

# 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 being over next twenty years and beyond.

## Updates & Contact Information

Updates to the project will be posted to [www.fortmillsc.gov/ourpathforward](http://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](mailto:ourpathforward@fortmillsc.gov).



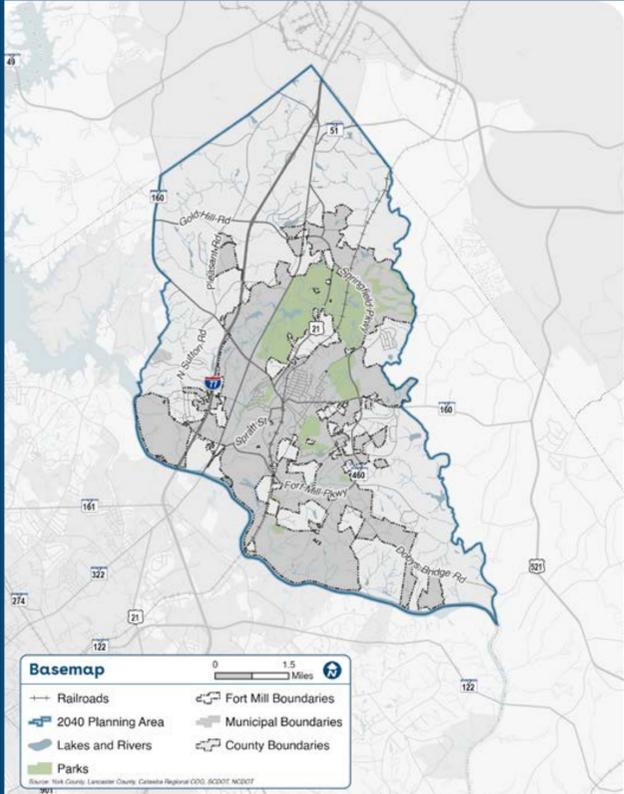
Scan the QR code with your smart device to connect to the website.



## Fort Mill

OUR PATH FORWARD

### Comprehensive Plan



**Basemap**

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

### The Plan Will...

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

### The Plan Will...

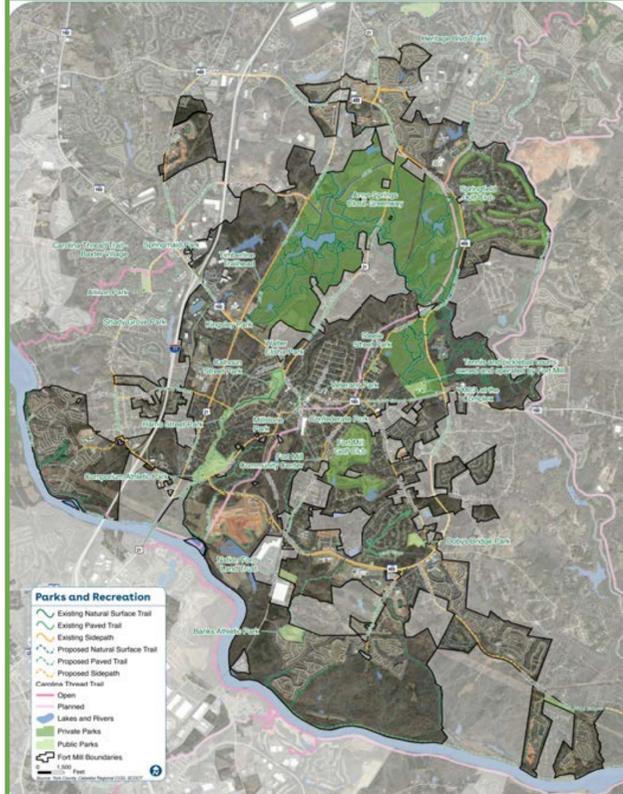
- Study the downtown on a Micro scale.
- Provide focused goals and policy statements.
- Provide downtown specific recommendations.



