During the summer months, the Town runs camp programs that include baseball, soccer, dodgeball, tennis, and junior police camps for youth aged five to thirteen.

Table B.7 Parks and Recreation Department Participation

Athletic Participation								
Sport	2010	2011	2012	2013	2014	2015	2016	2017
Spring Baseball (includes T-ball)	270	254	308	358	394	429	459	483
Spring Softball	34	9	24	31	34	33	52	60
Spring Soccer (instructional & league)	192	218	215	347	380	420	455	490
Spring Basketball			68	126	112	128	165	147
Football (flag & tackle)	253	231	225	221	200	200	265	220
Cheerleading	30	24	21	13	14	15	20	30
Fall Baseball	34	48	75	110	145	220	242	275
Fall Soccer (instructional & league)	227	166	178	312	377	445	526	545
Basketball (instructional & league)	375	459	484	496	641	801	950	930
Fall Softball			43	34	30	30	40	60
Volleyball				60	52	60	72	80
Summer Adult Softball	480	520	460	580	660	660	675	675
Total	1,895	1,929	1,641	2,688	3,039	3,441	3,921	3,995

In 2010, the Town signed a ten-year lease with Leroy Springs Company (LSC) to manage the recreation sports programs previously run by the complex. This included the use of the existing playing fields, tennis courts and gymnasium. As part of the agreement, at the end of the ten years, the LSC facilities would no longer be available for Town use. Since then the Town has been actively moving towards acquiring land to build new playing fields. Land donated by the developer of Waterside at the Catawba will contain baseball and soccer fields to help meet this need. The Town continually works with the school district and local churches to secure recreational space to meet the needs of its growing sports programs.

In late 2017, LSC announced it would donate the Recreation Complex and certain adjacent land with a value of over \$10 million to a newly created partnership of the Town, the Upper Palmetto YMCA, and the Fort Mill School District. Also, in 2017 after many years of leasing the Walter Y. Elisha Park from Leroy Spring and Company, the Springs family officially donated the 14-acre park to the Town. Elisha Park is the home of the award-winning SC Strawberry Festival the first weekend of May. The following is a list of Town-owned recreation facilities.

Harris Street Park is a 10-acre park located in the Harris Street neighborhood between Jackson Street and York Town Street. The park offers the following amenities:

- Picnic Shelter, with two eight-foot picnic tables, that accommodates up to 25 people
- Grills
- Children's play equipment
- 1 Lighted basketball court
- 1 Lighted baseball / softball diamond / field (225')
- 1 Gazebo with picnic table and capacity for 25 people
- Restroom facilities
- Walking trail around park
- Grass area

Doby Bridge Park is a 14-acre park located near the fast growing Doby Bridge Road neighborhoods between Putnam Lane and Whites Road. The park offers the following amenities:

- 3 Lighted Baseball Diamond/ Fields
- 4 Picnic tables
- Two covered shelters
- Children's play equipment
- Restroom facilities

Steele Street Park is a five-acre park located in the Steele Street neighborhood between Berry Street and McGee Street. The park offers the following amenities:

- Picnic shelter, with one eight-foot picnic table, that accommodates up to 15 people
- Grills
- Children's play equipment
- Restroom facilities
- 1 Lighted basketball court
- 5 Picnic tables
- Water spray park
- Grass area

Calhoun Street Park is a three-acre park located behind Walter Elisha Park between Looms Way and Park Drive. The park offers the following amenities:

- 1 Lighted multi-purpose athletic field
- 1 Gazebo with two picnic tables

Banks Street Gym is the headquarters of the Parks and Recreation Department for the Town of Fort Mill and is used for youth basketball, youth volleyball, adult volleyball, pickleball, and any other special events. This facility is the Town's former high school gym and provides a much-needed indoor facility for local sport organizations.

Walter Y. Elisha Park is centrally located on North White Street between Ardrey Street and Sidney Johnson Street in downtown Fort Mill and is home to the Town's annual Strawberry Festival. The park includes a 0.6-mile pet-friendly loop walking trail, a children's playground, and open space often used for pickup sporting events, soccer and football

games.

Confederate Park is a 0.22-acre park in downtown Fort Mill with a bandstand and various monuments. It is the home of the annual July 4th “Firing of the Cannons”.

Veterans Park is located at 106 North White Street. This park was formed by a partnership with the Town of Fort Mill, the American Legion Post 43, and the Veterans of Foreign Wars Post 9138 to create a park to honor the past, present, and future men and women of the armed forces of the United States of America.

Millstone Park is a three-acre park located on the corner of South White Street and Spratt Street that has a playground, swings, and a beautiful view of downtown Fort Mill.

Public Safety

The Fort Mill Police Department is located at 112 Confederate Street. The department’s stated mission is “to work in a true partnership with our fellow citizens of Fort Mill to enhance the quality of life in the city.” The Fort Mill police chief directs 47 sworn officers and 7 civilian employees.

Patrol Division

The Patrol Division is commanded by a Lieutenant and consists of Uniformed Patrol Services, the Training Unit, and the Traffic Unit. Each of the four patrol shifts is supervised by a First Sergeant or Sergeant. The Uniformed Patrol Division is charged with the primary responsibility for all law enforcement activities within the community. Their mission is to preserve the peace, protect life and property against the effects of criminal activity and to ensure the overall safety of the public. Patrol officers are the most visible and readily identifiable representatives of the Town of Fort Mill, representing the Fort Mill Police Department’s first responders to emergency and non-emergency situations 24 hours a day.

Criminal Investigations Division

The Criminal Investigations Division (CID) is responsible for the comprehensive follow-up investigation of criminal offenses occurring within the Town limits of Fort Mill, South Carolina. This includes identifying, apprehending, and assisting in the prosecution of criminal offenders. These include the following types of crime:

- Property Crimes - Includes investigating offenses involving burglary, larceny, arson, motor vehicle theft, insurance fraud, and other related offenses.*
- Violent Crimes/Crimes Against Persons - Includes investigating offenses involving homicide, armed robbery, kidnapping, child abuse/neglect, vulnerable adult neglect/abuse, criminal sexual conduct, runaways and missing persons, and other related offenses.*
- Fraud - Includes the investigation of identity theft, forgery, financial transaction card fraud, embezzlement, financial exploitation of the elderly, internet based financial crimes, breach of trust, and counterfeiting.*

Narcotics Investigators

The Fort Mill Police Department teams with the 16th Circuit Solicitor’s Office, the York County Sheriff’s Office, the Clover Police Department, the Rock Hill Police Department, the Tega Cay Police Department, and the York Police Department to operate the York County Multijurisdictional Drug Enforcement Unit. This unit consists of officers from seven different

agencies who investigate all drug offenses within York County. The Drug Enforcement Unit also operates a Highway Interdiction Team that patrols major roadways within the County. The Fort Mill Police Department Criminal Investigations Division provides two investigators to this unit.

Forensic Specialist

The Fort Mill Police Department teams with the 16th Circuit Solicitor's Office, the York County Sheriff's Office, the Clover Police Department, the Rock Hill Police Department, the Tega Cay Police Department, and the York Police Department to operate the York County Multijurisdictional Forensic Services Unit. The duties of this unit include documenting and processing evidence at various crime scenes throughout York County, operating the Automated Fingerprint Identification System (A.F.I.S.), comparing fingerprints from crime scenes to potential suspects, and gathering firearm evidence for analysis. A drug chemist also works within the Forensic Services Unit to provide scientific chemical analysis on illegal drugs seized within York County. The Fort Mill Police Department Criminal Investigations Division provides one investigator to this unit.

School Resource Officers

The School Resource Officer (SRO) program is a problem-solving approach to reducing crime by assigning specially trained officers to our middle and high school campuses in order to establish an ongoing rapport with students, staff, and parents.

The SRO program's basic goals are to provide a safe learning environment and help reduce school violence, to improve school and law enforcement collaboration, and to improve perceptions and relations between students, staff, and law enforcement officials. While the primary duty is to reduce crime in the schools, SROs often find themselves teaching classes, talking with students, and making referrals to other agencies to help solve individual student and or family problems.

Professional Standards Unit

Due to the growth of the department and the atmosphere surrounding the perception of police and transparency, under the authority of the Office of the Chief of Police, the Police Department established a Professional Standards Unit in 2016. The unit is charged with ensuring departmental compliance with established policies and procedures. It is an inherent goal of the department to safeguard and maintain public trust and confidence by its responsiveness to community needs. To this end, the unit monitors employee behavior to identify and implement corrective training in recognized areas and investigates or coordinates investigations of all complaints and/or reports of officer misconduct that tends to discredit an officer or the FMPD. In addition, the unit reviews all use of force and vehicle pursuit incidents and is also responsible for updating policies, developing new policies, and keeping them in conformity with changing laws and statutes. This unit is also responsible for screening new hire candidates for police officer positions to ensure that the process and comprehensive background investigations provide the best possible candidates to serve our community.

Crime Prevention/Community Programs

Crime prevention is the anticipation, recognition, and appraisal of a crime risk, and the initiation of action to remove or reduce it. The Fort Mill Police Department Crime Prevention Unit, an extension of the Professional Standards Unit, reduces crime, stimulates public awareness concerning crime prevention, and enhances the community with programs. These programs ensure that the Fort Mill Police Department support all areas of the community and offer a wide range of opportunities designed to involve Fort Mill residents. Programs include: Alive at 25, Do the Right Thing, Pace Car, Vial of

Figure B.8 Water Service Area

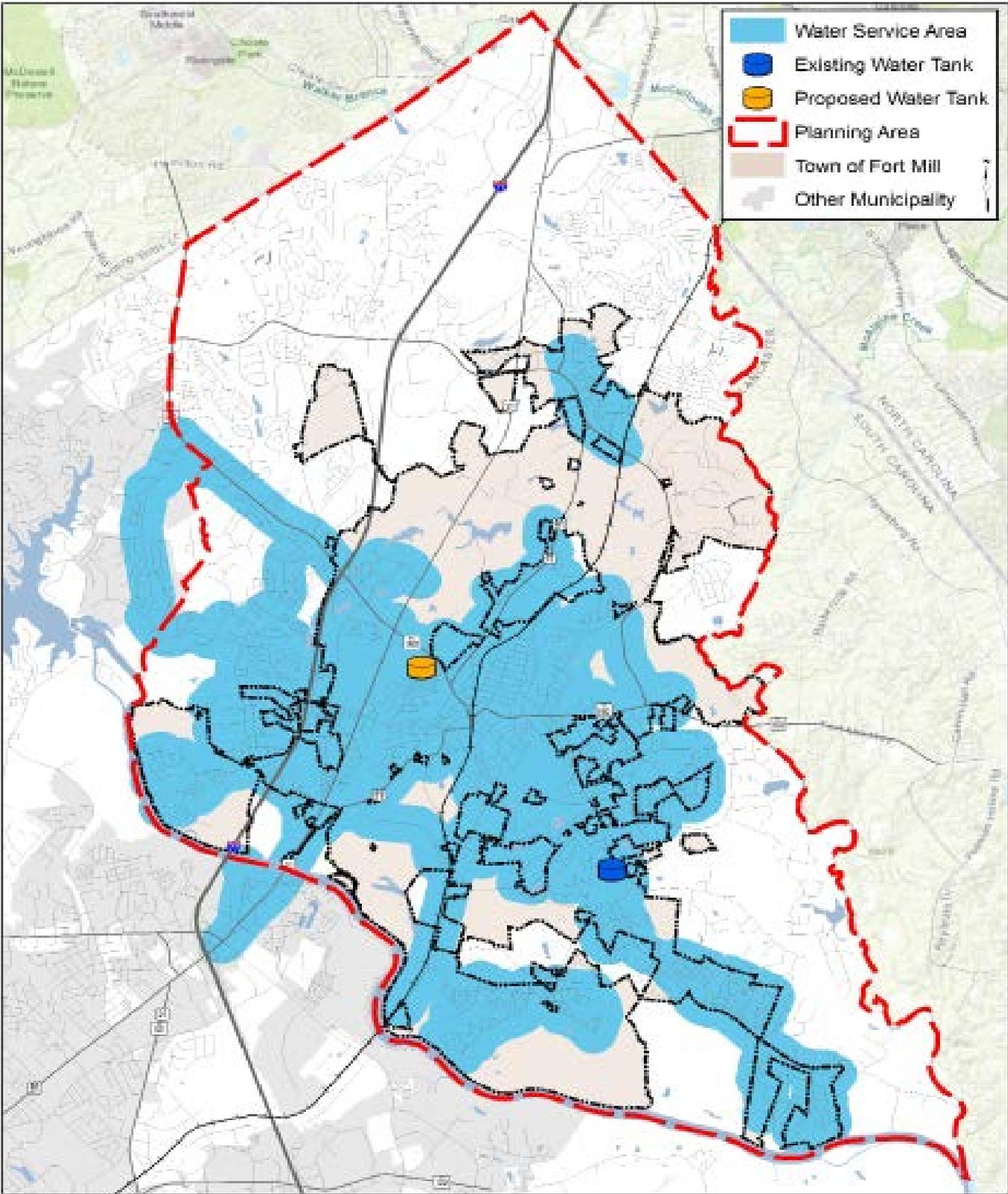
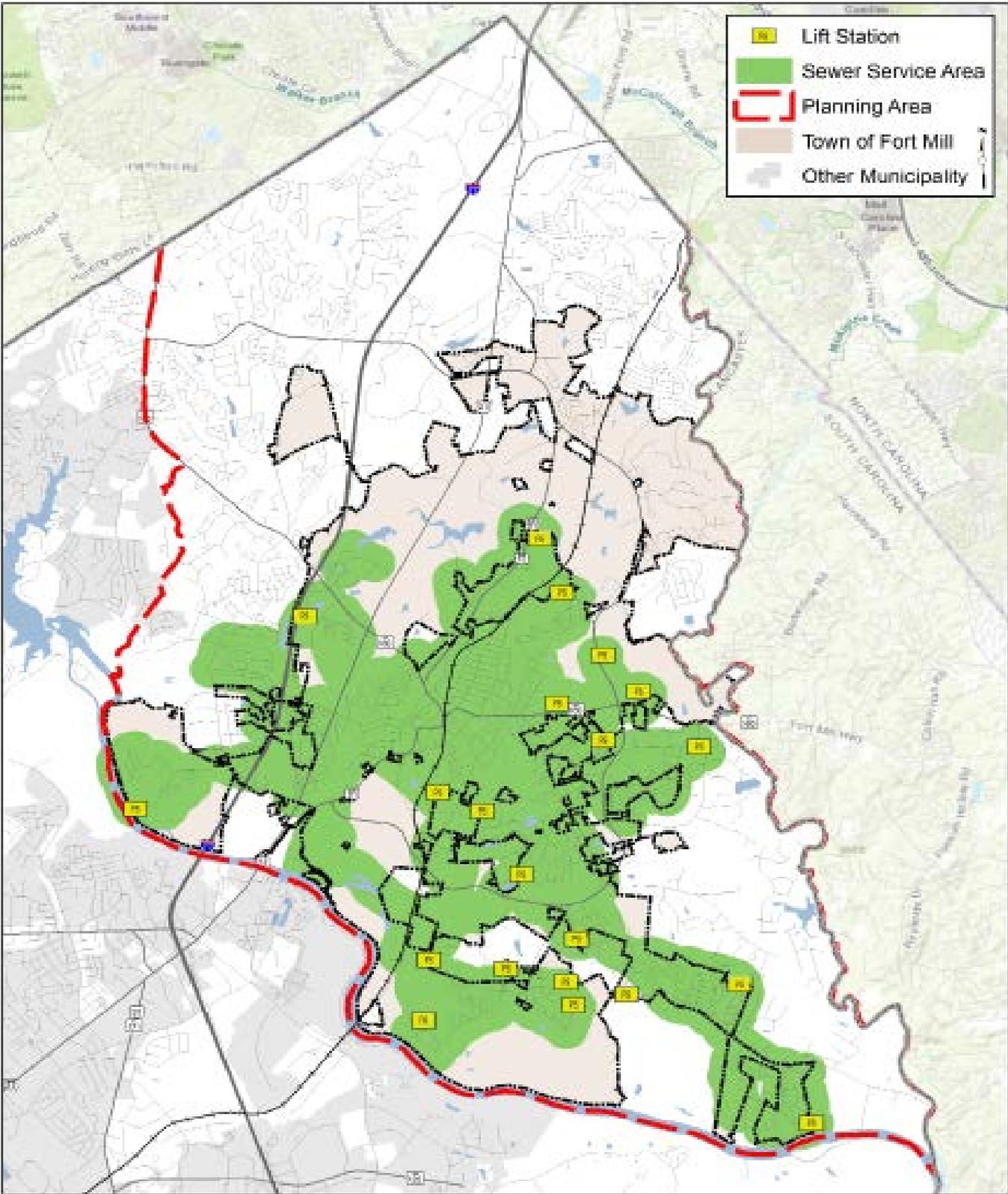


