

OUR PATH FORWARD

Three Plans In One

In February 2025, Town of Fort Mill staff engaged planning and engineering firm Bolton & Menk to begin the Fort Mill: Our Path Forward project. This project will establish an updated vision for the Town of Fort Mill for the next twenty years, looking not only at the Town as a whole, but also including a Downtown Master Plan and Parks and Recreation Master Plan.

As part of this project, the Town is embarking on the development of a 2045 Comprehensive Plan to create a long-term vision for the future. This initiative aims to encourage the community to think holistically about our future. We will engage in a community-wide conversation about the future of Fort Mill— where we are now and where we envision ourselves in the next twenty years and beyond.

Updates & Contact Information

Updates to the project will be posted to www.fortmillsc.gov/ourpathforward as well as to the Town's social media platforms.

For any questions about the project, please contact Town staff by email at ourpathforward@fortmillsc.gov.



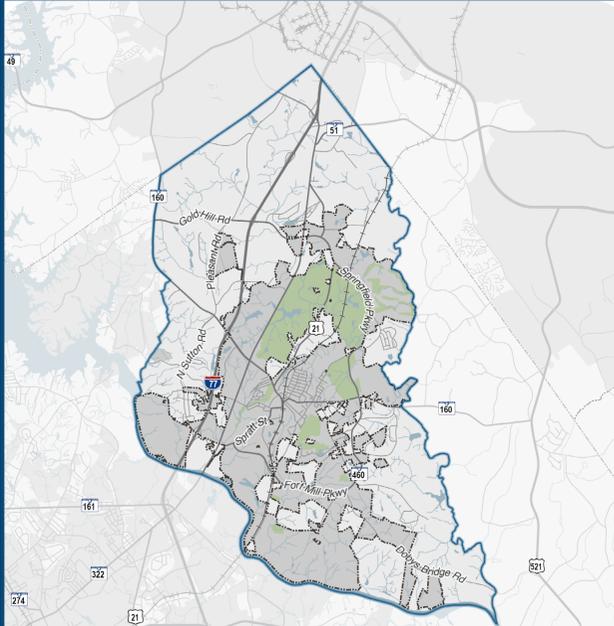
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Fort Mill

OUR PATH FORWARD

Comprehensive Plan



Basemap

- Railroads
- 2040 Planning Area
- Lakes and Rivers
- Parks
- Fort Mill Boundaries
- Municipal Boundaries
- County Boundaries

The Plan Will...

- Study at the Town and its Planning Area on a Macro scale.
- Recommend broad goals and policy statements.
- Provide a systems level approach.



Fort Mill

OUR PATH FORWARD

Downtown Master Plan



Downtown Basemap

- Railroads
- Downtown Study Area
- Parks
- Building Footprints
- Fort Mill Boundaries
- County Boundaries

The Plan Will...

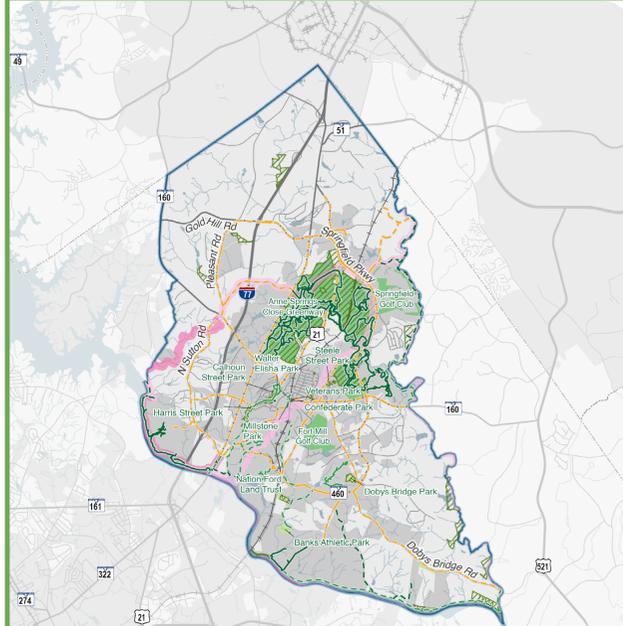
- Study at the Downtown on a Micro scale.
- Provide focused goals and policy statements.
- Provide downtown specific recommendations.



Fort Mill

OUR PATH FORWARD

Parks & Recreation Plan



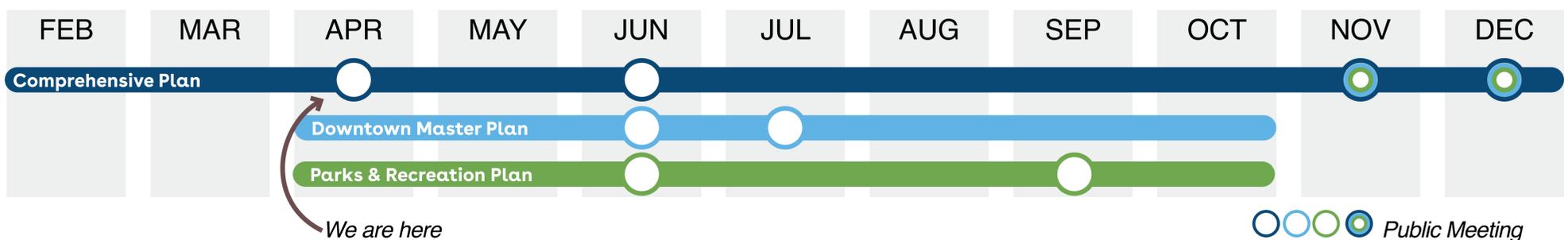
Parks and Recreation

- Existing Natural Surface Trail
- Existing Paved Trail
- Existing Sidewalk
- Proposed Natural Surface Trail
- Proposed Paved Trail
- Proposed Sidewalk
- Carolina Thread Trail
- Open
- Planned
- Permanent Conservation Areas
- Public Parks
- Private Parks
- 2040 Planning Area
- Municipal Boundaries
- County Boundaries

The Plan Will...

- Study at the parks and recreation facilities in Town and the County.
- Provide parks and recreation focused goals and policy statements.
- Provide parks and recreation specific recommendations.

Timeline & Integration



THE PLANNING PROCESS

Comprehensive Plan Process

We are having a conversation across Fort Mill about change, where we are, and our path forward. The Town of Fort Mill is beginning the process of developing a 2045 Comprehensive Plan to establish a long-term vision for sustainable growth and conservation.

The Comprehensive Plan is called **Our Path Forward** to encourage community members to consider how we charter Fort Mill's path to the future. This plan will build on the foundation of previous plans while updating and expanding the policy framework for the future.

The Plan will serve as a regular reference guide for Town staff, officials, and partner organizations as decisions are made for the future of the community.

What is the Plan?

A Comprehensive Plan is part of a **library of documents** prepared by the Town to **guide future growth, development, and conservation efforts**. It is intended to relate to other Town plans, policies, and ordinances in place or currently underway and provide guidance to other government agencies preparing plans or programming projects.

Plan Elements

- Creative and diverse public engagement
- Community visioning
- Research and analysis of historic, present, and future land use patterns
- Existing land development patterns evaluation and analysis
- Recommendations for a successful **Path Forward**

The Keys to Creating a Successful Plan



Project Phases

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Issues and Opportunities Gathering Background Information Assembling Forecasts Interviewing Stakeholders Developing Public Engagement	Vision and Goals + Growth and Conservation Framework Organizing Steering Committee Starting Public Engagement Launching Public Survey (4/9-6/13) Public Meetings	Implementation Strategy Building Vision Statements Exploring Growth Alternatives Developing Strategies and Actions Continuing Public Engagement Drafting Comp Plan	Adoption Engaging Community, Boards, and Stakeholders Finalizing the Plan by Project Management Team Reviewing and Public Hearing by Planning Board Reviewing/Adopting by City Council
PUBLIC ENGAGEMENT			

Project Schedule

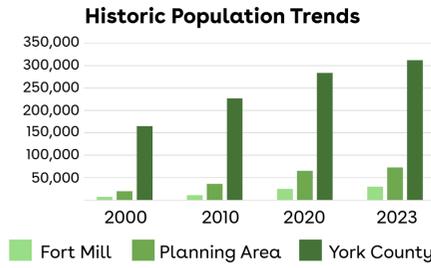


Revised 4/3/25

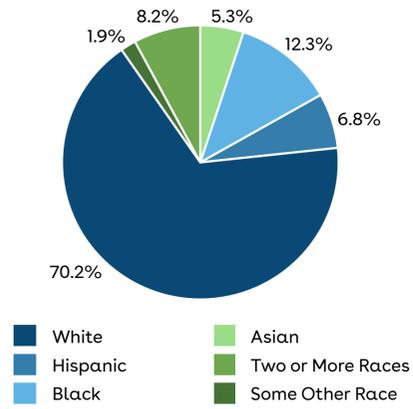
DEMOGRAPHICS

Town of Fort Mill (Town Limits)

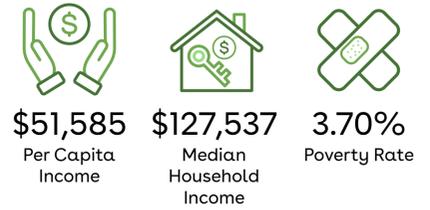
The Town of Fort Mill has a population of about **33,626** people according to the 2023 American Community Survey (US Census).