## Fort Mill

OUR PATH FORWARD

### Parks & Recreation Plan



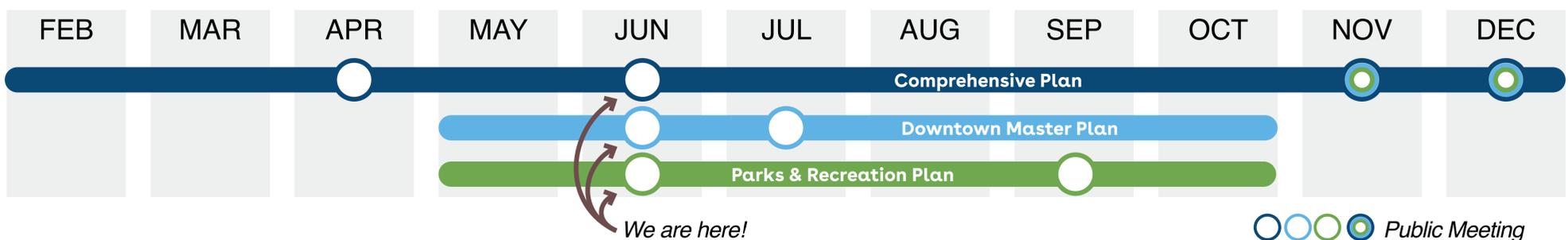
**Parks and Recreation**

- Existing Natural Surface Trail
- Existing Paved Trail
- Existing Sidewalk
- Proposed Natural Surface Trail
- Proposed Paved Trail
- Proposed Sidewalk
- Catawba Thread Trail
- Open Planned
- Lakes and Rivers
- Private Parks
- Public Parks
- Fort Mill Boundaries
- 100 Feet

### 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**

## Project Phases

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

## The Keys to Creating a Successful Plan



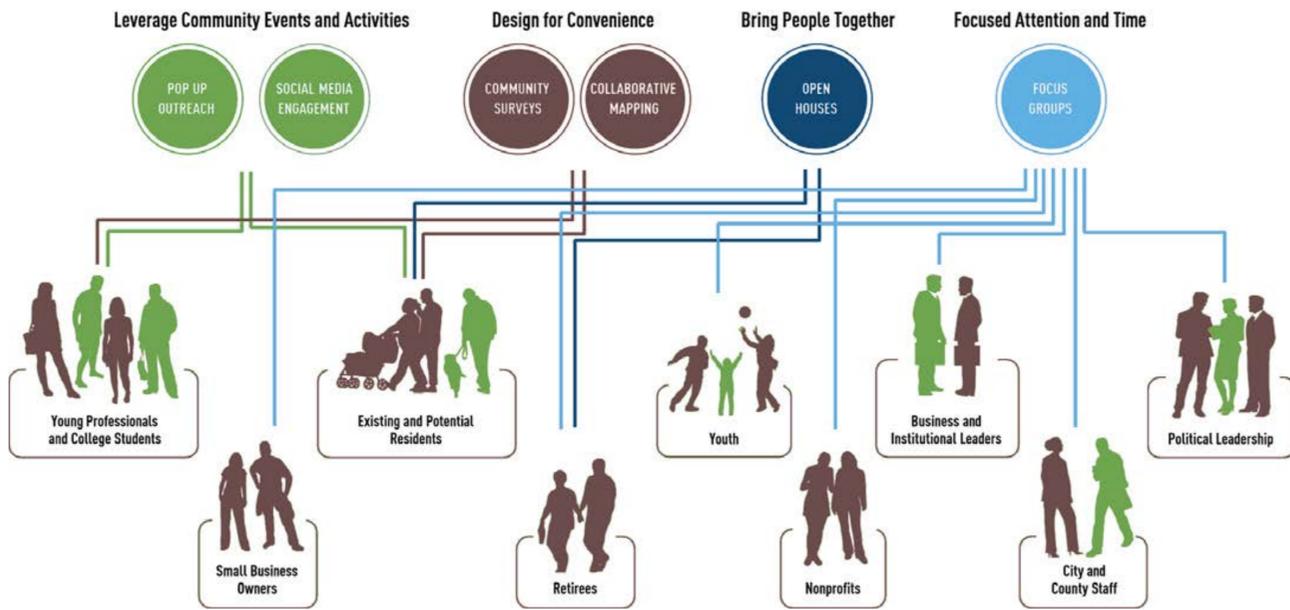
## Project Schedule



Revised 6/11/25

# PROJECT ENGAGEMENT

## Stakeholder Outreach



## Engagement Goals



Identification of stakeholder groups



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



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



Meaningful involvement of underrepresented groups



Gather meaningful feedback from stakeholders that informs the development of recommendations