Figure B.9 Sewer Service Area



Life, Coffee with a Cop, and Medicine Drop Off.

Fire Protection

The Town of Fort Mill was served by an all-volunteer fire department from 1915 until 1994 when the Town hired its first full-time firefighter. As the Town has grown and the call volume has increased, the need for 24-hour staffing has increased. Today, Fort Mill employs 36 full-time operational firefighters staffing three 24 hour shifts of 12 personnel. The full-time staff is supplemented by six part-time personnel that work on an as needed basis. The administrative staff consists of a Fire Chief, Deputy Chief, Fire Marshal, Deputy Fire Marshal, and Administrative Assistant. Station One is located at 121 Tom Hall Street and provides service and protection for all areas within the Town limits, answering 1,553 calls for service in 2016. As of the writing of this Comprehensive Plan, the Fire Department is in the process of constructing Station Two on Fort Mill Southern Bypass near Whites Road.

The Fire Department has a primary response area of 28.8 square miles. The Fire Department responds to all fire, hazardous materials, technical rescue, and other calls for service in the entire response area. The Fire Department responds to medical incidents within the municipal limits of the Town of Fort Mill. For all incidents in 2016, the Fire Department had an average response time of six minutes and two seconds. This time is calculated from the time the call is received until the first arriving unit is on the scene of the incident.

The Fort Mill Fire Department owns one fire engine, one 95-foot ladder truck, one 78-foot ladder truck, and one quick response medical pickup used by the operations staff. The administrative staff operate two small SUVs, two pickups, and one pool vehicle. In the 2017-2018 Fiscal Year, the Fire Department will replace the quick response medical pickup with a light duty rescue vehicle. This vehicle will respond as the primary medical response unit and carry additional technical rescue equipment. York County provides Fort Mill with one fire engine, one tanker, and one grass/brush unit to assist with protecting the unincorporated areas of the fire district.

The Town of Fort Mill has a standing contract that is renewed annually for the fire protection of approximately nine square miles of unincorporated York County. This area has diminished as the Town has annexed land in the past ten years. This contract area generated approximately \$29,000 in funding from York County in the 2017-2018 fiscal year, as well as the ability to use the County owned apparatus as needed inside the Town limits.

The Fire Department operates under mutual aid agreements with all York County Fire Departments, with Pleasant Valley Fire Department, and Indian Land Fire Department in Lancaster County. These agreements are utilized in an automatic fashion for structure fires and various other incidents as necessary. As the call area changes with growth, the areas of responses are changed to suit the response needs. The Insurance Service Office (ISO) determines insurance ratings for fire departments. ISO ratings for the Fort Mill Planning Area are listed in the table below.

Table B.8 ISO Ratings

<i>Fire Department</i>	<i>Rating</i>
<i>Fort Mill Fire Department</i>	<i>2 - 10</i>
<i>Flint Hill Fire Department</i>	<i>2</i>
<i>Riverview Fire Department</i>	<i>4</i>
<i>Unincorporated Areas</i>	<i>2 - 10</i>

Within the Town of Fort Mill, ISO ratings vary from a two or ten. All structures within the Fire Department response

area located more than five road miles of a fire station are automatically rated a 10. All structures located in the Fire Department response area that are less than five miles from a fire station are rated a two. The best possible rating is a one.

The effectiveness of fire protection is response time oriented. Growth has and will impact the level of fire protection service in Fort Mill. While the Town's existing fire station is located near the center of its coverage area, the area's suburban style development pattern has created a need to add future substations. The beginning phase of planning future substations is securing land in appropriate locations. This step has already been completed for three future sites. The first site, Station Two, was donated during negotiations for the future Nims Village residential subdivision on the Fort Mill Parkway near Whites Road. The second site will be on land donated on Mason's Bend Drive near Sutton Road. The third future site is a donation of land from a development agreement in the Springfield Parkway area. The exact location of this site is still in negotiation as of the writing of this document. The vertical development of these sites will depend on the service needs of the community and the financial ability of the Town to build and staff each location.

Administrative Services

After many decades in its previous location at 112 Confederate Street, Town Hall relocated to 200 Tom Hall Street in May 2017 allowing the police department to expand into the vacated space. This new location houses Town administration, planning, building and codes, utility billing, and finance departments. One of the many benefits of this new location is that it provides a convenient drive-thru window for Town residents to pay their utility bills. Included with the purchase of the building is an adjacent lot that could be utilized for future expansion.

Schools

Widely considered one of the highest quality school districts in South Carolina, the Fort Mill school system is forced to maintain that designation while keeping up with the rapid residential growth occurring within the Town limits and across the Township. In 2015, citizens voted to approve a \$226 million bond referendum to construct the third high school, a new middle school, an aquatics center, and other growth-related expenses. The Fort Mill School system currently operates nine elementary schools, five middle schools and two high schools. Catawba Ridge High School is scheduled to open for school year 2019-2020. The table below is a list of Fort Mill School District schools.

Table B.9 School Capacity

School Name	Year Opened	Capacity	Attendance August 2017
Doby's Bridge Elementary	2014	1,000	975
Fort Mill Elementary	2001	900	828
Gold Hill Elementary	1994	900	956
Orchard Park Elementary	2001	900	754
Pleasant Knoll Elementary	2009	900	709
Riverview Elementary (current location)	2015	900	727
Springfield Elementary	2001	900	653

Sugar Creek Elementary	2009	900	798
Tega Cay Elementary	2014	1,000	775
Banks Trail Middle	2011	900	740
Fort Mill Middle	1998	900	604
Gold Hill Middle	1998	900	709
Pleasant Knoll Middle	2017	900	834
Springfield Middle	2006	900	564
Fort Mill High (current location)	1998	2,400	2,218
Nation Ford High	2006	2,400	2,111
Catawba Ridge High (Future)	2019	2,400	0

On a regular basis, the school district works with consultants to review residential growth projections to address the need to build additional schools. At a September 2018 retreat, the school board was presented with projections that indicate the district is expected to exceed capacity for elementary students in 2020 and for middle school students by 2021. Based on this information, the school board recently announced that they are preparing for a \$190 million bond referendum to construct one middle school, two elementary schools, and other school related projects.

Library

The York County Library System operates five branches throughout the County with the main branch located in downtown Rock Hill. The Fort Mill branch is a 9,000-square foot library in the Village of Baxter. The library also includes digital books and prides itself as a dedicated resource for education, recreation, and exploration for the residents and communities of York County.

Fast Facts: Year 2016-2017 from the York County Library website:

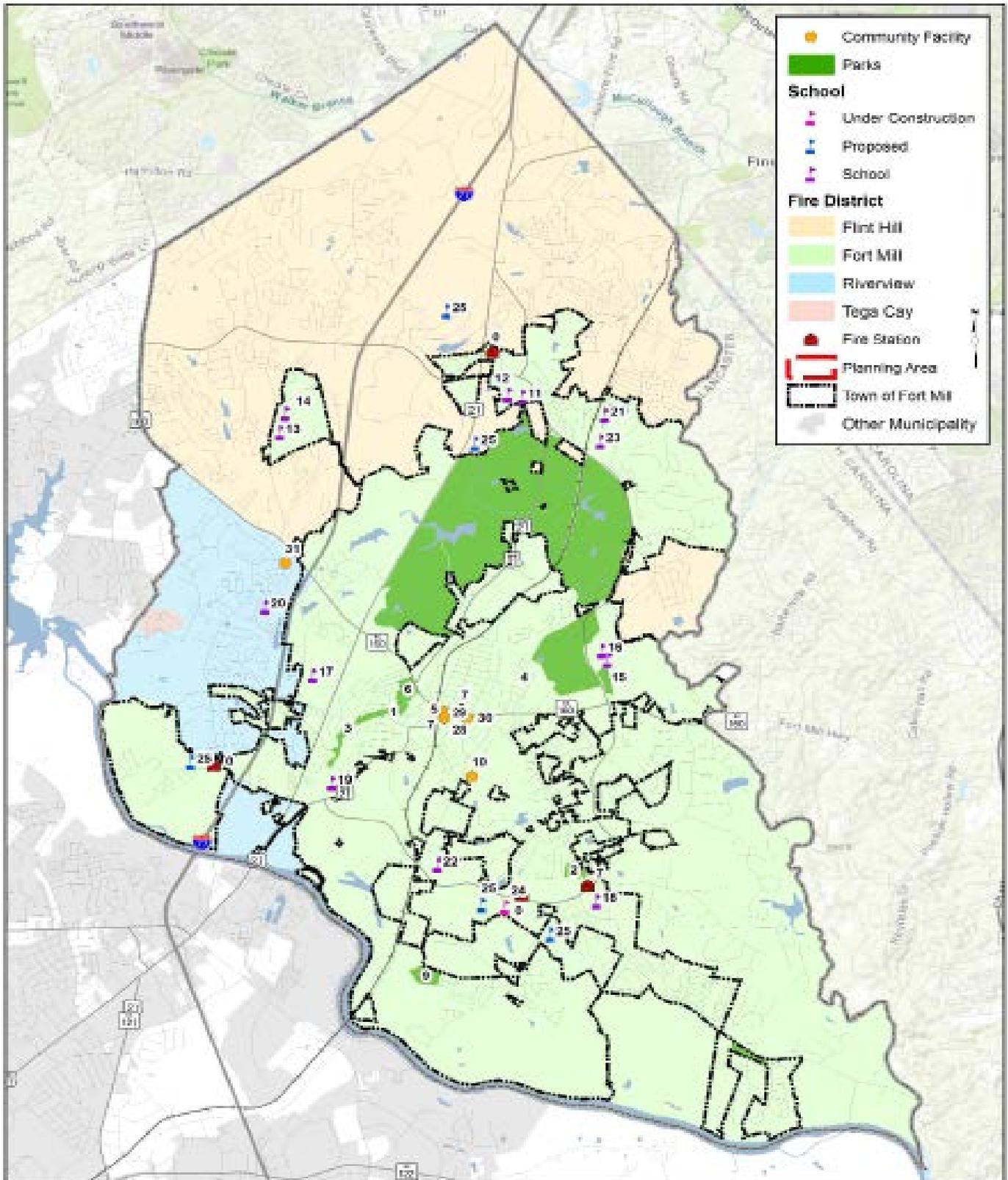
- Library Visitors: 571,289 people visited York County libraries, increasing 69% from the previous year
- Materials Loaned: 1,172,742 print and electronic materials circulated, increasing 12.93% from previous year
- Inter-Consortia Loans: 157,431 materials circulated with other consortium libraries
- Resources Utilized: Access of online resources increased 37.39% from previous year
- Library Programs: 2,527 programs offered, with 90,763 people attending, an increase of 16.12%