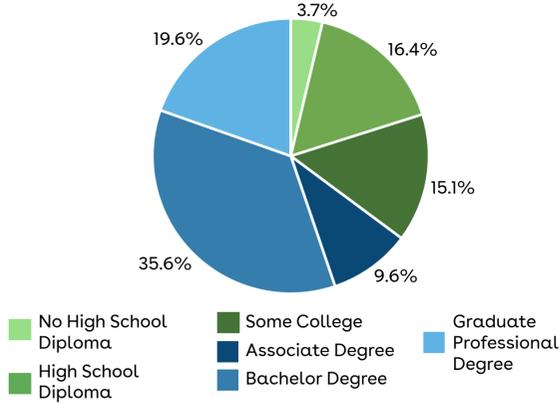
Town of Fort Mill Racial Breakdown



Town of Fort Mill Income & Financial Health



Planning Area Educational Attainment



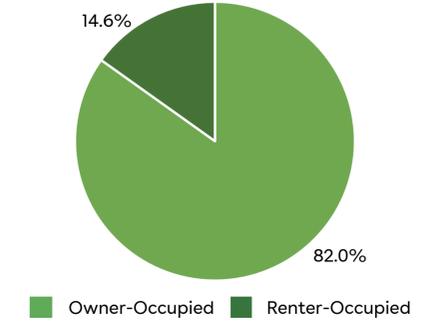
Town of Fort Mill Population Change



Town of Fort Mill Employees & Businesses



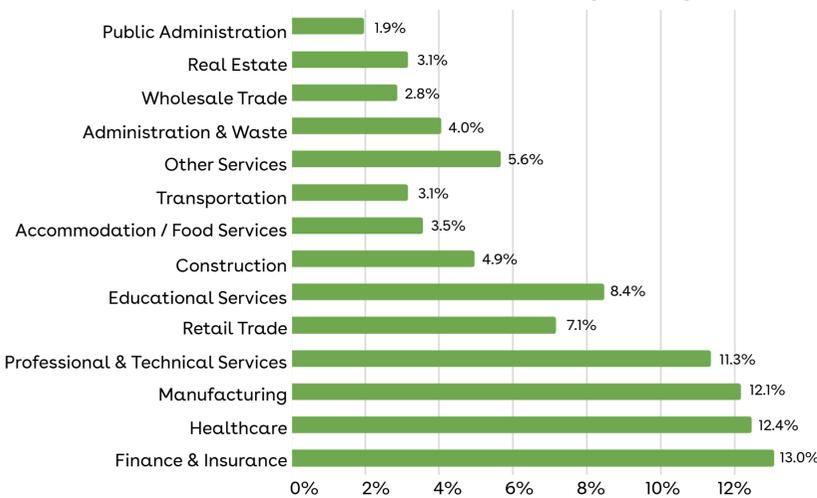
Town of Fort Mill Housing Unit Occupancy Type



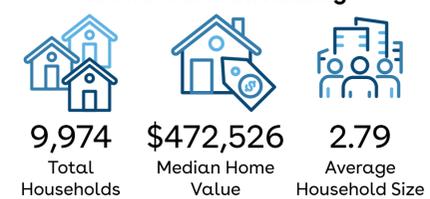
Town of Fort Mill Workforce Breakdown



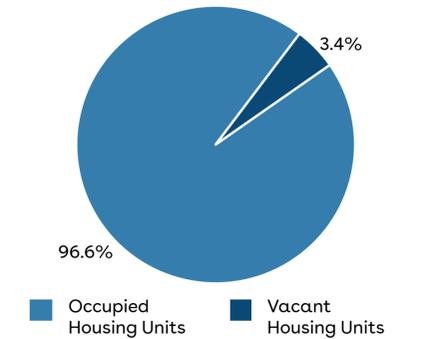
Town of Fort Mill Labor Force Breakdown by Industry



Town of Fort Mill Housing



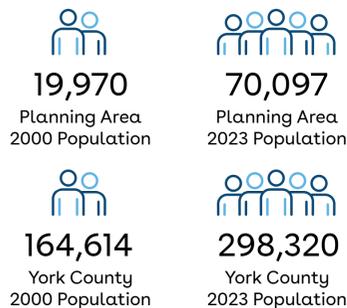
Town of Fort Mill Housing Unit Occupancy



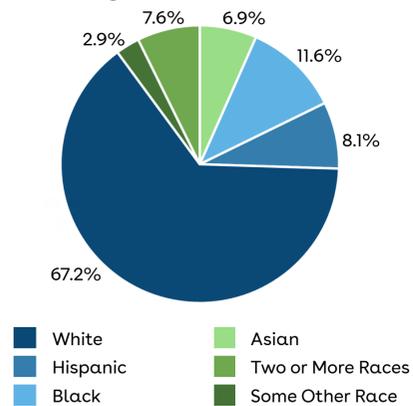
Fort Mill Planning Area

The planning area has a population of about **70,097** people according to the 2023 American Community Survey (US Census).

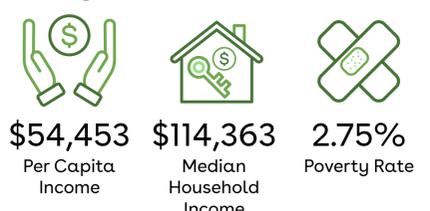
Planning Area vs. York County Population Change



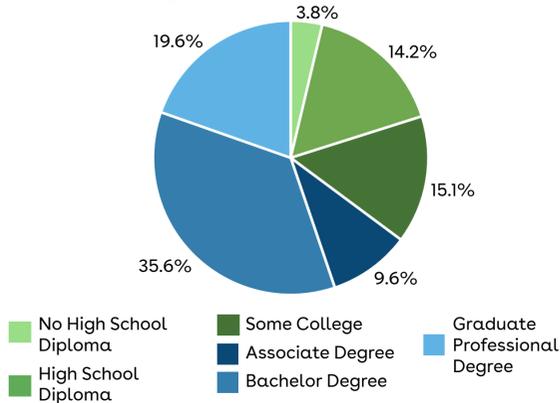
Planning Area Racial Breakdown



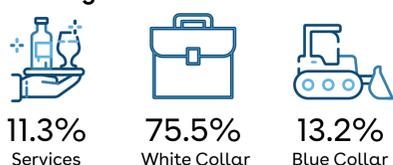
Planning Area Income & Financial Health



Planning Area Educational Attainment



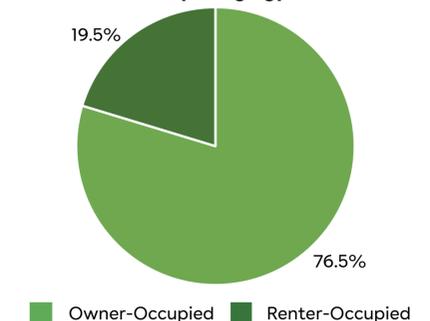
Planning Area Workforce Breakdown



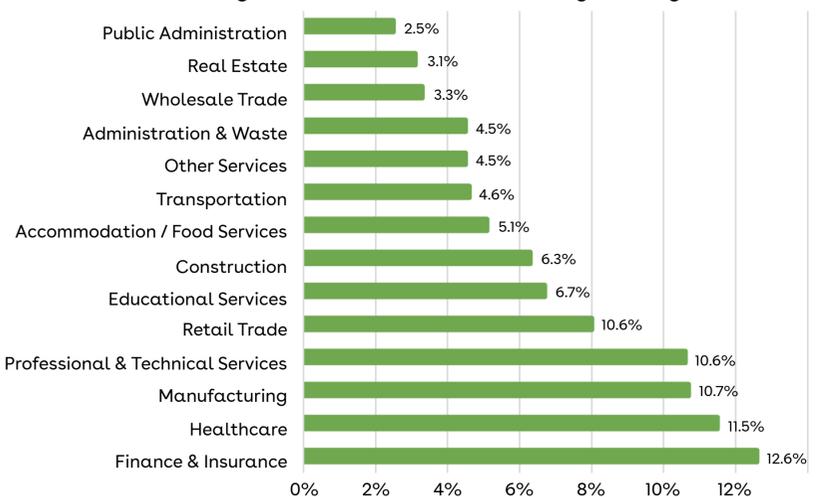
Planning Area Employees & Businesses



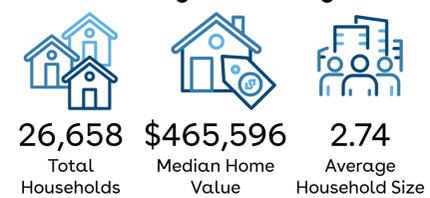
Planning Area Housing Unit Occupancy Type



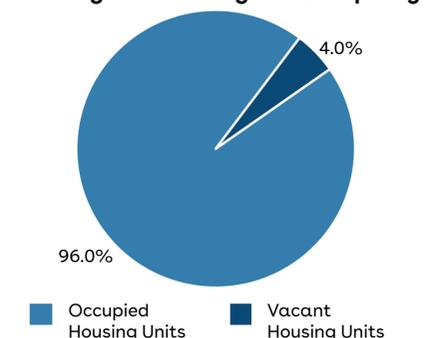
Planning Area Labor Force Breakdown by Industry



Planning Area Housing



Planning Area Housing Unit Occupancy



ENGAGING THE COMMUNITY

Public Engagement & Communications Plan

Over the course of this year, the Town has planned a variety of opportunities for the public to engage in the planning process for the Our Path Forward project. The goal is to develop and implement an extensive community engagement program that will provide input from community members of all ages and backgrounds. To realize this goal, stakeholder engagement will be a key part in the development of this plan to help the project team understand the wants and needs of all stakeholders.

This public engagement and communications plan outlines our overall strategy including goals, key stakeholders, team members, and communications methods to gather input throughout the project.