Leverage opportunities to collaborate with project partners on outreach efforts



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



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



Maintain and strengthen the relationships among the project partners



Document the progress and effectiveness of the communications plan

## Public Engagement to Date



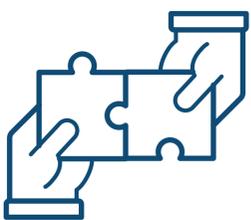
Open Houses (2)



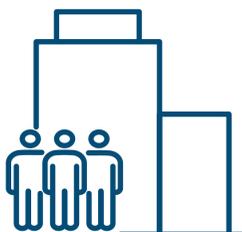
Public Survey (2 of 3)



Focus Group Discussions (3)



Policymaker Workshop (1)



Downtown Steering Committee (1 of 3)



Steering Committee (1 of 3)



Pop Up at Strawberry Festival (1)

## Public Open House #1

- The first Public Open House was held on Wednesday, April 9th at the Unity Presbyterian Church
- A total of **65 participants** signed in, representing a mix of residents, business owners, and stakeholders
- 16 informational boards and large maps allowed for participants to read and provide input
- Feedback was collected via dots and sticky notes



## Stay In Touch For Future Events

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

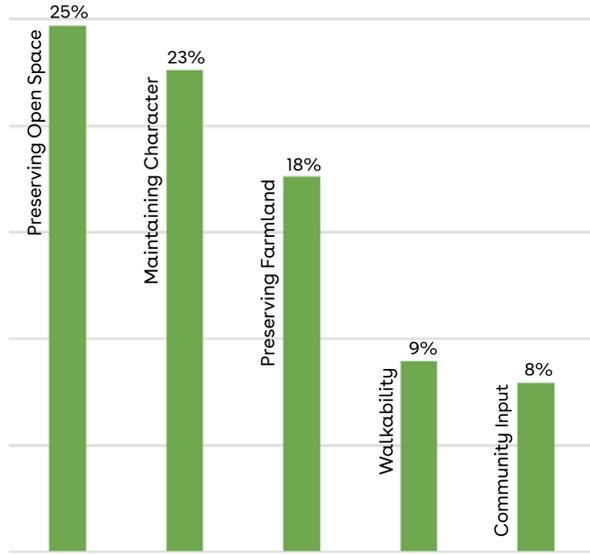


Scan the QR code with your smart device to connect to the website.

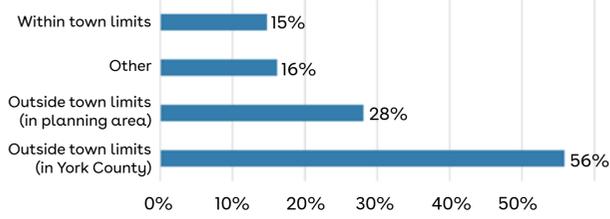
# WHAT WE'VE HEARD SO FAR

**807** survey responses so far!

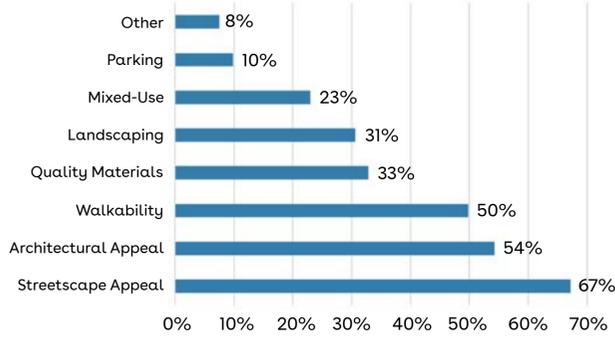
What are your top priorities as Fort Mill plans for its future?