Hazard Mitigation

Table B.10 Hazard Vulnerability

Type of Hazard	History	Vulnerability	Impact	Probability	Total Score
Hurricane/Tropical Storm	Low	Low	Low	Low	
Priority Score:	2	5	10	7	24
Drought	High	Med	Med	High	
Priority Score:	20	25	50	70	165
Flood	Med	Med	High	Med	
Priority Score:	10	25	100	35	170

Figure B.10 Community Facilities

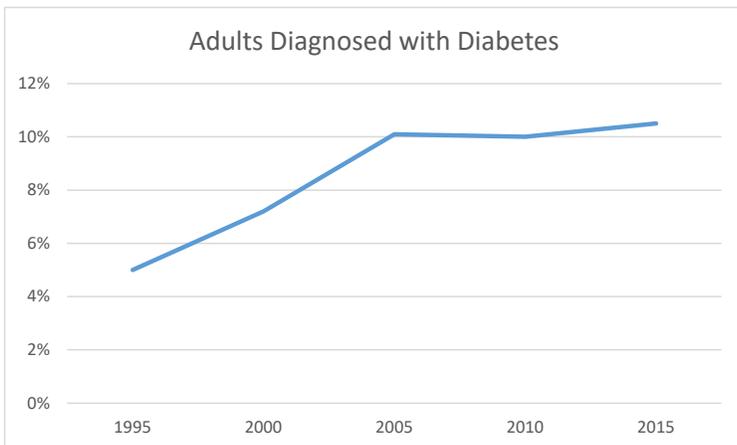


Earthquake	Low	Low	Low	Low	
Priority Score:	2	5	10	7	24
Severe Thunderstorm	High	Med	High	High	
Priority Score:	20	25	100	70	215
Tornado	Med	Med	Med	Med	
Priority Score:	10	25	50	35	120
Wildfire	Med	Med	Med	High	
Priority Score:	10	25	50	70	155
Winter Weather	Med	Med	High	High	
Priority Score:	10	25	100	70	205

Overall Vulnerability Summary for Hazards within York County and Its Jurisdictions

HEALTH

The health of residents in a community is influenced by several factors that include personal choices, genetic history, access to healthy foods, and availability of active living options. Residents in South Carolina have higher levels of obesity and diet-related chronic diseases such as heart disease and diabetes.



Source: Centers for Disease Control Source: Centers for Disease Control

The opportunity to walk or bike for transportation or recreation as part of a daily routine is important for personal and community health. Walking and biking should also be a safe and convenient way to get around a neighborhood or area of work. The benefits of incorporating these activities into daily routes include increased physical activity, connection to the outdoors and community, and opportunities to socialize, among others. Overall as a state, South Carolina ranks low in terms of physical activity rates and levels of walking and biking relative to other states.

Active living is a way of life that integrates physical activity, such as walking and biking, into daily routines. According to the Alliance for Walking and Biking, 2012 Report, South Carolina spends just 0.6 percent of its federal transportation dollars on biking and walking, ranking 46th among states for investing in biking and walking.

County Health Rankings and Roadmap Data ranks York County, SC #2 out of 46 counties in South Carolina for Health

Outcomes and #6 out of 46 counties in South Carolina for health factors. Health rankings for Health Outcomes and Health Factors for York County are noted below:

Health Outcomes – Ranked 2 out of 46 Counties

- *Length of Life: Ranked 4 out of 46 Counties (includes factors for premature death)*
- *Quality of Life: Ranked 2 out of 46 Counties (includes factors for poor or fair health, poor physical health days, poor mental health days, and low birthweight)*

Health Factors – Ranked 6 out of 46 Counties

- *Health Behaviors: Ranked 8 out of 46 Counties (includes factors for adult smoking , adult obesity, food environment index, physical inactivity, access to exercise opportunities, excessive drinking, alcohol-impaired driving deaths, sexually transmitted infections, teen births, and teen birth rate)*
- *Clinical Care: Ranked 12 out of 46 Counties (includes factors for uninsured, primary care physicians, dentists, mental health providers, preventable hospital stays, diabetes monitoring, and mammography screening)*
- *Social and Economic Factors: Ranked 2 out of 46 Counties (includes factors for high school graduation, some college, unemployment, children in poverty, percent of children in poverty, income inequality, children in single-parent households, social associations, violent crime, and injury deaths)*
- *Physical Environment: Ranked 45 out of 46 Counties (includes factors for air pollution - particulate matter, drinking water violations, severe housing problems, driving alone to work, and long commute - driving alone)*



APPENDIX C COMMUNITY ENGAGEMENT

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COMPREHENSIVE PLAN ADVISORY COMMITTEE

To assist with development of the Town's Comprehensive Plan update, Fort Mill Town Council established a 39-member Comprehensive Plan Advisory Committee (CPAC). The CPAC was comprised of the seven members of Fort Mill Town Council, the seven members of the Fort Mill Planning Commission, and 25 citizen appointees. The CPAC was divided into an Executive Committee and three subcommittees: Land Use, Transportation, and Housing; Cultural Resources, Natural Resources, and Health; and Economic Development and Community Facilities.

The CPAC had a kick off meeting on March 30, 2017 at the Spratt Building and then met on the fourth Thursday of each month at Unity Presbyterian Church, between April - June 2017 and August - October 2017. Meetings began at 6:30 PM and were open to the public.

Thank you to the following elected and appointed officials and citizens who participated and contributed to the development of the Comprehensive Plan for the Town of Fort Mill:

Executive Committee Members

- Guynn Savage, Mayor
- Hugh Allison, Subcommittee Chair
- Annette Chinchilla, Subcommittee Chair
- James Traynor, Planning Commission Chair
- David Buist, Subcommittee Chair
- Kara Drane, AICP, Catawba Regional COG, staff liaison

Land Use, Transportation, and Housing Subcommittee

- Annette Chinchilla, Chair
- Chris Rice, Vice Chair
- Guynn Savage, Mayor
- Chris Moody, Town Council, Ward 4
- James Traynor, Planning Commission
- Ben Hudgins, Planning Commission
- Chris Wolfe, Planning Commission
- Grayson Bagwell, Citizen
- Jeff Bushardt, Citizen
- Ann LaCarter, Citizen
- Theron Pickens, Citizen
- Scot Sibert, Citizen
- Chris Pettit, Planning Director, staff liaison
- Kara Drane Catawba Regional COG, staff liaison

Cultural Resources, Natural Resources, and Health Subcommittee

- Hugh Allison, Chair
- Josh Bouldin, Vice Chair

- *Ronnie Helms, Town Council, Ward 2*
- *Larry Huntley, Town Council, Ward 3*
- *Hynek Lettang, Planning Commission*
- *Jay McMullen, Planning Commission*
- *Luther Dasher, Citizen*
- *Ron Edwards Citizen*
- *Mike Jackson, Citizen*
- *Satya Jammalamadaka, Citizen*
- *Tim Patterson, Citizen*
- *Anna Simpson, Citizen*
- *Zheng Zheng Wiley, Citizen*
- *Chris Pettit, AICP, Planning Director, staff liaison*
- *Matthew Gallman, Catawba Regional COG, staff liaison*

Economic Development and Community Facilities Subcommittee

- *David Buist, Chair*
 - *Wink Rea, Vice Chair*
 - *James Shirey, Town Council, Ward 1*
 - *Trudie Heemsoth, Town Council, At-Large*
 - *Lisa McCarley, Town Council, At-Large*
 - *Tom Adams, Planning Commission*
 - *Tom Petty, Planning Commission*
 - *Montrio Belton, Citizen*
 - *Jim Donohue, Citizen*
 - *Cody Gibson, Citizen*
 - *Shaw Kuester, Citizen*
 - *Tom Spratt, Citizen*
 - *David Ward, Citizen*
 - *Chris Pettit, AICP, Planning Director, staff liaison*
 - *Robby Moody, AICP, Catawba Regional COG, staff liaison*
-
- *Joe Cronin, Former Planning Director, staff liaison to Land Use, Transportation, and Housing Subcommittee*
 - *Diane Dil, AICP, Former Assistant Planner, staff liaison to Cultural Resources, Natural Resources, and Health Subcommittee*
 - *Alex Moore, AICP, Town of Fort Mill, Senior Planner*
 - *Rob Jackson, Catawba Region COG, GIS Analyst and Drone Pilot*
 - *Cole McKinney, Catawba Regional COG, Regional Initiatives and Technology Director*
 - *Kathy Rice, Catawba Regional COG, Administrative Specialist*

The Town is especially grateful to Unity Presbyterian Church for the use of their fellowship hall and meeting rooms for the CPAC meetings and to the Fort Mill School District for the use of Fort Mill Middle School for the Community Meeting held June 13, 2017. Thanks to Tony McMellan, Anne Springs Close Greenway, Clear Springs Development, Matthew Benham Photography, Jamie Medlin, and Fort Mill School District for graciously allowing their photographs to be used throughout the Comprehensive Plan.

IMAGINE FORT MILL – COMMUNITY SURVEY REPORT

As a public engagement component of the Comprehensive Plan, the Town of Fort Mill conducted a survey to obtain opinions on a number of issues related to quality of life, housing, transportation, parks and recreation, and future development patterns. The traditional public engagement format of holding a community meeting and inviting people to participate, while still relevant and important, but may not be the most efficient way to gather public opinion.

Going to where the people are has proven to be a more successful option. Online survey tools like Survey Monkey have quickly become the preferred method to exponentially increase the reach. Coupled with social media and other electronic tools and their easy ability to share with friends, online surveys are reaching an even greater number of people. In the case of the Imagine Fort Mill survey, a total of 1,889 responses, with a completion rate of almost 80%, were submitted.

The survey was prepared to obtain comments and concerns from people who live, work or pass through the planning area. It included questions about general goals and values, land use preferences, housing choices, the business environment, transportation issues, and parks and recreation needs. The survey was opened on June 1, 2017 and ran for the entire month of June. A link to the survey was posted on the Town's Facebook page and included in articles in the Fort Mill Times as well as the project's video which ran on cable channel 115. Postcards were mailed to every address within the town's jurisdictional boundary notifying people of the various community input opportunities and included a link to the online survey.

Printed copies of the survey were made available at Town Hall for those without internet access or simply preferred a paper method. In the end, social media proved to be by far the most effective tool to direct people to the website. This was evident by the spike in completed surveys that occurred almost immediately after the initial posting on the Town's Facebook page. This report will highlight points made in the survey that can be used to support goals and strategies within elements of the Comprehensive Plan. The full results are available as an attachment to this report. Many of the questions required the respondents to rate an issue on a scale. The responses to those questions were assigned an appropriate rate which resulted in an average ranking. Questions structured as such are indicated throughout the report.

In some cases the survey responses revealed some inconsistencies for establishing planning related policies. For instance, a frequently stated issue or concern was traffic throughout the town during the morning and evening peak travel times. However, the highest rated residential type is single family on larger lots. Achieving this residential goal will only move new development further out in a sprawl type pattern which increases the demand on the road system. The respondents acknowledged that housing was getting less affordable. However they do not want an increase in the residential types that are more affordable such as single family homes on small lots, townhomes, or apartments.

There are also some hopeful takeaways from the survey. The majority of respondents would accept increased property taxes to help pay for new and expanded parks and recreation facilities. With walking and running trails being the most desired type of new recreational facility, the survey also provides support to require sidewalks in more zoning districts and to perhaps consider capital expenditures to make connections in our existing sidewalk network. Additionally many of the responses to specific questions provide information for the vision statement and support for goals and strategies for the Comprehensive Plan.

Demographic Details

Table C.1 Age

How old are you?			
Age	Survey Count	Survey %	Census %
18-29	72	4.8	11.6
20-39	496	33.4	19.1
40-49	459	30.9	27.0
50-59	225	15.2	19.7
60-69	173	11.6	14.9
70-79	51	3.4	5.0
80 or Older	6	0.4	2.0

Fifty-seven percent of the respondents live within the town limits, 31% do not, and 11% are not sure. In some cases a respondent's answer to that question proved to be incorrect. To help verify this the survey included a three part question system to best capture where they lived. It began by answering if they were within the town limits.

The second question asked for the zip code and finally what neighborhood they lived in. As evident when looking at all three responses, many people were incorrect about their official residence. However, by comparing the responses given by those who lived within the town limits and those who did not, there was little difference in how they answered the questions. Therefore, unless specifically stated, all results in this document will be based on all surveys submitted.

The majority of survey participants were between the age of twenty and fifty years old. According to the age distribution reported in the American Community Survey 2015, 5-Year estimate, the survey may not be an accurate representation of the total planning area. The table above shows the age group percentage of the survey and the Census data. Additionally, since the survey did not exclude people who did not live within the planning area, the survey captured people from both Lancaster County and North Carolina who would not be included in the census data collected for the planning area.