Engagement Goals



Identification of stakeholder groups



Provide project information to the public in a timely and effective manner



Utilize a variety of engagement tools, strategies, and activities geared to reach all identified stakeholder groups



Ensure that stakeholder questions and concerns are heard and addressed to the extent practicable



Meaningful involvement of underrepresented populations



Maintain and strengthen the relationships among the project partners



Gather meaningful feedback from stakeholders that informs the development of recommendations



Document the progress and effectiveness of the communications plan



Leverage opportunities to collaborate with project partners on outreach efforts



Ensure that project partners agree with vision, goals and recommendations for successful plan implementation and adoption

Engaging All Stakeholders

Leverage Community Events and Activities



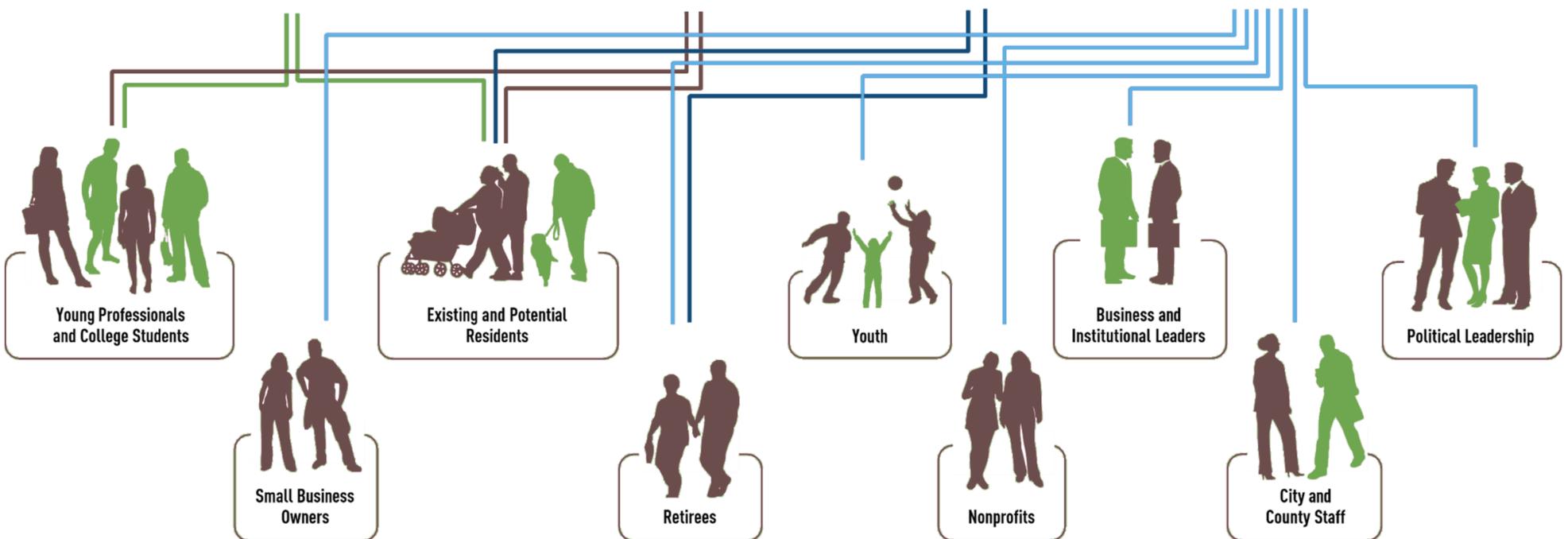
Design for Convenience



Bring People Together



Focused Attention and Time



Stay In Touch For Future Events

Updates to the project will be posted to www.fortmillsc.gov/ourpathforward as well as to the Town's social media platforms. For any questions about the project, please contact Town staff by email at ourpathforward@fortmillsc.gov.



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WHAT WE'VE HEARD SO FAR

Listening Sessions

To kick-start the Our Path Forward project, the project team held three listening sessions with Fort Mill Stakeholders. Listening sessions are helpful engagement tools typically used at the onset of a planning process to help quickly identify key issues and opportunities that are unique to Fort Mill.

In addition to data gathering, policy review, and existing conditions assessment - listening sessions provide local knowledge that may not be readily found without speaking to people who know Fort Mill best.

The listening sessions were topic based and included residents, business stakeholders, community leaders, and elected officials. The topics included discussions about Mobility, Land Use, Economic Development, and an overall Vision for Fort Mill's Future.

In the coming months, the project team will seek to engage with a wide range of Fort Mill residents and stakeholders to ensure a diverse group of voices have been heard and their ideas incorporated in this plan.

We Want To Hear From You, Take the Community Survey!

The planning process is underway, and the **Our Path Forward Community Survey** is your first chance to share your thoughts. The survey will be open from **April 9, 2025, to June 13, 2025.**

Your participation in this survey is essential to this effort. Thank you for your time, input, and ideas for Fort Mill's future!

Scan the QR code with your smart device to take the survey! Paper copies are also available.



What We've Heard So Far



Add your comments on sticky notes here.

NEIGHBORING JURISDICTIONS

Existing Plans and Projects of Neighboring Jurisdictions & Relevant Agencies

Fort Mill coordinates with neighboring jurisdictions and regional agencies to promote aligned growth and planning. Nearby communities—Rock Hill, Tega Cay, and York County—have plans that support goals in land use, transportation, and economic development. Regional groups like the Catawba Regional Council of Governments (CRCOG), Rock Hill - Fort Mill Area Transportation Study (RFATS), and Catawba Lands Conservancy (CLC) also contribute to planning efforts. Reviewing these plans helps identify common priorities and supports long-term collaboration and growth.

Key Plans of Regional Partners and Adjacent Jurisdictions

City of Rock Hill

- Rock Hill 2030 Comprehensive Plan Existing Conditions & Vision Plan Update (2021)
- Connect Rock Hill Bicycle & Pedestrian Master Plan (2017)

City of Tega Cay

- Tega Cay Comprehensive Plan 2025 Update (2020)

York County

- York Forward 2035 Comprehensive Plan Update (2023)
- York County Multi-Jurisdictional Hazard Mitigation Plan (2018)
- Pennies for Progress
- Fort Mill/Tega Cay Bike Route 4 Map

York County Economic Development

- YCED Economic Indicators Report (2024)
- Countywide Economic Development Strategic Plan (2021)

Catawba Regional Council of Governments

- Catawba Regional Comprehensive Economic Development Strategy (2021)

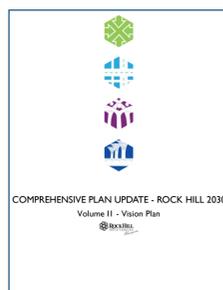
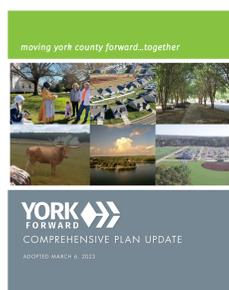
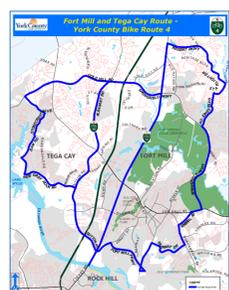
Rock Hill - Fort Mill Area Transportation Study

- 2055 Long Range Transportation Plan (2025)
- 2050 Long Range Transportation Plan (2021)
- Collector Street Network Plan (2017)
- Bike Walk RFATS (2016)
- Federal obligated projects
- Transportation improvement program projects

Catawba Lands Conservancy

- Carolina Thread Trail State Line to Fort Mill Feasibility Study (2024)

Recent Planning Efforts



Investment Consistency & Key Projects

Pennies for Progress (York County Sales Tax Program)

Pennies 4 Projects:

- Sutton Rd & Harris Rd Intersection Improvements (2024)
- Sutton/Spratt/Fort Mill Southern Bypass Widening (2028)
- US 21 Widening (2028)
- SC 160 East Multilane Expansion (2025)

Pennies 5 Projects:

- US 21 Widening
- Fort Mill Pkwy Widening
- Academy St (Main St to Banks St)
- Banks Rd (Wolfpack Trl to Fairway Dr)
- Carolina Place Dr (SC 160 to End)
- Deerfield Dr (Gold Hill Rd to End)
- Pikeview Rd (Flint Hill Rd to Regent Pkwy)
- Tom Hall St (Main St to Banks St)

RFATS 2050 LRTP

Federally Funded Projects (2025-35):

- SC 160 / I-77 Interchange Reconfiguration (2025)
- SC 160 Widening (2025)

Non-Federally Funded Projects:

- Gold Hill Rd / I-77 Interchange Reconfiguration (2025)
- Fort Mill Southern Bypass / Spratt / Sutton Connector Intersection Reconfiguration (2025)
- Sutton Rd Intersections at New Grey Rock Rd, Sam Smith Rd, & Harris Rd (2025)
- US 21 North Phase I & SC 51 Widening (2025)
- Fort Mill Pkwy Widening (2035)

Prioritized Proposed Linear Bicycle & Pedestrian Improvements:

- US 21 Shared-Use Path (Springfield Parkway to N White Street and S Sutton Road to SC 160)

Place your comments on sticky notes here.

TOWN POLICY ANALYSIS

Existing Plans, Ordinances, and Policies

Existing plans, ordinances, and policies were reviewed to understand their current and future impact on Fort Mill’s growth and development. This analysis provides an assessment of the Town’s opportunities and challenges, helping to shape the goals, policies, and implementation measures of the Fort Mill Comprehensive Plan. The plan will serve as a strategic guide for future decision-making and community investments, ensuring thoughtful growth and development in the years ahead.