Where in Fort Mill do you think new development should occur?



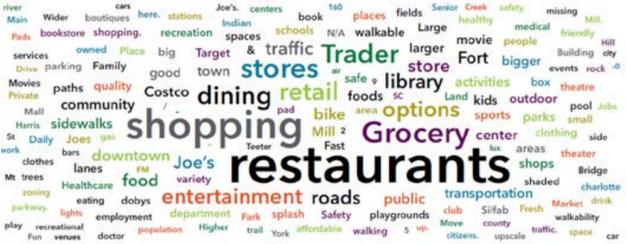
To me, "quality development" means



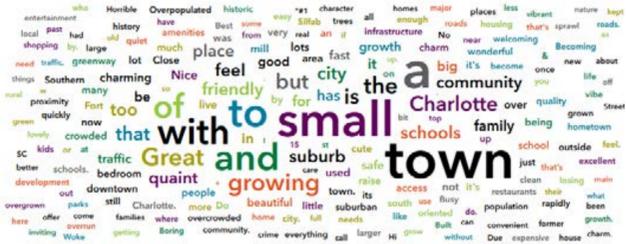
What are three character-defining features of Fort Mill worthy of preservation?



What daily needs or wants are missing in Fort Mill?



How would you describe Fort Mill to someone who has never visited the City?



What would enhance Fort Mill as a destination for arts and culture?



Time is Running Out! Take the Community Survey!

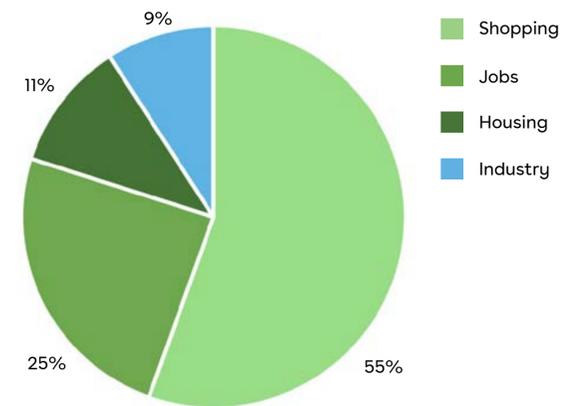
The planning process is underway, and the **Our Path Forward Community Survey** is your opportunity to share your thoughts. The survey closes this **Friday, June 13, 2025**, so don't miss your chance to weigh in.

Your input is essential to shaping the future of Fort Mill. Thank you for your time, ideas, and support!

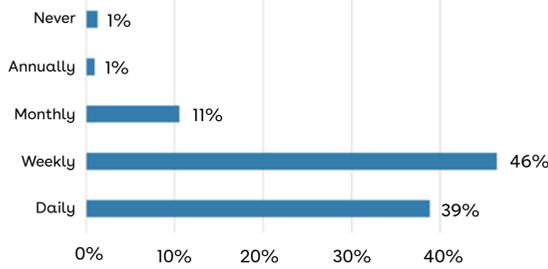
Scan the QR code with your smart device to take the survey! Paper copies are also available.



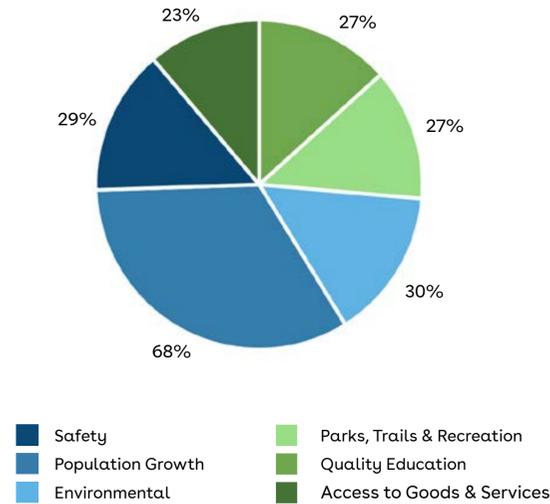
What does Fort Mill need the most?