The majority of people that responded to the survey have lived in the Fort Mill area for ten years or less with the highest group actually less than two years. It is interesting that a frequent comment within this is concerns about excessive growth and lack of infrastructure. The household size of those completing the survey is only slightly larger than that reported by the census.

Table C.2 Length of Time as Resident

<i>How many years have you lived in the Fort Mill area?</i>		
<i>Years</i>	<i>Count</i>	<i>Percentage</i>
0-2	374	25.1
3-5	318	21.3
6-10	292	19.6
11-15	204	13.7
16-20	101	6.8
21 - 25	63	4.2
26 - 30	32	2.1
More than 30	97	6.5
Outside of Fort Mill	12	0.8

Table C.3 Persons per Household

<i>How many people are in your household?</i>		
<i>Total Number</i>	<i>Count</i>	<i>Percentage</i>
1	94	6.33
2	364	24.51
3	292	19.66
4	470	31.65
5	206	13.87
6	38	2.56
7 or more	21	1.41

The survey also captured the age distribution of those living within each household by asking for the number of people in the household under the age of 18 and over the age of 65. Identifying these age cohorts helps to clarify different needs and goals of various populations.

Table C.4 Under the Age of 18

<i>How many people in the house are under the age of 18?</i>		
<i>Total Number</i>	<i>Count</i>	<i>Percentage</i>
0	517	35.27
1	287	19.58
2	462	31.51
3	166	11.32
4	24	1.64
More than 4	10	0.68

Table C.5 Over the Age of 65

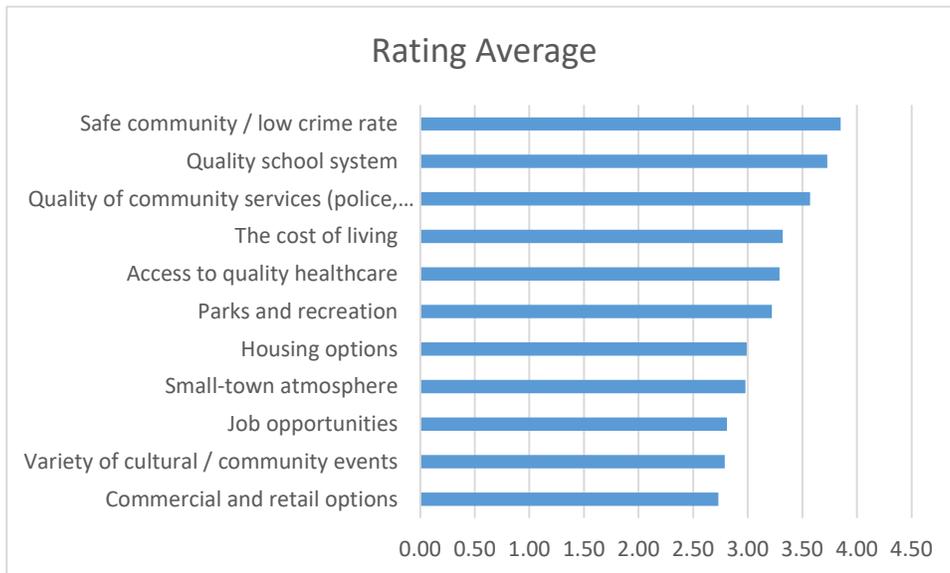
How many people in your household are over the age of 65?		
Total Number	Count	Percentage
0	1239	85.63
1	117	8.09
2	85	5.87
More than 2	6	0.41

General Goals and Values

The first few questions of the survey were very high level questions about land use, transportation, downtown, and challenges the town faces. In this section the survey also asked for three words that describe the best of Fort Mill and it concluded by having respondents rank five potential long range priorities to be considered.

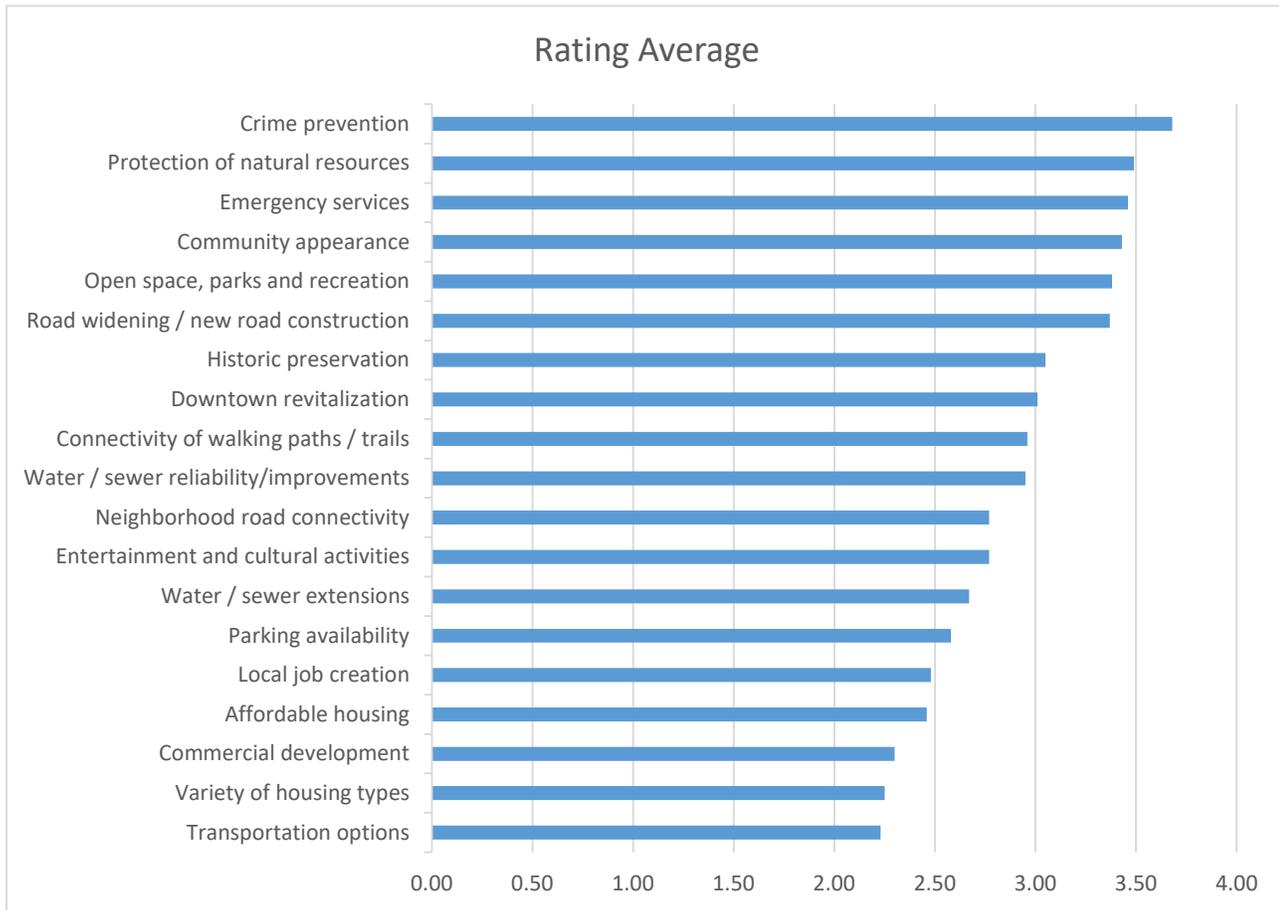
The first question asked how important are the series of following factors when choosing a community. Responses were provided on a scale from not important, slightly important, desirable, or critical. The responses were given a weight from one to four, and the graph below shows their rating average. The responses from this question will help to create a vision statement based on what the community values and wants to retain. A safe community with a low crime rate was the most important factor. This was followed closely by a quality school system. When looking at only those aged 60 and over, access to healthcare moves to number three while a quality school system drops to the fifth spot. A safe community remains at the top for both groups.

Question: When choosing a community to live in, how important are the following factors?



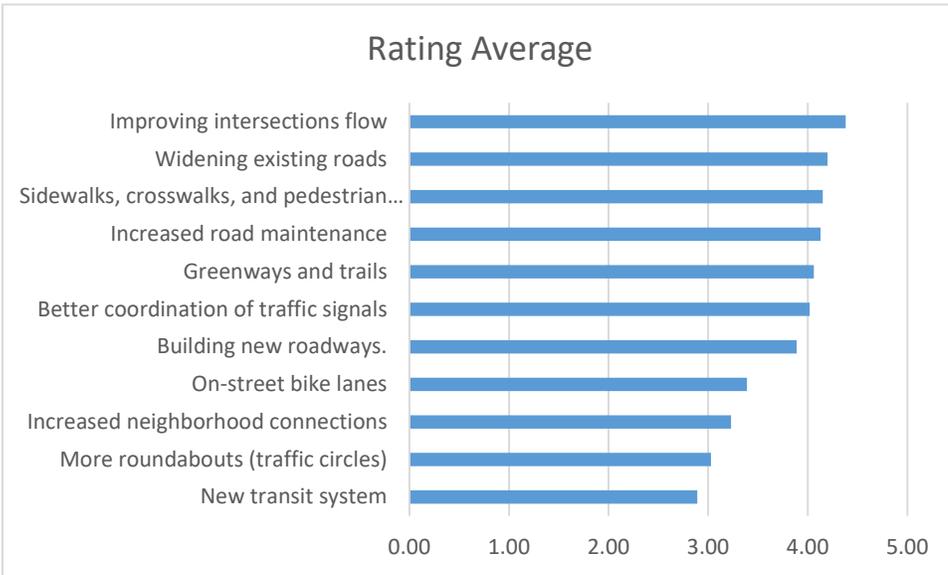
The second question asked a similar question but this time it was in the context of future development. The responses will help give direction to write goals and strategies to meet the expectation of a future Fort Mill. The responses had the same scale and weight criteria of the previous question. Many of these items relate directly to specific elements in the Comprehensive Plan such as Community Facilities and Natural Resources.

Question: In regards to the future development of Fort Mill, how important are the following factors?



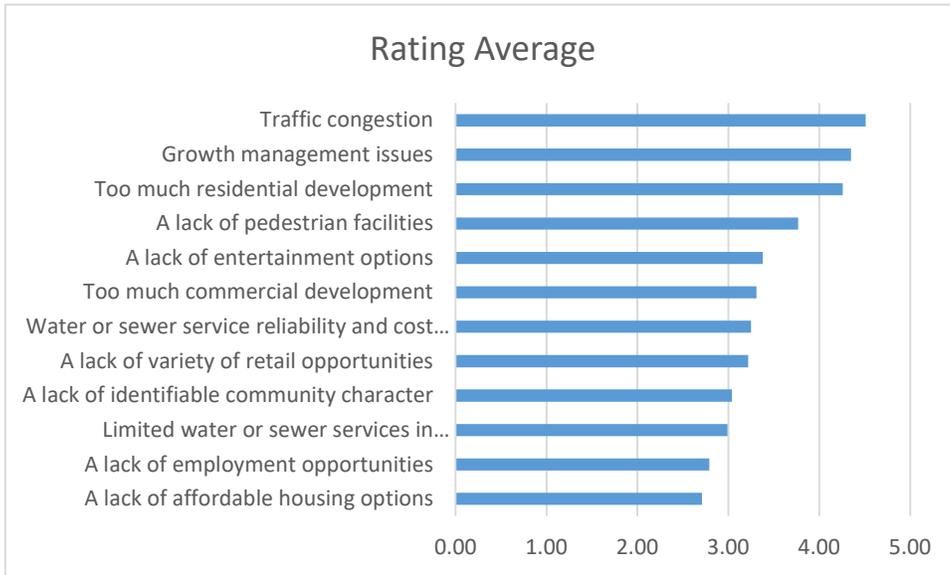
Transportation and traffic have been a frequent concern for many community members and Town Council. The third question asked for the level of agreement with the following statement, “Fort Mill’s transportation system would benefit from” and then listed the various options to select. The available responses were strongly agree, disagree, neutral, agree, and strongly agree. Once again a weighted rating system was applied with the value of one to five. The top three responses were, improving intersections flow, widening existing roads, and improvements to pedestrian facilities. Featured last on the list was a new transit system.

Question: Please indicate your level of agreement with the following statement: Fort Mill’s transportation system would benefit from:



In writing a comprehensive plan or setting any town policy it is helpful to understand how the community rates various development patterns and issues. Question four asked for the level of agreement with various challenges Fort Mill is currently experiencing. The available responses were strongly agree, disagree, neutral, agree, and strongly agree. Once again a weighted rating system was applied with the value of one to five. Respondents all strongly agree that traffic congestion, growth management, and excessive residential development are Fort Mill’s biggest challenges.

Question: Please indicate your level of agreement with the following statement: Fort Mill is challenged by?



A continued goal of the town is for a successful downtown area. Question five asked for the level of agreement with a variety of options and of what the town can do to help attract residents and businesses to visit and invest in the downtown area. The available responses were strongly agree, disagree, neutral, agree, and strongly agree. Once again a weighted rating system was applied with the value of one to five. Respondents selected more places to eat, more events and activities, and increased pedestrian connectivity as their top three choices to improve downtown.

Question: Please indicate your level of agreement with the following statement: Downtown Fort Mill would benefit from.