Town of Fort Mill Planning Efforts



Key Alignments Across Town Plans

- **Complete Streets & Multimodal Transportation**
 - The plans emphasize Complete Streets and multimodal infrastructure, with the Trail Master Plan detailing design guidelines, speed limits, and trail classifications.
- **Economic & Community Development**
 - The Comprehensive Plan focuses on economic growth and infrastructure, while the Trail Master Plan highlights trails as economic drivers. The Historic District Guidelines support downtown vitality through preservation and cultural promotion.
- **Land Use & Growth Management**
 - The Comprehensive Plan prioritizes annexation, mixed-use growth, and housing incentives, while the Trail Master Plan promotes open space conservation and trail connectivity.
- **Cultural & Historic Preservation**
 - The Historic District Guidelines focus on preservation and cultural engagement, while the Comprehensive Plan includes cultural resources and venue development.
- **Infrastructure & Community Facilities**
 - The Comprehensive Plan addresses public infrastructure and services, and the Trail Master Plan focuses on trail funding, maintenance, and connectivity.

Overall Opportunities & Needs Assessment

- Balanced Growth & Economic Development:**
 Support strategic development to accommodate population growth while preserving Fort Mill’s character. Promote job growth, business expansion, and sustainable infrastructure.
- Greenways & Outdoor Recreation:**
 Expand parks, trails, and greenways to enhance quality of life and preserve natural resources.
- Modernized Infrastructure:**
 Improve water, sewer, and utility services to support population growth, ensuring public services and schools meet future demands.
- Transportation & Mobility:**
 Enhance road networks, public transit, and pedestrian/bike infrastructure to improve accessibility and reduce congestion.
- Historic Preservation & Strengthening Downtown:**
 Preserve Fort Mill’s historic character and enhance downtown as a vibrant community destination.
- Environmental Stewardship & Resiliency:**
 Promote sustainability and conservation efforts to protect natural resources.
- Safe, Inclusive Community:**
 Foster public safety, accessibility, and age-friendly design through infrastructure improvements and multi-generational housing.
- Housing Opportunities:**
 Promote diverse housing types to meet the needs of all income levels and family sizes, supporting affordable and multi-generational housing while preserving neighborhood character.

Place your comments on sticky notes here.

VISION & GUIDING PRINCIPLES

Developing a Vision for the Plan

The development of a Comprehensive Plan often 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 forward thinking and chart the path for decades to come.

The Previous Vision for Fort Mill

During the process of developing the Town's 2020 comprehensive plan, input received from that plan's advisory committee and the public survey guided the creation of the plan's vision statement.

2020 Vision

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.

Does it align with your vision for Fort Mill? What would you include or change?

Place your comments on sticky notes here.

Developing Guiding Principles

The key guiding principles are overarching statements that provide additional insight into the "big picture" objectives outlined in a 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 plan's 10 elements are interwoven with each other.

Over the course of the plan's development, new principles will be developed to reflect the community's desired direction for the future. Input from engagement events, meetings with stakeholders, and input from the Community Survey will inform the new principles. Place your comments below:

Place your comments on sticky notes here.

2020 Guiding Principles

• **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.

Place a dot here if you agree with this guiding principle.

• **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.

Place a dot here if you agree with this guiding principle.

• **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.

Place a dot here if you agree with this guiding principle.

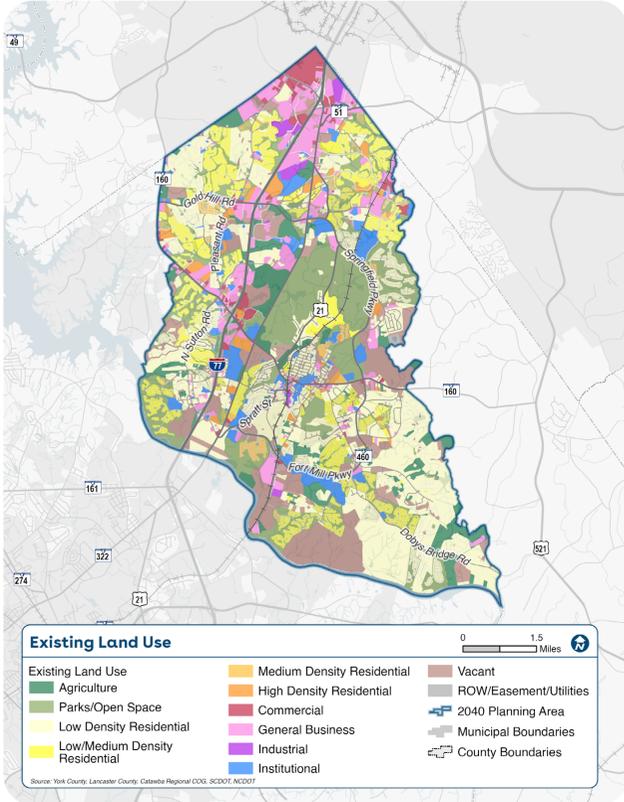
• **Resilient Economy** – Fort Mill supports its existing local businesses and works to attract new innovative knowledge-based companies to ensure a diverse and resilient economic base that is responsive to changing economic and market conditions.

Place a dot here if you agree with this guiding principle.

• **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.

Place a dot here if you agree with this guiding principle.

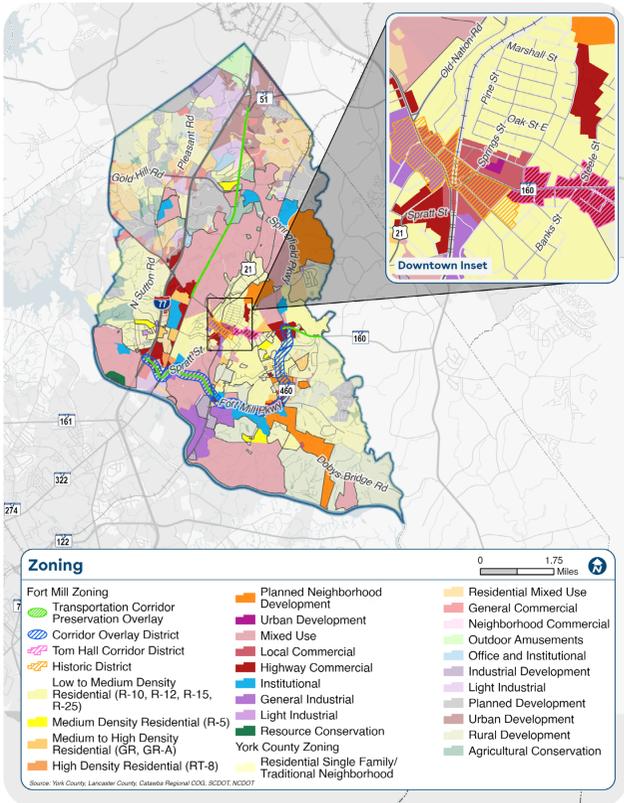
GROWTH & DEVELOPMENT



Existing Land Use

- The existing land use classifications in the planning area include Agriculture, Parks and Open Space, Residential, General Business, Commercial, Industrial, Institutional, Vacant, and areas designated for Right-of-Way, Easements, or Utilities.
- The most prevalent existing land uses are residential (34.2% within the town limits and 19.1% in the planning area) and parks and open space (27.3% in the town limits and 43.6% in the planning area).

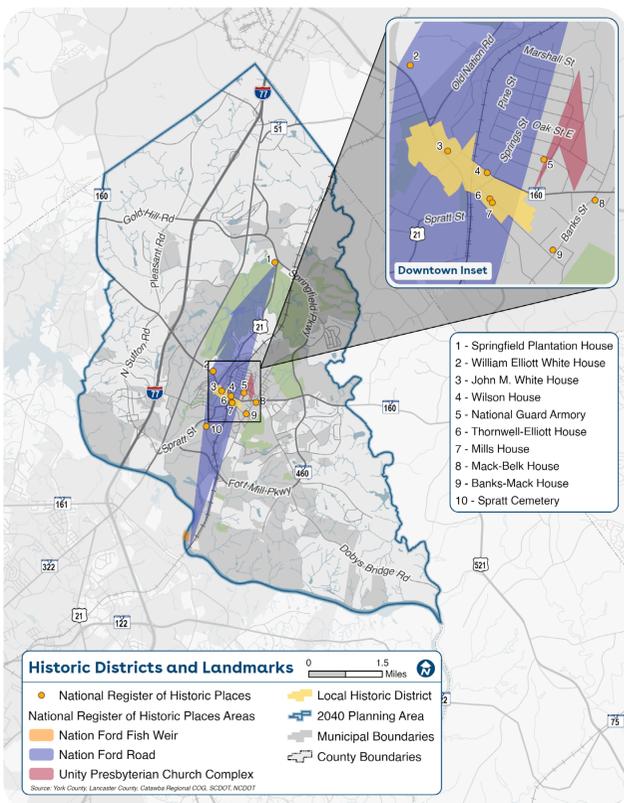
Place your comments on sticky notes here.



Zoning

- The Town of Fort Mill has 28 zoning classifications regulating land use, density, and development, including residential, commercial, industrial, institutional, and mixed-use areas.
- Residential zones range from low-density single-family to high-density townhomes and multifamily housing, while commercial and industrial zones support retail, office, and light/heavy industrial uses.
- Overlay and planned development districts provide flexibility, encourage mixed-use growth, and help preserve community character and natural resources.

Place your comments on sticky notes here.