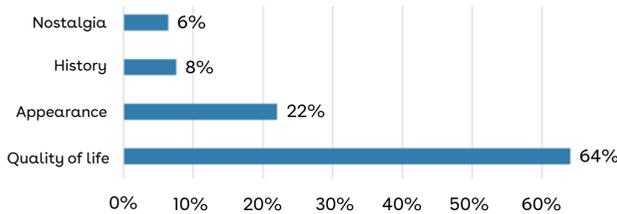
How often do you travel outside of the town limits of Fort Mill for daily needs?



As you look into the future, what are the top things you are most concerned about for Fort Mill?



In your opinion, what gives a place "character"?



Add your comments on sticky notes here.

# WHAT WE'VE HEARD SO FAR

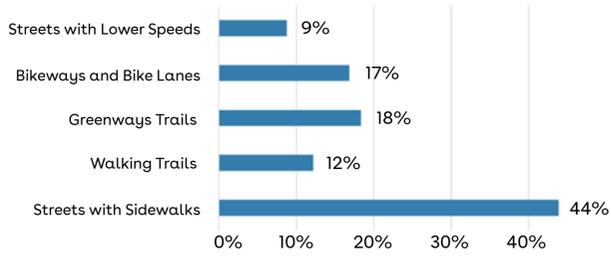
How would you rate Fort Mill as a bikeable city (1-5)?



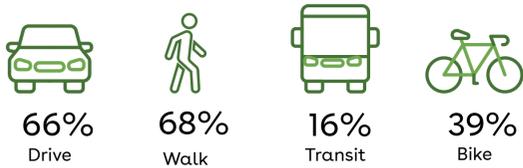
How would you rate Fort Mill as a walkable city (1-5)?



What are your priorities for making Fort Mill more walkable and bikeable?



What would be your ideal way to travel in and around Fort Mill?



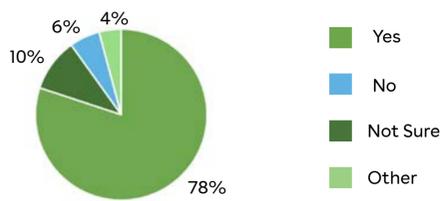
How important is the natural environment to Fort Mill's identity (range 1-5)?



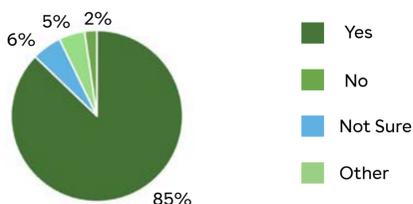
On a scale of 1-5 with 5 being very satisfied, how satisfied are you with the town's current park and trail system?



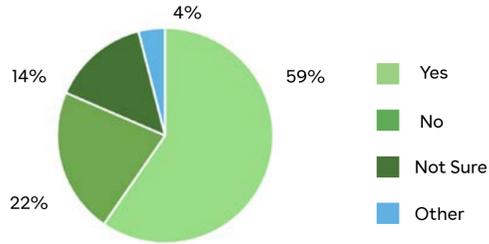
Do you feel that Fort Mill is a welcoming and friendly community?



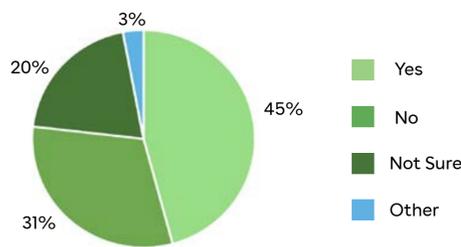
Do you feel that Fort Mill is a safe community?



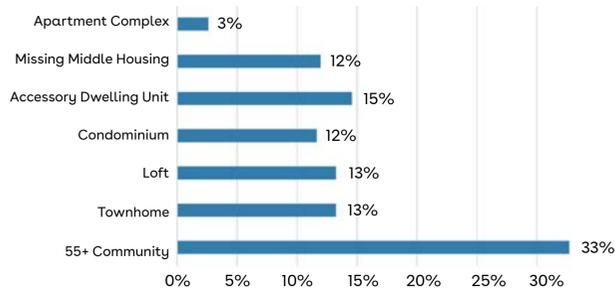
Do you feel that Fort Mill has enough housing units?