Two open-ended questions were included in the survey to allow respondents an opportunity to provide their own responses. The first question asked, “What three words describe the best of Fort Mill.” While the goal was to get positive responses that would help develop the vision statement, and many responses were positive, words that would typically be considered a negative connotation such as traffic and congested were also included. The ten most repeated words are listed in the adjacent table. Many of these descriptive words were also rated highly when respondents were asked about issues they consider important when choosing a community.

Table C.6 Words Describing the Best of Fort Mill

Ten most repeated words to describe the best of Fort Mill today.	
Word	Count
Schools	443
Safe	219
Friendly	211
Growing	196
Community	194
Greenway	150
Family	143
Traffic	137
Congested	137
Small Town	115

The final question in this section asked survey respondents to rank in order of importance, with one being the most important, five potential long range priorities. The highest rated option was to grow as a compact well connected town. The

lowest priority of the options provided by far was to expand the types of available housing.

Table C.7 Potential Long Range Priorities

Answer Options	1	2	3	4	5
Grow as a compact well connected town	525	403	357	255	246
Sustainably manage water, energy and other environmental resources	367	394	356	292	138
Support new business opportunities in the downtown core	266	341	430	240	119
Develop a town wide trail system to connect multiple destinations	220	223	305	333	233
Expand the types of housing available	231	101	130	277	840

Land Use

The land use section asked how important are certain characteristics they considering a residential neighborhood. This section also asked what types of land uses they would they like to see more of, and what they would like to see or less of. Understanding how people rate the importance of proximity to various land uses, pedestrian accessibility, and the mixture of housing types will directly influence the plan's goals and strategies as well as a new Future Land Use map. For the vast majority of respondents the two most critical requirements for a residential neighborhood are safety and access to quality public schools. Walkability and access to daily activities such as schools or work, green space, and major roads are considered desirable. Diversity in housing, ethnicity or socio-economic characteristics are less important.

Table C.8 Important Qualities in Neighborhoods

When considering a residential neighborhood, indicate the importance of each of the following.				
Answer Options	Not Important	Slightly Important	Desirable	Critical
Safety	4	13	196	1368
Quality of public K-12 schools	46	55	184	1300
Proximity to work or school	105	220	881	380
Walkability	119	297	812	355
Proximity to a park or to green space	92	294	853	348
Proximity to major transportation (i.e. I-77)	127	348	777	332
Bikeability	346	382	591	260
Proximity to dining	161	444	821	156
Proximity to shopping	185	493	774	134
Ethnic / racial diversity	521	476	464	122
Access to transit	668	456	349	108
Socio-economic diversity	589	529	378	88
Mix of home types	654	471	383	75
Proximity to entertainment	283	576	651	74

When asked what type of residential units they would like to have more of, fewer of, or see no change the largest response for all the categories is to have fewer apartments. Using a weighted average where more points are awarded moving from significantly less to significantly more, the highest rating average is single family detached homes on large lots. However, the majority of people thought the current level of this category was currently about right.

Generally speaking there is no residential land use type that the respondents would like to see significantly more of even slightly more of, which is not surprising given the comment frequently heard has been to reduce the amount of residential building. Age does play a factor in this response. The respondents aged 60 and above ranked senior/age restricted housing and nursing homes as their top two housing choices.

Table C.9 Residential Housing Types

Answer Options	Significantly Less	Slightly Less	About Right	Slightly More	Significantly More	Rating Average
Single-family detached homes on large lots	282	125	419	395	359	3.27
Nursing homes and skilled care facilities	251	147	765	353	58	2.89
Live-work units (apartments located above office / retail space)	355	161	522	443	92	2.84
Senior / age-restricted housing (All Types)	316	164	760	259	77	2.76
Affordable housing (All Types)	615	170	481	197	114	2.38
Executive housing (All Types)	556	228	624	129	28	2.26
Single-family detached homes on small lots	683	313	444	108	29	2.04
Single-family attached (Townhomes)	734	308	393	119	19	1.97
Multi-family (Apartments/Condos)	1022	237	244	72	4	1.61

The survey asked a similar question about non-residential development. The highest choice of almost all the categories was “about right.” Only four types of non-residential type development (sit down restaurants, entertainment venues, fine dining and general retail shopping) had “slightly more” as the highest choice. People would like to see significantly fewer fast food restaurants, gas stations and auto related businesses and industrial development.

Typically the decision to locate a retail outlet is essentially driven by the market. Land use policy and the future land use map will determine where the appropriate location for commercial type development, however, the market will determine what companies will fill that location. A common statement is that retail follows rooftops and each retail sector prepares a location analysis to determine the needed residential density when scouting for a new location. Therefore, land use planning and maps has a limited opportunity to influence types of commercial or retail outlets.

Table C.10 Non-Residential Developments

Answer Options	Significantly Less	Slightly Less	About Right	Slightly More	Significantly More	Rating Average
Restaurants - Casual Sit Down	67	29	339	751	396	3.87
Entertainment Venues (Movie Theater, Bowling Alley, Mini Golf, etc.)	98	55	284	765	382	3.81
Restaurants - Fine Dining	73	54	453	675	327	3.71
Educational Facilities	85	55	748	542	141	3.38
General Retail Stores / Retail Shopping Centers	140	127	554	556	201	3.35
Grocery Stores	109	103	954	327	89	3.12
Daycare & Child Care Facilities	145	120	864	383	64	3.06
Medical & Dental Offices	125	120	948	337	51	3.04
Professional Services & Offices	141	129	971	288	46	2.98
Banks & Financial Institutions	239	179	948	190	26	2.74
Religious Institutions & Churches	211	180	1033	127	29	2.74
Hotels & Motels	272	210	874	200	21	2.68
Restaurants - Fast Food	334	370	647	181	51	2.52
Gas Stations & Auto-Related Businesses	321	297	843	102	19	2.49
Industrial	381	338	671	156	30	2.44

Housing

The questions in this section of the survey sought to understand the current satisfaction people have with their existing housing, what is their five year housing plan and what type of housing they might consider in the future. 93% of survey respondents own their own homes. The remaining seven percent either rent their home, or live with family members. Eighty seven percent of homeowners are satisfied with their current housing which may not be too surprising since 46% of the respondents have lived in the area five years or less.

Housing affordability is a concern especially if a potential goal of the Comprehensive Plan is for all levels of income to have access to housing within the town. While market studies and census numbers can easily validate the affordability of housing, it is also helpful to understand the perception of affordability from those living or working within the community. Eighty-seven percent of respondents believe housing values have increased over the past five years and sixty seven percent believe housing is now less affordable.

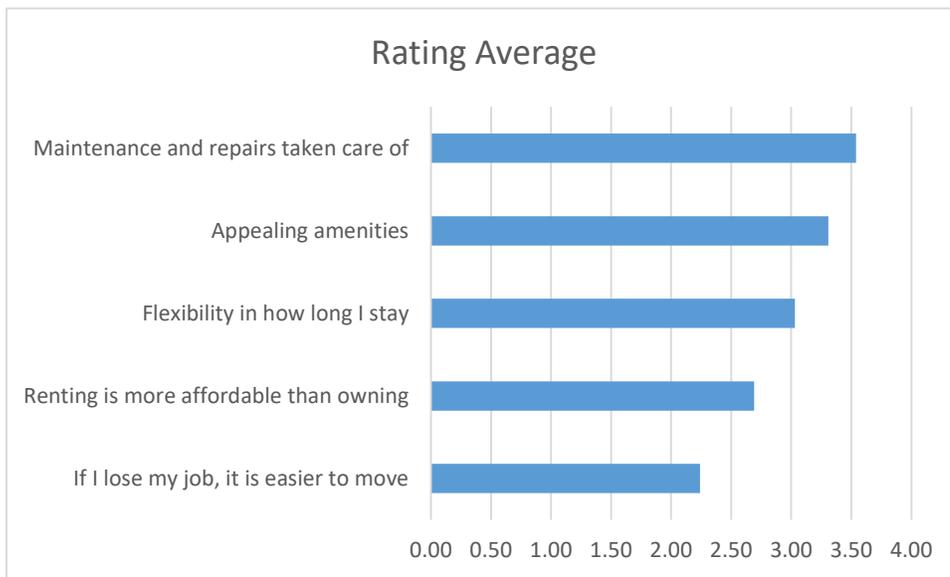
While over seventy percent will either renovate or remain in their existing house almost thirty percent anticipate a change

over the next five years. Almost five percent selected “other” and according to their written responses, most would consider moving out of the area if traffic and growth continues at its current pace.

The seven percent rental rate within the survey is significantly less than the 22% rental rate reported for the planning area in the 2015 American Community Survey, 5-year estimate. Therefore the responses may not be considered a good representation of all renters within the planning area. However, the survey found that those who rent predominately do so because maintenance and repairs are taken care of by the property owner.

While 57% of renters are satisfied with their current housing situation, 56% anticipate purchasing a home within the next five years. Renters were also asked about what they considered the most important reasons they chose to rent a home instead of buying own.

Q. When deciding to rent instead of purchasing a home, how important are the following issues?



Business Environment

Since economic development is an element within the Comprehensive Plan, the survey asked a few questions that were directed specifically for people who owned or managed a business in the Fort Mill area. A total of 146 people of the survey respondents provided answers about the local business environment.

The purpose of the first two questions was to gather information regarding housing affordability to better understand if this is a concern for hiring and maintaining employees. Sixty eight percent of the respondents state a lack of affordable housing has not been an issue for them finding or keeping employees.

Less than half say their employees are able to find affordable housing in the area, but another 32 percent are unsure about their answer. Given the high level of “unsure” responses and the low number of business owners or managers taking the survey the results may not be considered valid.

The survey also wanted to see how the Town of Fort Mill ranked among other communities in the region in a variety of issues related to the business environment. For the most part the town is on par with other communities in the region. The only factor that the town was rated worse than other communities is the availability of adequate infrastructure. This could include both transportation facilities or water and sewer service, or both.

Table C.11 Business Environment

Percent of Total	Better than other communities	Equal to other communities	Worse than other communities	Unsure
Availability of tax incentives	7.30%	27.74%	21.90%	43.07%
The availability of adequate infrastructure	1.46%	35.77%	43.07%	19.71%
The availability of quality office space	6.57%	35.77%	31.39%	26.28%
Local government regulations	7.35%	51.47%	19.85%	21.32%
Cost of doing business (utilities, business license, permitting fees)	18.84%	39.86%	18.12%	23.19%
Qualified workforce	18.25%	45.99%	10.22%	25.55%
Access to major transportation network	13.87%	45.26%	27.01%	13.87%
Property taxes	24.09%	37.23%	21.17%	17.52%
Strong local market	24.82%	43.07%	18.25%	13.87%
Access to large Charlotte market	44.53%	42.34%	5.84%	7.30%
Access to an international airport	46.72%	46.72%	2.19%	4.38%

Transportation

The transportation section of the survey sought to examine the most frequent mode of transportation used to travel to work or school. It also gathered information about the support and potential use of a multi-modal transportation system in the planning area.

Table C.12 Transportation

Response Percent	Peak Time	Off Peak Time
Very poor	47.8%	6.2%
Poor	38.6%	20.4%
Acceptable	12.0%	45.2%
Good	0.9%	17.3%
Very good	0.1%	10.8%
No opinion	0.7%	0.1%

The majority of workers in the planning area report traveling alone in an automobile between work and home. Approximately 7.7% of respondents work from home, while 1.7% of workers carpool with someone else to their job on a daily basis. Even fewer people in the area walk or use a bike to travel to work or school. Most workers drive fewer than 19 miles

each way, although longer commutes are not uncommon. Just over 26% of workers commute less than ten miles one way. The majority of students drive or ride in a vehicle as they travel to and from school. Just over 42% of students travel via the school bus and another 4.1% walk.

The survey also asked participants to rate traffic conditions along major corridors during peak and off-peak travel times. Peak time is considered Monday through Friday from 7:00 am – 9:00 am and from 4:00 pm – 6:00 pm. It is not surprising that 86% of the survey respondents consider traffic conditions along major corridors are poor or very poor during peak commute times. Complaints about traffic was a frequent comment in the open ended comment section of the survey. Reducing the distance traveled for work, capturing more car trips within mixed-use developments and getting more kids on school busses are all opportunities to help reduce road congestion. In contrast the roads are considered poor or very poor by only 26% of the survey participants during the rest of the day.

Table C.13 Transit

Answer Options	Yes, and I would likely use it	Yes, but I would probably not use it	No	Unsure
Transit (bus) system	9.75%	30.79%	48.64%	10.82%
Park and ride facilities	15.90%	41.95%	31.94%	10.21%
LYNX light rail extension	44.51%	15.41%	31.28%	8.80%

It is frequently stated that it is impossible to build your way out of congestion. Simply adding additional road capacity only attracts more cars to the road – commonly referred to as “induced travel demand.” Another more successful way is to provide alternative transportation options, such as public transportation, walking or biking.

The issues involving transit are: will they ride it, are they willing to pay for it and will they accept the land use development patterns that are needed to support transit. Traditionally light rail systems are preferred over a bus systems. However, the cost of light rail greatly exceeds the cost of a bus system. Also, a bus system provides more route flexibility and a quicker implementation time. According to the survey, the majority of people would not support a bus system and if it was implemented they would not ride it.