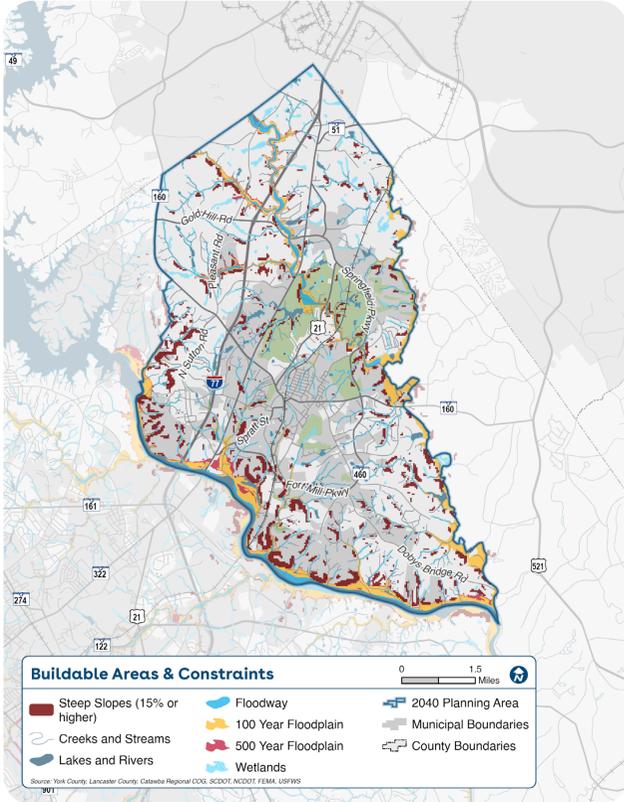


Historic Districts & Landmarks

- The Fort Mill Downtown Local Historic District was listed on the National Register of Historic Places in 1992.
- Sites listed on the National Register of Historic Places in the planning area include the Fort Mill Downtown Local Historic District, Banks-Mack House, Mack-Belk House, Mills House, Nation Ford Road, National Guard Armory, Spratt Cemetery, Springfield Plantation House, Thornwell-Elliott House, Unity Presbyterian Church Complex, John M. White House, William Elliott White House, Wilson-Hull House, Catawba Fish Weir

Place your comments on sticky notes here.

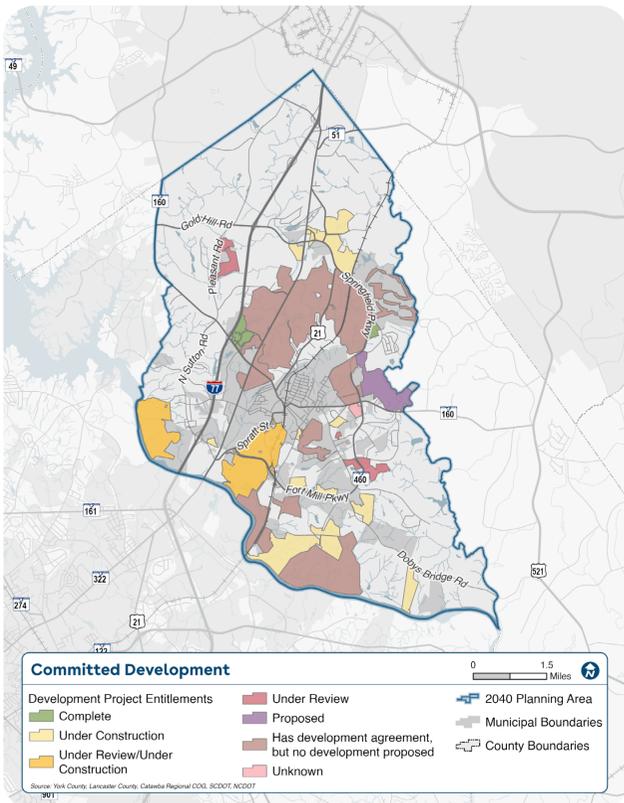
GROWTH & DEVELOPMENT



Buildable Areas & Constraints

- Buildable areas and constraints identify regions suitable for development and those limited by steep slopes, environmentally sensitive areas, and flood zones, guiding sustainable growth.
- Impervious surfaces, like roads and buildings, cover 17.2 square miles of the planning area, with 6.5 square miles within Fort Mill.
- Major development constraints are along the Catawba River, Sugar Creek, and Steele Creek.

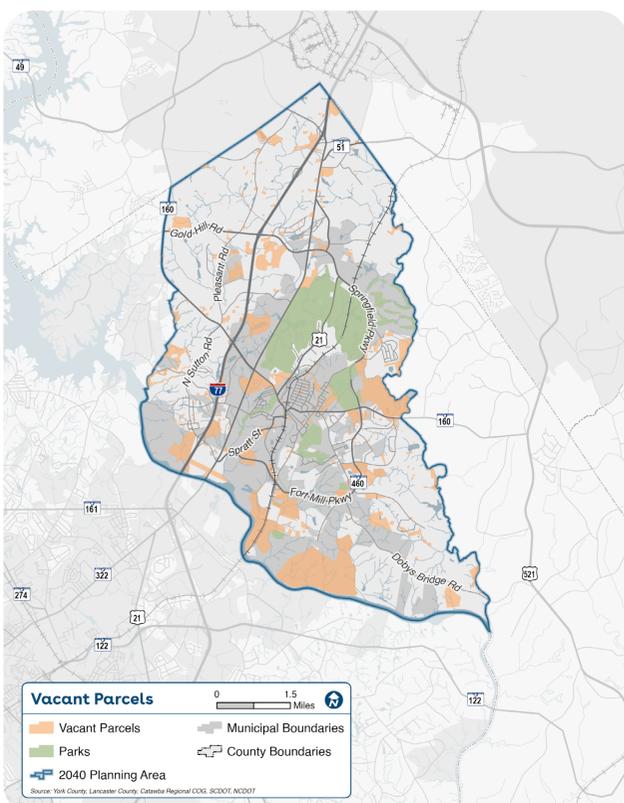
Place your comments on sticky notes here.



Committed Development

- The town has 4 sites with committed development, covering over 3,529 acres and including about 2,161 residential units.
- Developments included office spaces, medical offices (like Piedmont Medical Center), general commercial areas, schools, gas stations, storage buildings, restaurants, car washes, daycares, warehouses, and other commercial uses.

Place your comments on sticky notes here.



Vacant Parcels

- Within the town limits of Fort Mill are 2,426 acres (21.1%) of vacant land.
- The planning area has an additional 3,913 acres (14.2%) of vacant land.
- Vacant land is scattered, with larger concentrations in the southern and east-central areas, and some smaller parcels within the downtown.

Place your comments on sticky notes here.

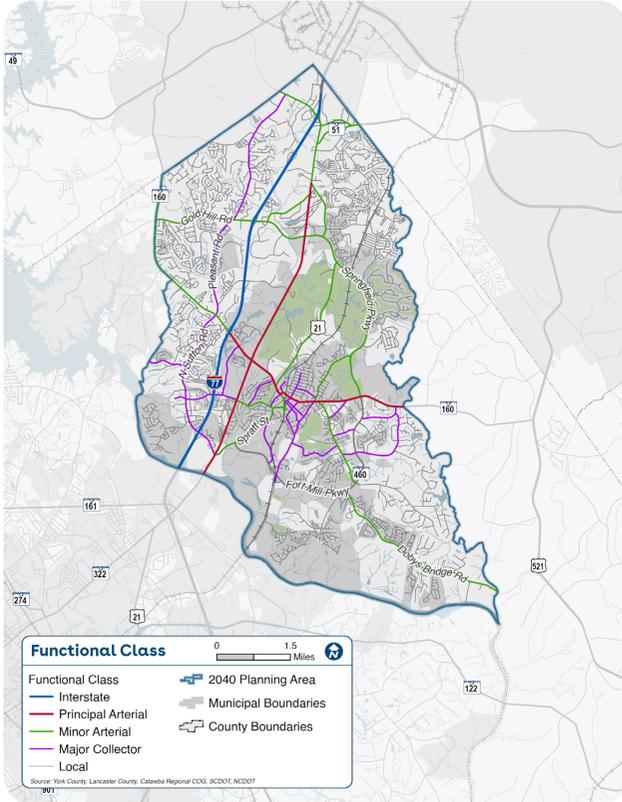
MOBILITY

Functional Classification

Fort Mill's road network consists of five functional classes:

- Interstate: I-77 provides the highest mobility, with speeds of 55-60 mph.
- Principal Arterial: US 21 and SC 160 connect major regional destinations.
- Minor Arterial: Roads like Springfield Pkwy, Gold Hill Rd, and Doby's Bridge Rd link key areas.
- Major Collector: Routes like Fairway Dr, Williams Rd, N Sutton Rd, and Pleasant Rd connect neighborhoods to arterials.
- Local Roads: Provide direct property access with low speeds and short travel distances.

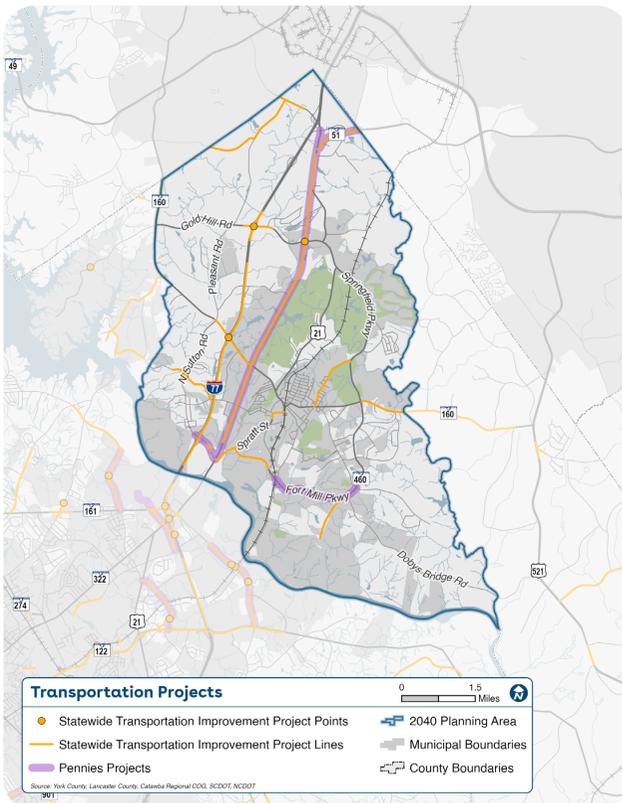
Place your comments on sticky notes here.