Do you feel that Fort Mill has enough housing options?



What housing types does Fort Mill need to ensure residents can find housing to match their life stage?



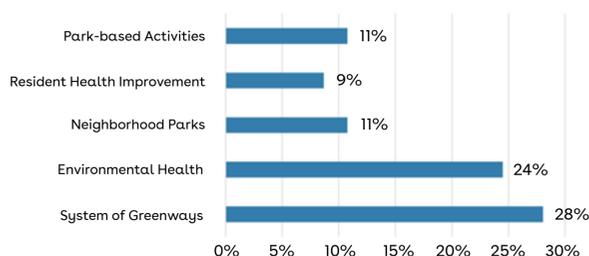
What types of employment opportunities would you like to see more of in Fort Mill?



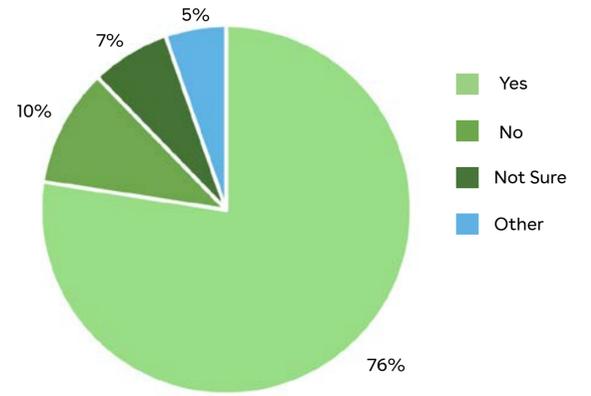
How would you rank the following areas of resilience in terms of importance?



What is most important to you, in terms of the plan's impact on Fort Mill's greenspace and trail system?



Do you feel Fort Mill offers a high-quality of life for residents?

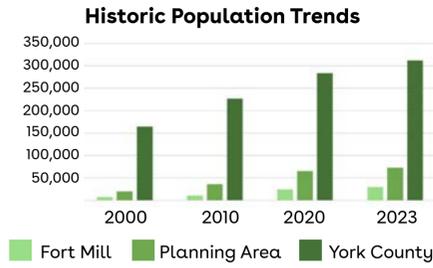


Add your comments on sticky notes here.

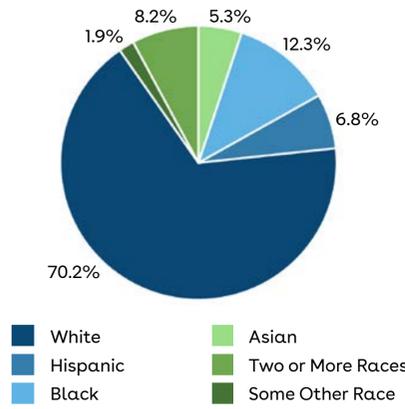
# DEMOGRAPHICS

## Town of Fort Mill (Town Limits)

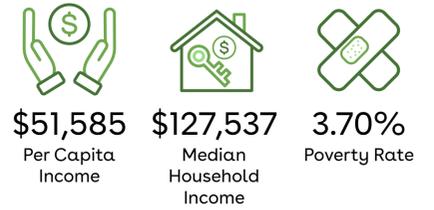
The Town of Fort Mill has a population of about **33,626** people according to the 2023 American Community Survey (US Census).