The preferred option is an extension of the LYNX light rail system. Not only do people respond favorably to light rail, but they would actually use it. However, when asked if are willing to pay additional property, sales tax, or fees to finance these types of services, the majority say no. Finally, to be financially feasible and successful, transit options such as light rail, buses, and bus-rapid transit require higher density residential and commercial development along major corridors. When asked if they would support areas of higher density along identified corridors, 51.4% said no. On an encouraging note, 21.8% were unsure. Perhaps with more information they would be willing to consider the development pattern that would be necessary for an efficient transit system.

Table C.14 Time Biking or Walking

How often do you ride a bike or walk more than ¼ mile?		
Answer Options	Bike	Walk
Never	46.9%	6.0%
A few times per year	29.7%	-
1-2 times per month	9.7%	10.5%
3-5 times per month	5.2%	11.2%
5-10 times per month	4.9%	15.8%
11-20 times per month	1.7%	17.8%
More than 20 times per month	1.8%	38.7%

Another way to reduce the stress on road capacity is to provide for bicycle and pedestrian access. The survey asked the same three questions for both riding a bike and walking: how often do participate, what's the purpose, and would you participate more often if the facilities were improved. The survey takers were much more likely to walk than to ride a bicycle. Exercise and recreation is the most common reason for both types of activities. However, people will much more frequently walk to school, public places and commercial businesses than they will ride a bike.

Additionally the likelihood that they would walk or ride a bike if additional facilities and amenities were available is much greater for walking (68.2%) than biking (41.2%). Given our current land use pattern and lack of existing facilities it would be wrong to expect alternate modes of transportation like walking and biking will come close to solving the transportation issues within the planning area. However, increased pedestrian connectivity and mixed use developments will help remove some trips currently dependent on the automobile and help move the needle in the reduction of average daily trips on our town's roads.

Table C.15 Reasons for Biking or Walking

What are your primary reasons for biking or walking?	Bicycle	Walk
Exercise/recreation	57.9%	91.9%
Travel to / from work or school	0.7%	3.4%
Travel to / from parks or other public places	5.0%	13.8%
Travel to / from commercial business (grocery store, restaurant, retail, etc.)	2.1%	8.8%
I do not ride a bicycle / walk	40.7%	4.6%
Other (please specify)	2.5%	2.6%

Parks and Recreation

For many years the town has relied on private recreational facilities like the Leroy Springs Complex to provide parks and recreational opportunities for the Town's residents. Over the past few years the town has been taking on an increasing role because of the anticipated closing of the Complex. The community survey looked at how often people used various local and regional recreational facilities, what type of facilities they would like to see more of in the future and are they willing to accept higher taxes or fees to help pay for new facilities.

Table C.16 Recreation Spaces

How often do you use the following types of recreational spaces?	Never	Rarely	Once a month	Twice a month	At least once a week
Neighborhood Park	14.09%	23.91%	13.23%	19.97%	28.79%
Town Park	10.82%	32.20%	22.11%	19.91%	14.96%
Local Greenways	8.93%	28.60%	23.80%	19.00%	19.67%
State Park	21.95%	48.19%	20.20%	6.44%	3.22%
US National Whitewater Center	45.86%	42.65%	7.62%	2.67%	1.20%
Local Lakes	22.90%	42.46%	17.76%	9.41%	7.48%
Membership-Based Gym Facility (YMCA, Planet Fitness)	38.60%	15.60%	3.87%	5.60%	36.33%
Private Neighborhood Facilities (e.g. country club)	53.49%	14.03%	6.58%	7.05%	18.86%

Table C.17 New or Expanded Parks and Recreation

Desired New or Expanded Parks and Recreation Facilities		
	Answer Options	Response Percent
1	Walking / Running Trails	60.6%
2	Picnic Shelters / Pavilions	44.6%
3	Playgrounds	41.4%
4	Splash Pad / Water Park	41.4%
5	Canoe / Kayak Launch	39.3%
6	Amphitheater	35.0%
7	Multi-purpose fields	32.5%
8	Dog Park	31.6%
9	Pool - Outdoor	28.6%
10	Pool - Indoor	27.8%

At 36% attending weekly, membership-based gym facilities such as the YMCA or the Complex are the most frequently used type of recreational facility. Neighborhood parks are the second most frequently used facility. It should be noted that at the lowest level, only 8.93% of survey respondents have never used a local greenway. This is not surprising as the Greenway was consistently one of the most treasured facilities mentioned in most public input opportunities.

As the town has increased its role in parks and recreation along with a growing population, the need for new and expanded facilities is also increasing. Therefore, the community survey asked what types of new or expanded recreational facilities would you like to see built in Fort Mill. The top ten results are provided in the adjacent table. Given that 68% of the survey responses stated that they would increase their frequency of walking if additional facilities or amenities were available, it is not surprising that walking and running trails was the most frequently requested new or expanded type of facility. Given that 58% of survey respondents own one or more dogs, wanting a dog-park is also not unexpected to appear on the list.

In October 2015 the town began collecting impact fees for new residential development and since its inception has collected over \$1.8 million. These funds will help pay for already identified projects like fields in the future park near Waterside at the Catawba and amenity upgrades to the newest town park, Walter Elisha. However these funds will most likely not cover all the town's needs and it may be necessary for the Town to issue a bond. The survey asked respondents if new funding sources would be required to build additional facilities would they support a bond referendum that may increase their property tax. Sixty percent answered yes, while the other 40% either said no or were unsure.

Open Ended Question

The survey provided the opportunity for respondents to provide additional comments not covered by the survey. A total of 582 separate responses were received. The comments were both negative and positive and a few were thankful for the opportunity to provide input. There was a lot of similarity in this open ended comment section to the earlier survey question that that asked for three words that describe the best of Fort Mill today. A word search of all the responses found the top five repeated words were traffic, growth, development, schools and small town. A complete list of all comments received is included with the full data document.

STAKEHOLDER INTERVIEW RESPONSES, 2017

During two days in June 2017, 47 individuals participated in stakeholder interview meetings at the Spratt Building facilitated by the Planning Department and the Catawba Regional Council of Governments. The purpose of the interviews was to gain feedback on challenges and opportunities for the Town of Fort Mill from professionals representing Parks and Recreation, School District, Cultural Resources, Natural Resources, Transportation, Regional Planners, Developers, and Utility Providers. The following section lists the participants and their agencies and organizations and the discussion and comments received from each stakeholder meeting.

Interview Participants

Andrew Grant, ESP
 Andy Kane, Carolina Thread Trail
 Antonio Maturo, Tega Cay Utilities
 Audra Miller, York County
 Avis Cole, York County Convention and Visitor's Bureau
 Brent Tweel, Pulte
 Bret Baronak, Carolina Thread Trail
 Brown Simpson, Town of Fort Mill Parks and Recreation
 Buddy Faile, Anne Springs Close Greenway
 Buddy Faile, Anne Springs Close Greenway
 Caroline Hasty, Town of Fort Mill Event Coordinator
 Chris Hermann, RFATS
 Chuck Epps, Fort Mill School District
 Craig Spencer, York Electric Co-op
 Dan Mummey, Clear Springs Development
 David Hooper, RFATS
 Debra Heintz, York County Arts and Science Council

Diane Dasher, Fort Mill School Board
 Eric Smith, Pace Developers
 Erin Musiol, City of Rock Hill
 Greg Rushing, Town of Fort Mill Utilities
 Harry Truesdale, Leroy Springs Recreation Complex
 Jim Britton, Cummings
 Joe Walker, Crescent
 Josh Patterson, Anne Springs Close Greenway
 LeAnne Morse, Fort Mill History Museum
 Marc Howie, York Electric Co-op
 Mark Kettlewell, City of Rock Hill Utilities
 Mark Whitfield, Comporium
 Martha Ferguson, Fort Mill Playhouse
 Matt Levesque, ESP
 Moe Bell, YMCA
 Murray White, Nation Ford Land Trust
 Paul Devine, Childress Klein
 Penelope Karagounis, Lancaster County
 Robert Will, York County
 Sandy Martin, Duke Energy
 Sara Lee, Anne Springs Close Greenway
 Scott Childers, ESP
 Shaw Kuester, Kuester Properties Cooper Willis
 Steve Allen, York County
 Steve Henderson, York County Natural Gas
 Tamara Osbourne, Fort Mill School District
 Tammy Woods, Anne Springs Close Greenway
 Terryn Adam, York County Natural Gas
 Tim Baldwin, York County Natural Gas
 Tommy Schmolze, Fort Mill School District

Parks and Recreation Stakeholder Interviews

What assets does Fort Mill have now that are hidden treasures – things that people and businesses outside the city or region are unaware of or don't fully appreciate?

- Greenway – amphitheater – summer concert series, facility available for rental on a limited basis– looking to expand partnerships. Plans for a new welcome center on the Lake Haigler side
- Recreational programs for students – about 20,000 participants, include field trips, weekend end festival – don't track participant's location or membership status (but getting better at that). Nationally sponsored trail run events bring in many peoples
- Complex – originally an amenity to the community, because of maintenance costs needed to grow membership to a broader reach. Identity crisis between the complex and the greenway. Worries about being closed down.
- Fort Mill Parks and Recreation – lots of opportunities, growing program looking to determine niche. Strawberry

Festivals brings in lots of people. Still figuring out small events and tourism opportunities. Spratt Building is a hidden treasure.

- *Swim team program is a continuous flow of kids progressing through the system.*
- *Greenway and Complex are a part of the pride that is Fort Mill. There is a challenge from being codependent on the Close family and what they have always provided.*

What are the biggest parks and recreation challenges facing Fort Mill now and over the next 10 years?

- *Capital funding continues to be a challenge. The Town took a step faith with impact fees. They were pushed in that direction because of new residential growth.*
- *Staffing need for both programs and facility maintenance.*
- *Maintenance costs*
- *Branding municipal parks in neighborhoods as public space and not just there for the neighborhood use. Anticipating this problem when Waterside opens.*
- *Complex – what happens when this is gone? Working to educate the public about ways to recreate without brick and mortar. Closing will cause stress on the community. Can't support the complex much longer*
- *County funding – the portion not keeping pace with the growth. May consider a resident/non-resident rate to help make up the difference. County has increased funding and updated the formula, but it is still not keeping pace.*
- *YMCA – limited by the amount of land. Population growth in Indian Land may be able to support a new facility.*
- *Most be able to move people around town to access parks as traffic continues to be an issue.*

If the Town could invest in just one or two capital assets for parks and recreation over the next few years, which ones would provide the greatest catalytic benefit for the Town?

- *Community Center – need to provide recreational programs for age groups beyond 3-13. Allows people to come together. Can't rely in outside agencies to do this job. Helps reach the disadvantaged.*
- *More multi-purpose turf facilities.*
- *Trails – need to connect neighborhoods to each other. Hard to find the space after the roads are done.*

Are all members of the community adequately provided for? Seniors? Ethnic minorities? Underprivileged? Are there facilities or services that the Town should consider in order to encourage a more inclusive and diverse community?

- *The Complex provides access for special needs groups. Provide a variety of activities for the High5 club.*
- *Provide scholarships – but it's hard to find folks to provide transportation*
- *Trust issue – sometimes can be hard to get people to trust*
- *Inclusive Park – made some changes to Doby's Bridge Park; should have Harris Park this summer.*

Describe how you imagine Fort Mill in 10 years from now?

- *The Cross Charlotte Trail is built and connected through Fort Mill to Rock Hill*
- *YMCA is able to expand. Possible partnership with LSC. It's too hard to raise the capital funds need to work through partnerships – city/county/schools/hospital.*
- *Greenway – expanded facilities and built more bike trails*
- *Trying to keep up with the growth and demand for new services.*
- *Found our niche. Probably won't be tourism related like Rock Hill, but known for a certain type of recreation.*
- *Greenway functions as a type of transportation corridor.*
- *Partnership with the Whitewater Center*

School District Stakeholder Interviews

In your view, what two or three features differentiate the Fort Mill School District from other nearby communities?

- *Demographics – high parent participation; Size – the smallest geographic size district in the state; proximity to Charlotte – most parents work there and can cause issues for early and/or late dismissal.*
- *Great community support which helps pass bonds – place high value on education*
- *Proactive on how to handle growth – good system for identifying new land acquisitions*
- *All schools same standard of excellence; standardized school size for each type (ES,MS,HS) makes it easier when doing redistricting*

What are the biggest challenges the school district faces now and over the next 10 years?

- *Growth*
- *Funding – on the operations side; makes it difficult to keep class sizes small; maintenance – having well maintained buildings comes at a cost.*
- *Capital – location near other expanding area – competing with other jurisdictions for construction contractors; contractors coming from outside the area – not familiar with process*
- *Act 388 – hurting commercial and industrial taxes – less on the residential taxes and they are the ones creating the need for more schools*
- *Legislature – difficult to get Columbia to hear the problems from the few fast growing school districts in the state.*
- *Housing – locally housing is not affordable for many teachers, but it doesn't reduce the ability to attract new hires; bigger issue with teacher-parents wanting to have children attend school district when they live outside the boundary.*
- *Traffic is a huge issue with getting kids to school on time*

If the Town could invest in just one or two capital assets for in the next few years, which ones could be a great partnership between the Town and the School District?

- *New relationships / partnerships have helped in new school construction*
- *Working with developer to help with school land donations*
- *Complex – town should have skin in the game – work in a partnership*
- *Are all members of the community adequately provided for? Are there facilities or services that the Town should consider in order to encourage a more inclusive and diverse community?*
- *Equity is well distributed throughout the schools*
- *Complex helps provide for those in need*
- *Library could be located in a location to better serve those in need – consider adding it the complex*
- *Moving the adult education to the old district office has helped to increase the level of graduates*
- *Need to help with transportation issue – getting folks to where the services/recreation is located is a struggle*

Describe how you imagine Fort Mill in 10 years from now?