Transportation Projects

- The State Transportation Improvement Program (STIP) funds major road projects statewide.
- Pennies for Progress is York County's local sales tax program for road improvements.
- Current transportation projects in Fort Mill include widening US 21, Sutton/Spratt, and the Fort Mill Southern Bypass, with enhancements like additional lanes, bike lanes, and sidewalks. Some projects are under construction, while others are in planning or right-of-way acquisition.

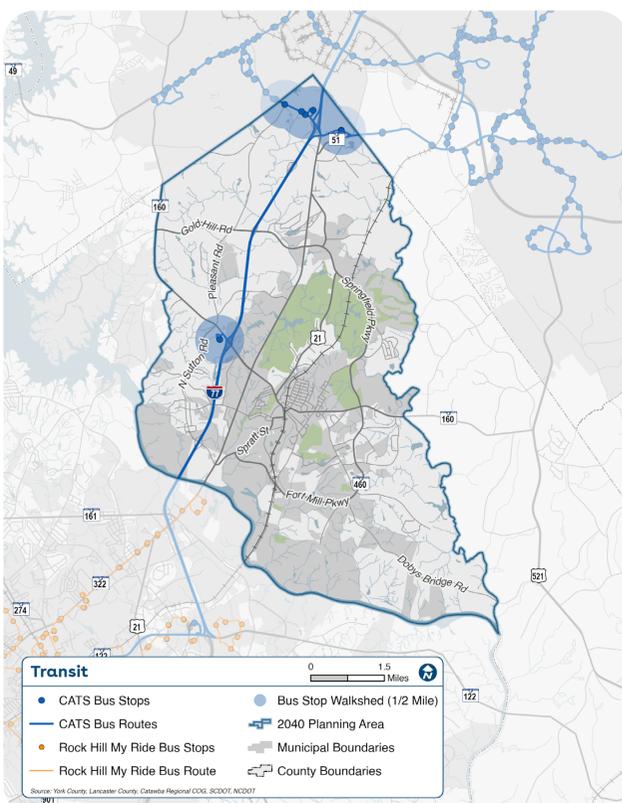
Place your comments on sticky notes here.



Transit

- Charlotte Area Transit System (CATS) Bus Service:
 - 82X (Rock Hill Express): Weekday express route along I-77 with stops at Cabela's Drive near Carowinds Blvd, and Baxter Village.
 - 42 (Carowinds Boulevard): Weekday route with stops along Carowinds Blvd and Springhill Farm Rd.
- York County Transit Aging Access Program:
 - Essential Service: Door-to-door rides for medical and grocery trips (M-F, 6 AM-6 PM, \$2.50 each way).
 - Ride-to-Work: Limited to Rock Hill.

Place your comments on sticky notes here.

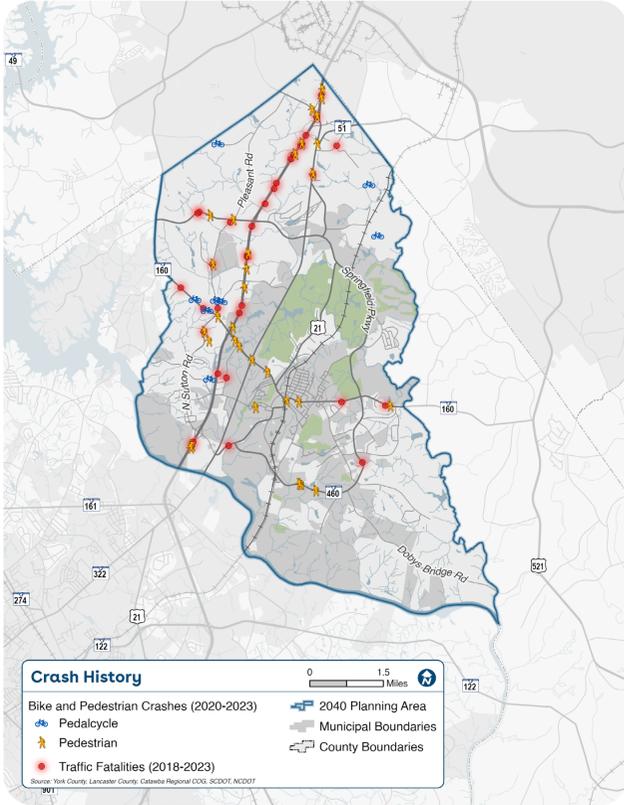


MOBILITY

Crash History

- Crash History Summary (2020-2023)
 - Pedestrian Crashes: 57 total (31 within town, 26 outside)
 - Bicycle Crashes: 8 total (all within town)
 - Traffic Fatalities: 10 total (3 within town, 7 outside)
- Most incidents occurred along I-77 and SC 160, with pedestrian crashes near schools and Fort Mill Parkway. The data shows the need for improved safety measures, enhanced pedestrian pathways, and better traffic management, especially in high-risk areas like school zones and major roadways.

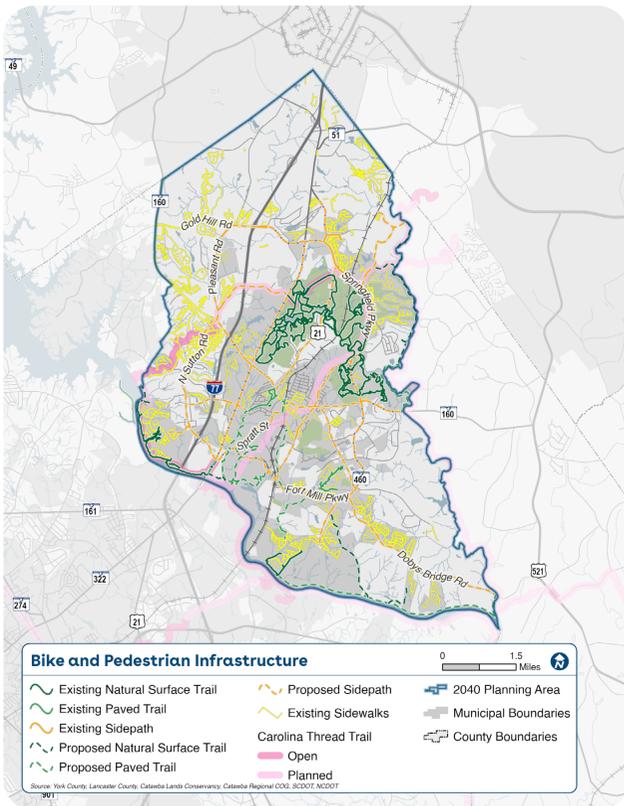
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Bike & Pedestrian Infrastructure

- Fort Mill's Trail Master Plan (2024) focuses on improving active transportation. Newer areas have sidewalks, but older areas lack connectivity. Planned sidepaths along Springfield Pkwy and SC 160 will enhance walkability, especially near schools.
- Bike infrastructure is limited, with trails along the Catawba River and Anne Springs Close Greenway for recreation. The Carolina Thread Trail aims to expand regional connections, with a 2024 study exploring potential routes across the NC-SC state line.

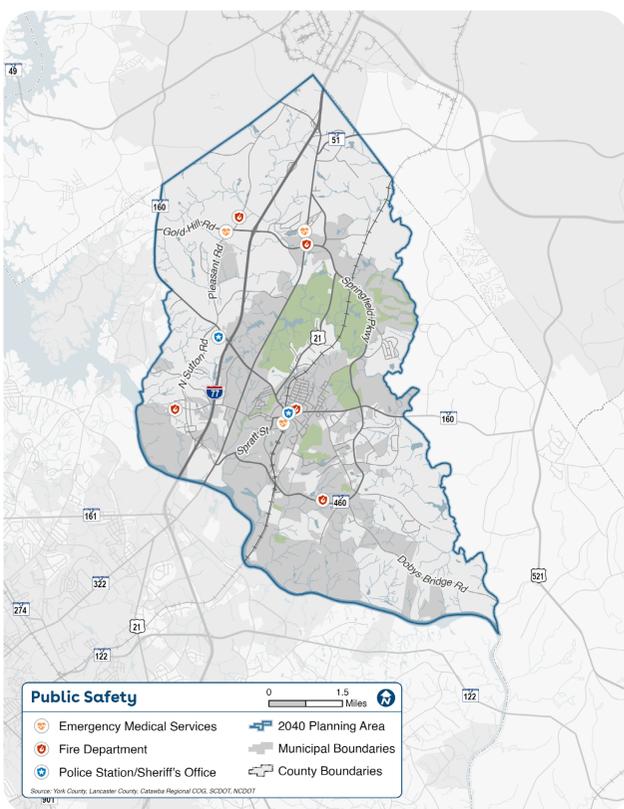
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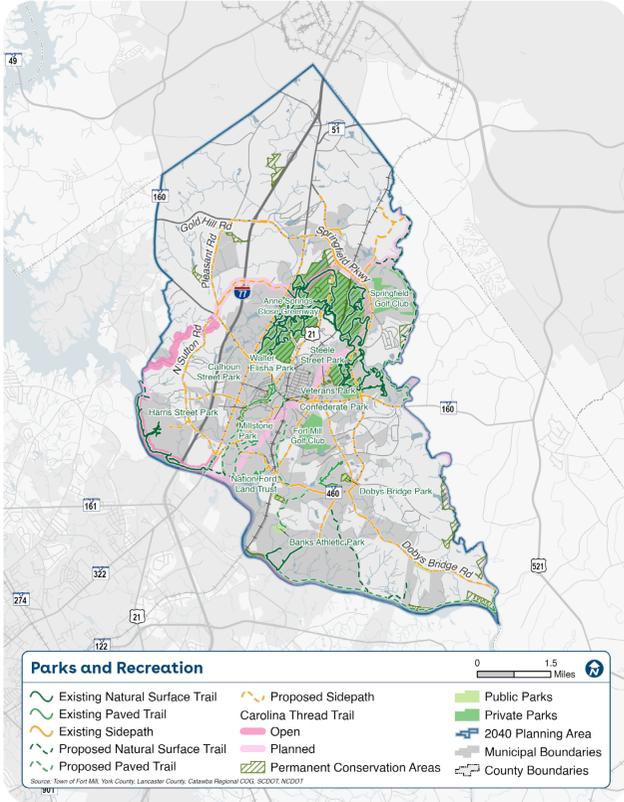
Public Safety