### Town of Fort Mill Racial Breakdown



### Town of Fort Mill Income & Financial Health



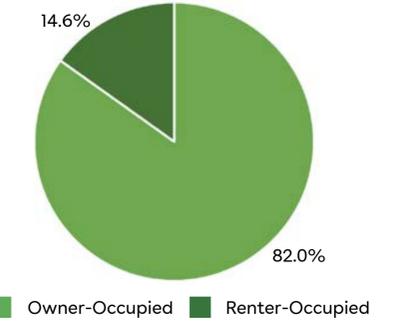
### Town of Fort Mill Population Change



### Town of Fort Mill Employees & Businesses



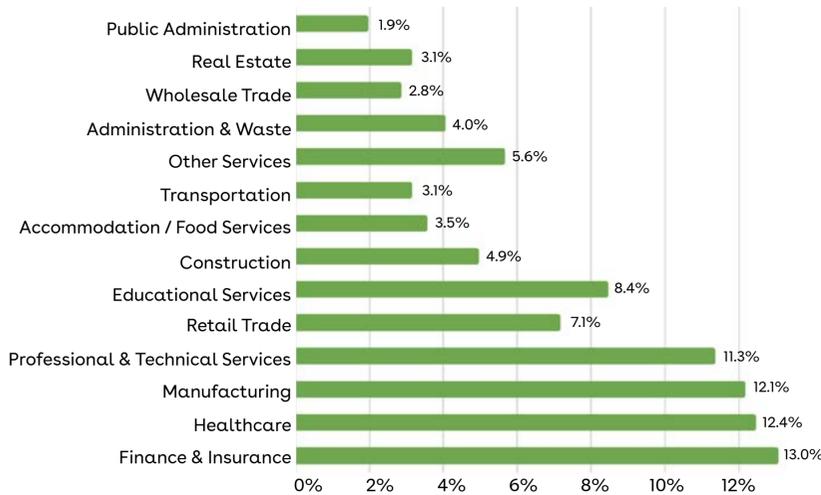
### Town of Fort Mill Housing Unit Occupancy Type



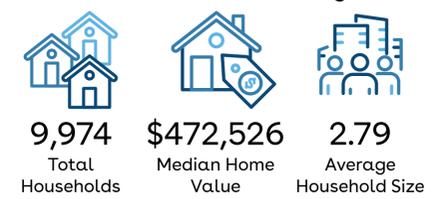
### Town of Fort Mill Workforce Breakdown



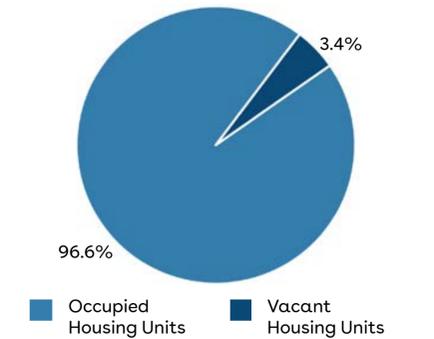
### Town of Fort Mill Labor Force Breakdown by Industry



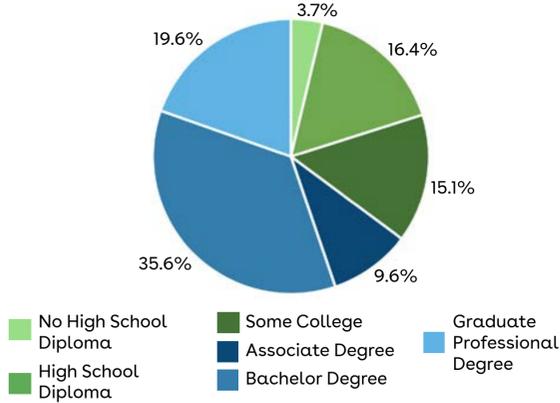
### Town of Fort Mill Housing



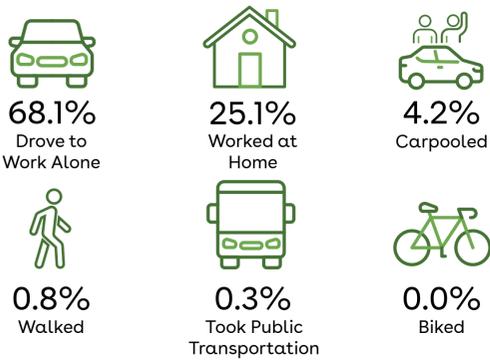
### Town of Fort Mill Housing Unit Occupancy