- *Light rail or bus rapid transit (BRT) to move people more efficiently*
- *Higher density development as land becomes less available*
- *How do we get more kids on the bus?*
- *Bus ridership has improved; traffic is forcing kids to ride more; additional schools have helped to divide the routes to make the routes shorter*
- *Sidewalks and bikeways would be helpful to get more kids out of cars*
- *Connectivity would make it easier to get people off the road.*

Cultural Resources Stakeholder Interviews

What assets does Fort Mill have now that are hidden treasures – things that people and businesses outside the city or region are unaware of or don't fully appreciate?

- Fort Mill Community Playhouse – 37th year; small stage, limited seating
- Fort Mill History Museum – moved to its current location two years ago; opening new interactive spaces; funded through grant opportunities, historic home tours, strawberry festival
- Downtown area – not utilized enough
- Festivals – getting too big for Elisha Park; need to push out what the festival can do for the community
- Greenway – opportunity for partnerships

What are the biggest cultural resource challenges facing Fort Mill now and over the next 10 years?

- Large event space is needed – consider using the Armory to help meet the need
- Space and money – needs to be a mission and vision in the Town of Fort Mill in order to make it work
- Traffic limits desire to come downtown; perceived lack of parking
- Town needs to be more supportive of downtown merchants
- More events/reasons to visit downtown

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for the Town?

- Armory – huge lost potential – could provide space for history museum, playhouse, multi-cultural facility
- Town needs to make more investments in the community
- Make Main Street one way; remove parking on-street to expand sidewalk

Are all members of the community adequately provided for? Seniors? Ethnic minorities? Are there facilities or services that the Town should consider in order to encourage a more inclusive and diverse community?

- The complex would be a loss to this side of town and the town's diverse population
- Senior programs are available for those who are able to afford it – Carolina Orchards or Sun City residents
- Need a library on this side of town

Describe how you imagine Fort Mill in 10 years from now?

- Growth past the City of Rock Hill
- New workforce housing – more diversity
- Strong leadership to move us forward
- Better cooperation between council/administration/community

Natural Resources Stakeholder Interviews

What assets does Fort Mill have now that are hidden treasures – things that people and businesses outside the city or region are unaware of or don't fully appreciate?

- Waterbodies - Catawba River, Steele Creek and Sugar Creek
- Historical trees
- Trails
- Cross Charlotte trail – connection is at our doorstep

- *Historical features*
- *Relationships – land trust/Carolina Thread Trail/Greenway; success is driven by strong partnerships with the Town; critical coordination between our jurisdictions; relationships good with local park and rec departments and schools – not sure if same from Council*
- *Greenway – brings in money to the area to spend locally, but not support from Council – could get some inspiration from Broad River or Kings Mountain Gateway*

What are the biggest natural resource challenges facing Fort Mill now and over the next 10 years?

- *Are the protection of natural resources a priority of council*
- *Deer overpopulation*
- *As population grows need to add restriction to maintain/preserve wildlife corridors*
- *Communicate the value of trees to the community through natural resource programs*

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for the Town?

- *Require meaningful, genuine buffers along creeks and streams that are wide enough to provide natural habitats and lessen stream degradation*
- *Money for streambank restoration/stabilization*

Are all members of the community adequately provided for? Seniors? Underprivileged? Are there facilities or services that the Town should consider in order to encourage a more inclusive and diverse community?

- *Greenway access points are all over the town; can't accommodate everyone; looking at developing a Discovery Trail which would provide more access*
- *Scholarships programs are available – difficult to convince people to participate – could use to help from town/partners to communicate opportunity*

Describe how you imagine Fort Mill in 10 years from now?

- *Town takes full advantage of Greenway*
- *Develops more sidewalks/pedestrian access*
- *Unique opportunity to be something great*
- *Town has become strong advocates for natural resources*

A successful plan is one that....

- *Council able to help get onboard; to educate about natural resources*
- *Enhance quality of life and maintain sense of community*
- *Connected community through sidewalks and bike lanes*

Transportation Stakeholder Interviews

In your view what is the number one transportation challenge facing Fort Mill right now?

- *Conditions on how development is approved – how it is permitted to occur without requiring collector roads*
- *Better transportation choices – creating Thread Trail through Town – accommodating bikes better*
- *Poor road connectivity – require developers to provide/build trail; at a minimum build natural surface trail*

What are two or three transportation features that differentiate Fort Mill from other nearby communities?

- Fort Mill is the north/south spine of the CTT – priority for continuation of the trail system – fills the gap – could become a trail town
- Greenway – distinguishing feature
- Adjacent to the interstate and larger community of Charlotte – strong northward bias
- Proximity to natural resources
- Almost exclusively structured to the car
- Dynamic of the demands as the highest growing area in the region

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for economic development and quality of life?

- Multi-jurisdictional highway 160 corridor is an opportunity to pool funds and efforts
- US 21 possibility of bus transit – pedestrian connections
- Transit – nobody is coming to the rescue
- Barrier created by I-77 as hubs develop on either side – (Baxter and Kingsley)
- Meaningful public transit along Highway 160 – pedestrian access – how people experience the corridor
- How id Fort Mill branding itself – what's the vision for the community – capital program should reflect that
- Downtown destination linked with Greenway

What improvements or changes in roadway construction would improve the pedestrian experience?

- Pedestrians – sidewalks that are appealing – need conducive land uses
- Shared use path more appropriate in certain areas
- Go beyond project engineers on front end of the development process

How important is it that people have travel choices in addition to driving a car? What are our obstacles to having more choices?

- Critical to have choices – currently the sole focus is on roadways don't have physical land to widen ourselves out of this situation
- Obstacles – education – need to connect dots to get there – what are you prepared to do; tough to get political support; need to make the link
- Bike obstacle – perception of unsafe way to get around; need to be more than just a strip on road; need to be more innovative to get people on bikes; any way to get bikes off the road is beneficial
- Short car trips that could be removed will help move the needle – must be a reliable option
- Connectivity of street system

Describe how you imagine Fort Mill in 10 years from now?

- Positive side – greenway connections
- Infrastructure – not much different in 10 years; takes longer than that to make such large scale changes;
- Dynamic – if collector road system is implemented; if not done more intensive congestion will create very disappointed people
- Hope for changes in the mindset of people

- *Slight changes in commuting patterns; increased north to south travel*

A successful plan is one that...

- *Adhered to*
- *Offers choice that is universally applied*
- *Holds people accountable*
- *Implementable*

Regional Planners Stakeholder Interviews

In your view what are two or three challenges facing the planning community in the region right now?

- *Transportation routes*
- *Lack of secure funding*
- *Changed mindset regarding the transportation system*
- *Balance land use to make transit work*
- *Separate identity from Charlotte – what do we want to be – use as an economic engine*
- *Balance residential and commercial development*
- *Looking for the right amount jobs - more ample lands for industrial development*
- *Infill and not greenfield development – transitioning to redevelopment opportunities*
- *Coordinated service providers – recreation*
- *H-tax for local residents – benefit not just tourism – locals left out of the equation*
- *New state requirements for TDML – non-point – regional standard*
- *Jurisdiction shopping*
- *Relationship between planning and pennies projects missed joint planning opportunities*
- *Is there a likelihood/opportunity to coordinate for the Highway 160 corridor? Although it is mostly built out, there are choke points*
- *Should we consider a regional impact fee; Rock Hill will raise their fire/water/sewer impact fees next month*
- *Growth management – different departments working towards conflicting goals – water/sewer extensions and road improvements drive up the need for more development*

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for the Town?

- *Transit*
- *Trails*
- *Parks and recreation*
- *Always remember to account for maintenance when building new facilities*
- *What you want to be should drive where the capital should be spent*
- *Lack of event space could be located to benefit larger/regional group*

Describe how you imagine Fort Mill in 10 years from now?

- *Geographically larger; more sophisticated and more progressive; new residents new ideas*
- *Focus on greenway, parks and recreation*
- *Market driven; lack of control; fortunate by location*

- Access to I-77
- Good work force

In terms of residential and commercial development what are the biggest challenges facing Fort Mill now and over the next 10 years?

- *Multiple jurisdictions with ideas of what should happen without working cohesively*
- *Commercial taxes – getting much higher than surrounding community; it might be the loss of corporate jobs that will force the changes that are needed to keep attracting new commercial development*
- *Growth makes it a slower process to get approvals/permits*
- *Increased competition across the river*
- *Available spec space for smaller market; it's harder for that to happen here; harms people who want to live and work here*
- *Great community will help to overcome some of these challenges*

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for the Town?

- *Wayfinder system – shows community's assets; accompanied by branding*
- *River as an unutilized asset/natural resource*
- *Infrastructure – roads*
- *Pedestrian improvements and their experience*
- *Get ahead of future needs for roads for connections*

What changes would make it more likely that a global company would decide to invest in Fort Mill in the next 10 years?

- *Mechanism to support multijurisdictional pedestrian facilities*
- *Residential amenities – more passive parks/greenway trails/people say they want pools, but actually use trails*
- *Topography can be an issue, but it also forces people to be creative to build around/leave natural area*
- *Residential development – want the variety*
- *Not enough lower point residential; large lots exacerbates the affordability problem*
- *Large employers want place for their your employees*
- *Missing decision maker housing stock; market demand is not towards the smaller lots – less time on maintenance*
- *Millennial – want low maintenance – no desire to drive far*
- *Density – in nodes to show where apartments go to get Council by in – not covering the total town with density; highlight successful mixed-use higher density communities*
- *Can a long-time resident of Fort Mill continue to live here if he/she can longer drive or maintain a home and yard?*
- *Seniors do not want yard work*
- *Seniors pushing the desire for walkable communities*

What development practices are being done in other communities that would benefit Fort Mill?

- *Digital submittals; specific deadlines able to convey timelines to clients; streamlined process*

Utility Provider Stakeholder Interviews

In your view, what two or three features differentiate Fort Mill from other nearby communities?

- Great small town living in the shadow of a big city
- Schools – great reputation
- Low residential taxes
- Springs family – Greenway
- Interstate access

In terms of residential and commercial development what are the biggest challenges facing Fort Mill now and over the next 10 years?

- Growth/road infrastructure behind where it needs to be
- Conversion of prime commercial and residential development
- Taxes – commercial and industrial
- Impact fees made it harder to attract new business – (perception)
- Water and sewer – impending TMDL changes – new stricter requirements
- Odor control and discharge places
- Good developable land goes toward job construction

If the Town could invest in just one or two capital assets in the next few years, which ones would provide the greatest catalytic benefit for the Town?

- Catawba River – similar to Rock Hill access points
- Water Pressure – another elevated tank would be good and a booster pump
- Regional wastewater solution
- What changes would make it more likely that a global company would decide to invest in Fort Mill in the next 10 years?
- Lack of adequate sites for water and sewer for large water user
- Road maintenance – stay ahead of issues
- Traffic congestion – need to deal with this
- Utility right-of-way – harder to get access in more developed areas
- SCDOT new rules for locating utilities out of the ROW; good to hear that Pennies will include relocation of utilities in referendum
- Site ready site – inventory of available land

Are you aware of any rules, regulation or laws in place that are constraining development? If so, what changes if any would help the process?

- Town – capacity paid when letter issued instead of waiting on meters to be installed
- TMDL – waiting on new regulations to move forward
- Is there any new technology that is affecting their industry?
- Fiber – being installed as able – currently a supply chain issue
- Solar farms – there is not a big demand for large scale projects to give up land for that use – more a rural issue; starting to work with schools to include systems
- The Fort Mill Parkway has been helpful for utility expansion – provided a route

COMMUNITY MEETING

A Community Meeting was held on Tuesday, June 13, 2017 between 6:00 PM to 8:00 PM in the cafeteria at Fort Mill Middle School. The format of the meeting was a drop in and the Planning Department, Catawba Regional Council of Government, and the Comprehensive Plan Advisory Committee members were available to answer questions about the Comprehensive Plan update and to receive comments from the public. Residents commented on the Economy, Community Assets, Connections, and their vision for the future of Fort Mill. Some of the comments received are reflected in Figures C.1, C.2, and C.3.