- The Fort Mill Fire Department (FMFD) operates two stations—one downtown (Tom Hall St.) and one near Catawba Ridge High School. Flint Hill and Riverview Fire Departments also serve parts of the area independently.
- EMS is provided by Fort Mill Rescue Squad, Station 13 Piedmont EMS, and Gold Hill Emergency Department.
- The Fort Mill Police Department (72 officers) is based on Confederate Street and covers the Town. York County Sheriff's Office District 4, with 16 deputies, serves nearby unincorporated areas from its office at the Fort Mill Library.

Place your comments on sticky notes here.



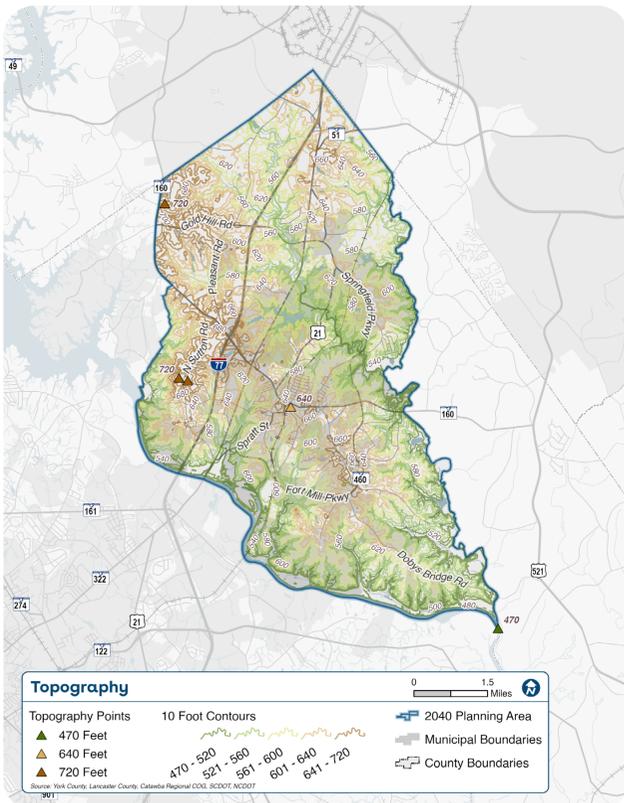
OPEN SPACE & CONSERVATION



Parks & Recreation

- The Fort Mill Parks & Recreation department oversees the programming, maintenance, rental of facilities, safety, and usage of nine parks in Fort Mill.
- Parks within the planning area include Anne Springs Close Greenway, Doby Bridge Park, Calhoun Street Park, Harris Street Park, Steele Street Park, Banks Athletic Park, Veterans Park, Confederate Park, Walter Elisha Park, Millstone Park.
- The planning area includes a few existing trails, with many more proposed and planned for future development.

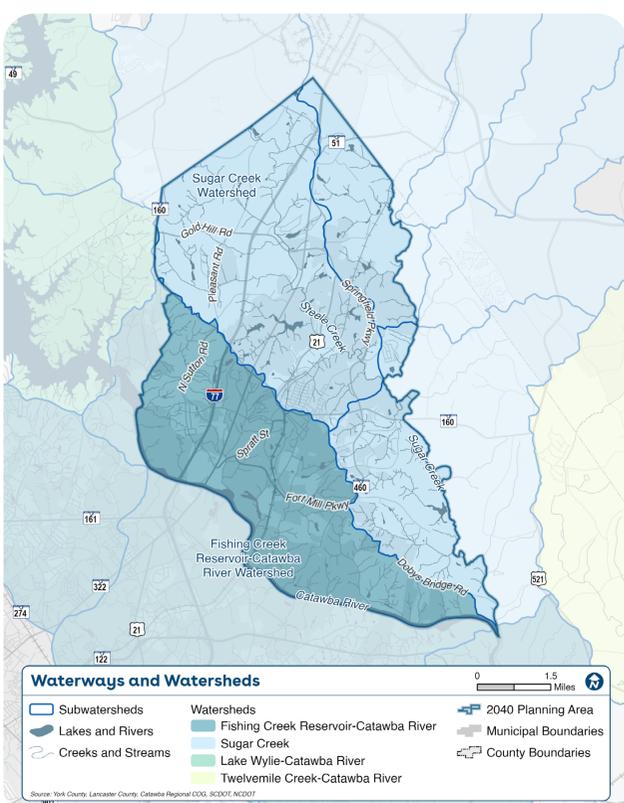
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Topography

- Located in the Piedmont physiographic region of South Carolina, the area features a varied topography.
- The town's elevation ranges from approximately 436 feet to 728 feet above sea level, with an average elevation of around 587 feet.
- The area includes gently rolling hills and flatlands, contributing to its scenic landscapes. Fort Mill is also home to several streams and small bodies of water, adding to its natural beauty.

Place your comments on sticky notes here.

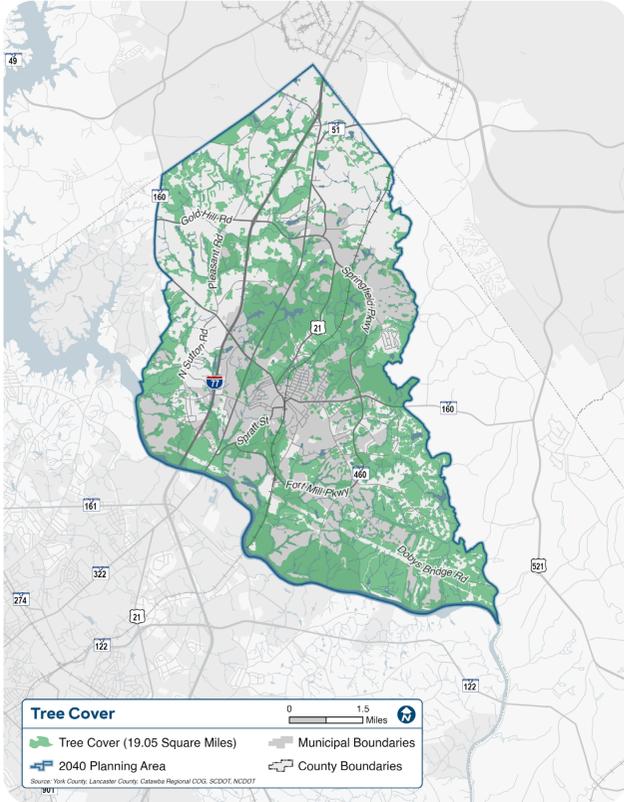


Waterways & Watersheds

- The planning area includes two main watersheds.
- The Fishing Creek Reservoir-Catawba River Watershed covers the southern portion, following SC 160 and extending north of Main Street and along Doby's Bridge Road.
- To the north, the Sugar Creek Watershed includes areas north of SC 160, downtown, and Doby's Bridge Road.
- A small section of the Lake Wylie-Catawba River Watershed also lies within the area, near SC 160 in Tega Cay.

Place your comments on sticky notes here.

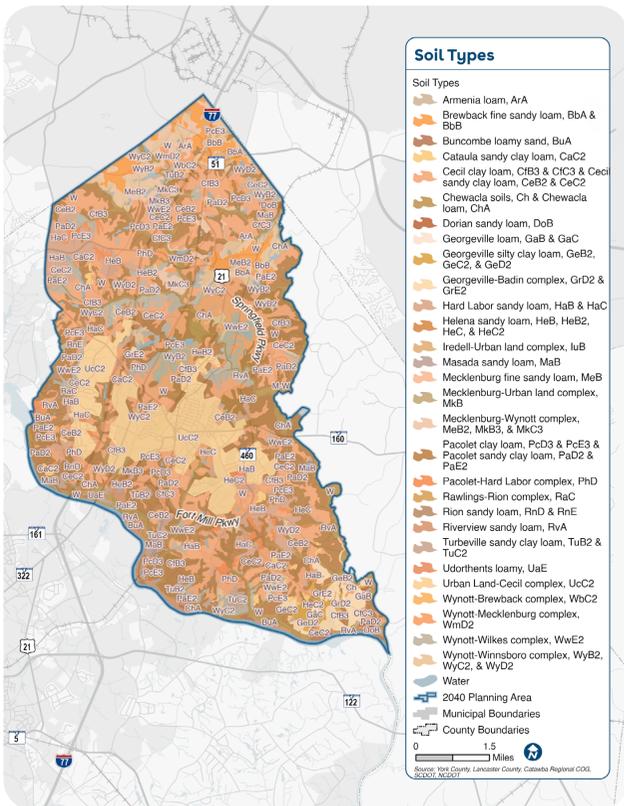
OPEN SPACE & CONSERVATION



Tree Cover

- The planning area contains 19.05 square miles of canopy cover, which is distributed throughout the region.
- The densest concentrations are found around Anne Springs Close Greenway and in the southern part of the planning area near the Catawba River and Sugar Creek.