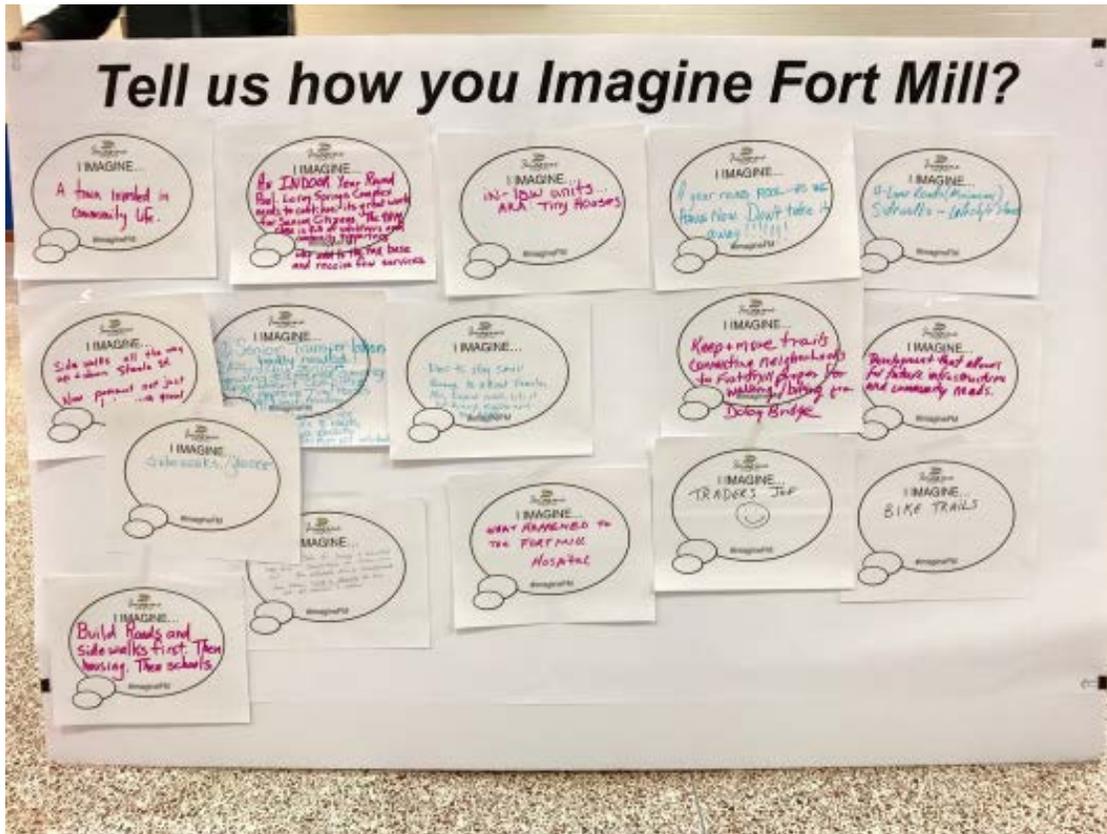


Figure C.1 Economy

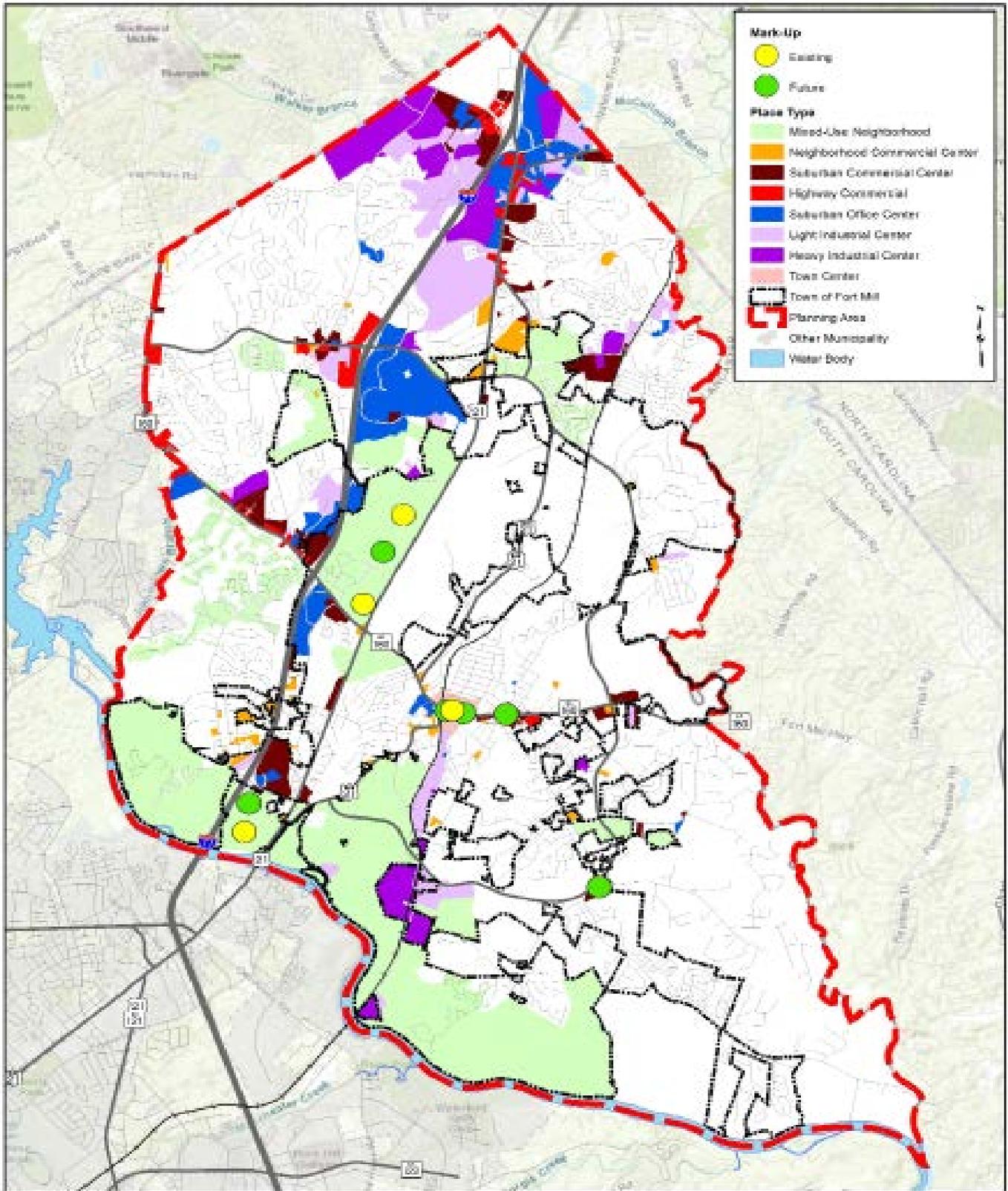


Figure C.2 Community Assets

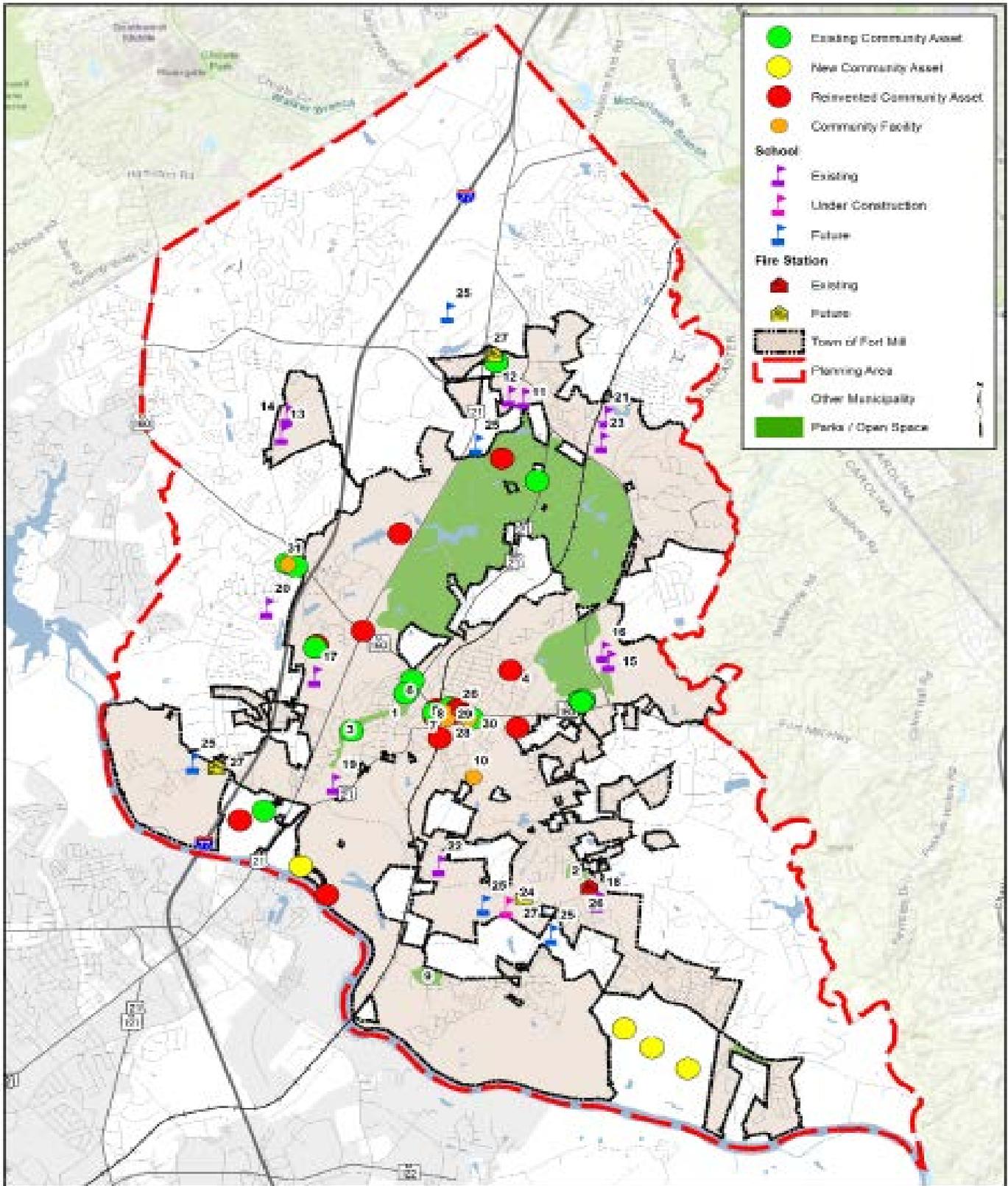
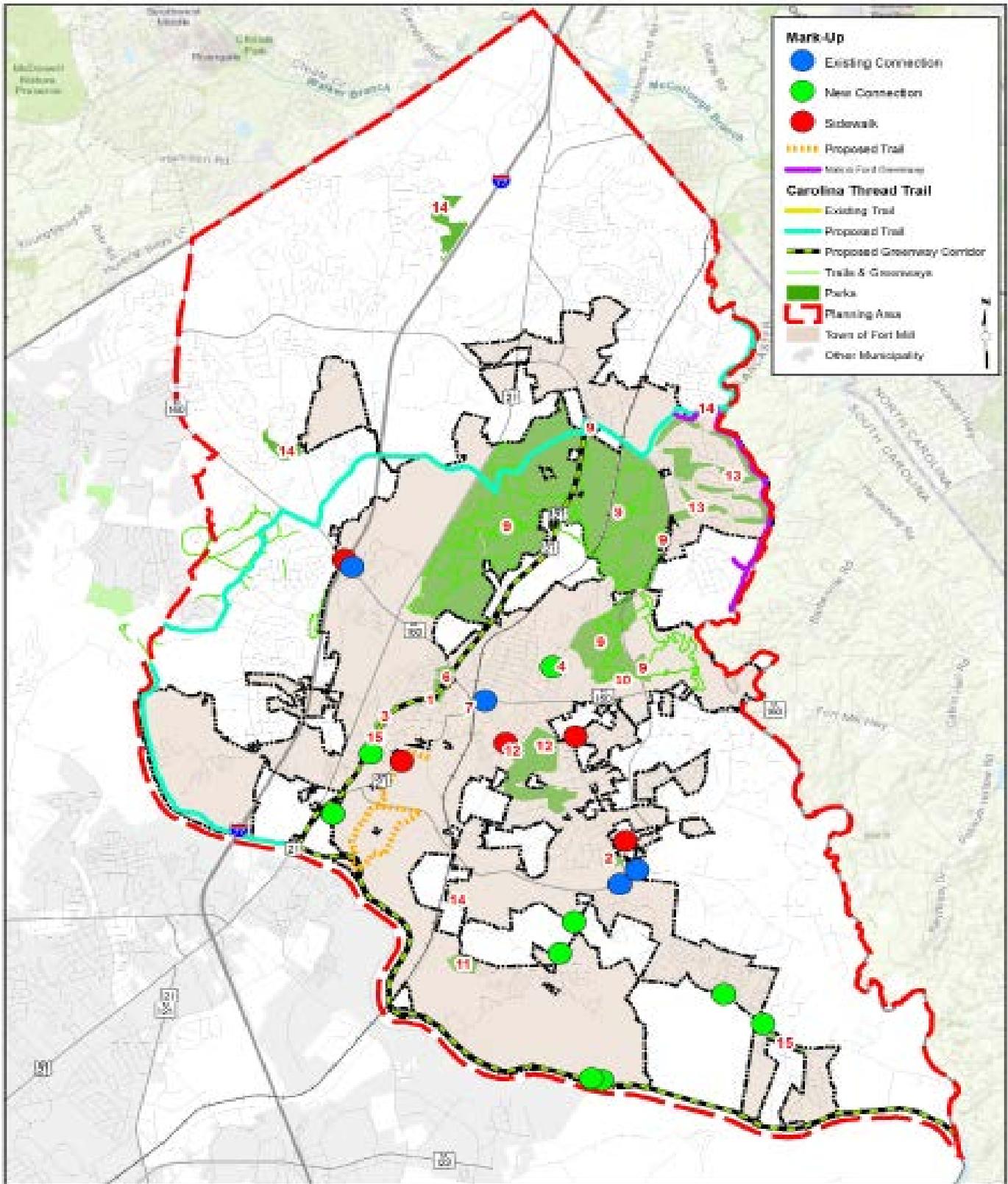


Figure C.3 Connections



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