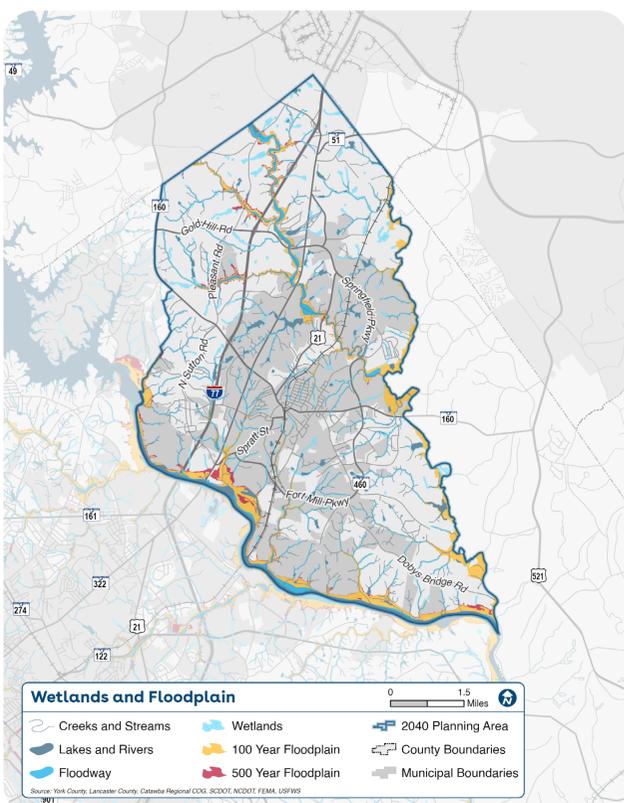
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Soils

- The Town of Fort Mill is located in the Piedmont physiographic region of South Carolina.
- The planning area contains 28 different types of soil. The soil types that can be found in Fort Mill range from poorly to excessively drained soils, but most are considered very deep.
- There are several soil types within the same series such as Wynott, Pacolet, Mecklenburg, and Georgeville.

Place your comments on sticky notes here.



Wetlands & Floodplains

- Floodplains are primarily found along the Catawba River, Steele Creek, and Sugar Creek, as well as smaller waterways such as Jackson Branch, Blankmanship Branch, and others within the Anne Springs Close Greenway.
- Wetlands are most prevalent along Steele Creek, Sugar Creek, and these smaller waterways, with the largest swaths of wetlands located in the northern portion of the planning area.

Place your comments on sticky notes here.

PLAN ELEMENTS

South Carolina's Comprehensive Planning Requirements

South Carolina's Comprehensive Planning Enabling Act (SC Code Title 6, Chapter 29) empowers cities and towns to engage in planning and adopt zoning and land use regulations to guide community development. Help us define a vision for Fort Mill's Path Forward as they relate to the Planning Elements!

Provide Your Ideas for the Comprehensive Plan Elements:

Help us define a vision for the Comprehensive Plan by providing your ideas using sticky notes!

Population

How do you envision growth in Fort Mill?

Housing

What do "housing options" look like for Fort Mill's future?

Economic Development

What does "economic prosperity" look like in Fort Mill?

Land Use

How would you define Fort Mill's "character" as it relates to land use?

Natural Resources

What natural resources are important to help define Fort Mill's future?

Transportation

What do "mobility options" mean for Fort Mill's future?

Cultural Resources

What history and heritage is important to help define Fort Mill's future?

Priority Investment

Which areas or projects in Fort Mill should be prioritized for investment?

Community Facilities

How will infrastructure play a role in Fort Mill's future?

Resiliency

What does "resilience" mean for Fort Mill's future?

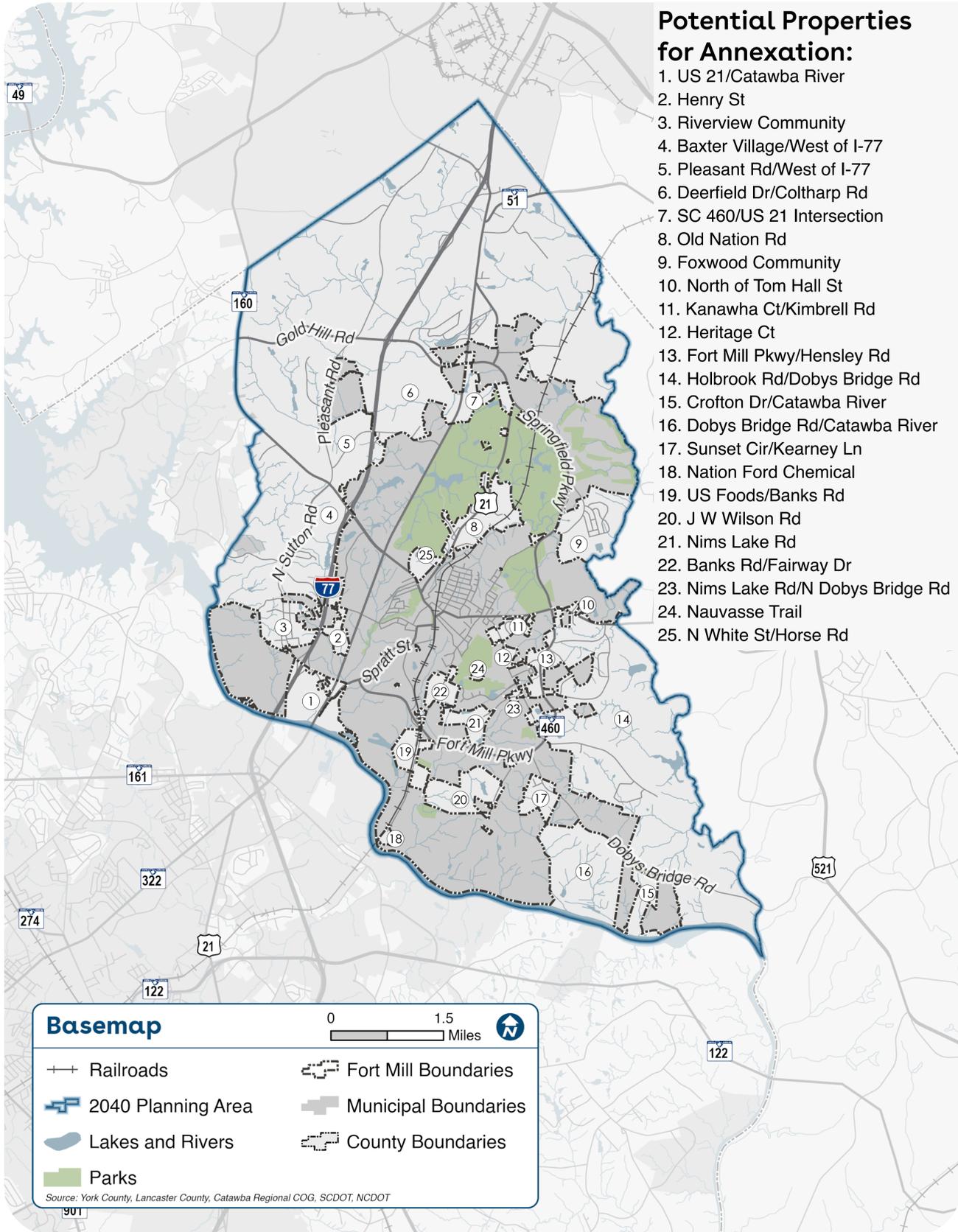
TOWN ANNEXATION

Did You Know?

Fort Mill's current town limits are mostly continuous, but there are several gaps. These gaps are within the Town's designated Planning Area, though the properties outside the official Town Limits are currently under York County jurisdiction. The Planning Area includes the land within Fort Mill's territorial boundaries as well as additional nearby areas. Specifically, it covers nine 2020 census tracts.

Provide Your Thoughts!

Use dots to mark areas on the map where you believe the Town of Fort Mill should consider annexation.



South Carolina Annexation Law

- South Carolina annexation law allows municipalities to expand their boundaries through three primary methods: the 100% petition and ordinance method, the 75% petition and ordinance method, and the 25% petition and election method.
- Properties must be contiguous to existing municipal boundaries to be eligible for annexation.
- The law was significantly amended in 2000 to address constitutional issues, ensuring fair representation in the annexation process.

Why Annex?

- Municipalities consider annexation to expand their tax base, increase revenue, and enhance service delivery.
- Annexation allows municipalities to manage growth more effectively, providing better infrastructure, public services, and amenities to newly incorporated areas.
- It also helps municipalities control land use and zoning, ensuring orderly development and preventing urban sprawl.
- Additionally, annexation can foster economic development by attracting businesses and residents, ultimately contributing to a more vibrant and sustainable community.

Fort Mill Annexation History

Fort Mill has expanded its boundaries over the years through multiple annexations to support growth and development. The most significant occurred in 2008, doubling the Town's size by adding over 5,000 acres. Since then, additional properties have been annexed into the Town's limits further shaping the community's landscape.

Place your comments on sticky notes here.