### Town of Fort Mill Educational Attainment



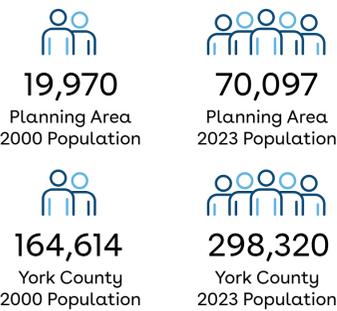
### Town of Fort Mill Commuting Choices



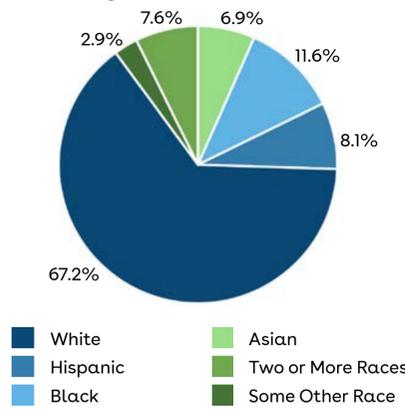
## Fort Mill Planning Area

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



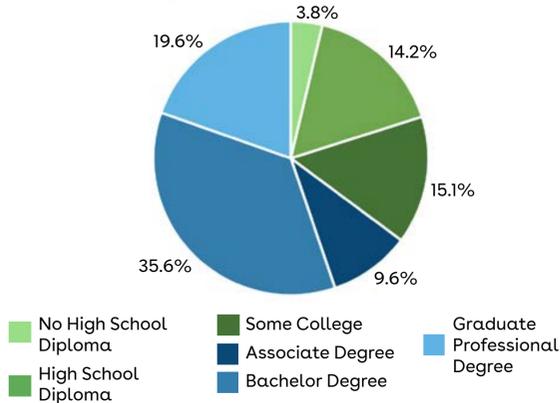
### Planning Area Racial Breakdown



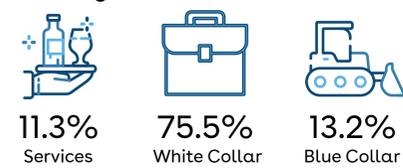
### Planning Area Income & Financial Health



### Planning Area Educational Attainment



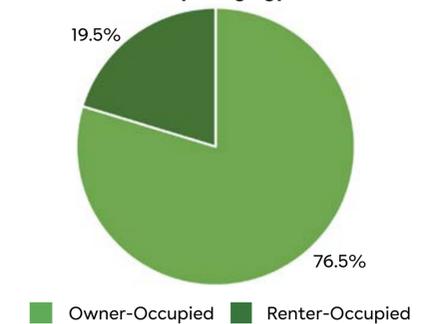
### Planning Area Workforce Breakdown



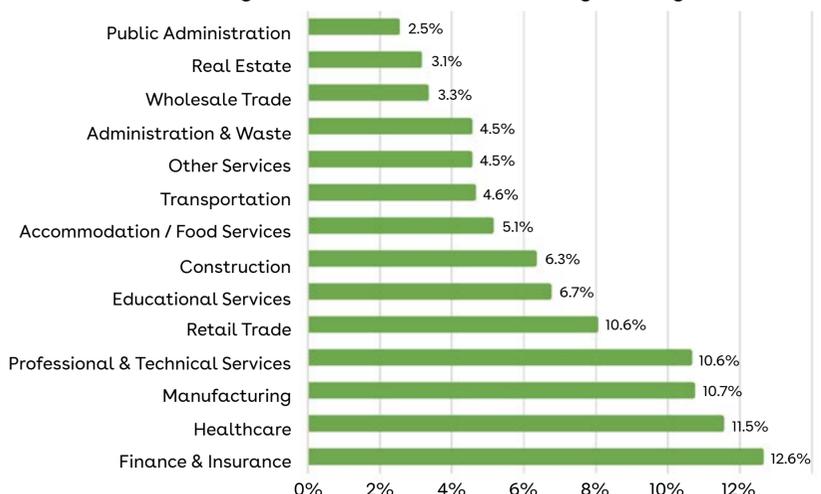
### Planning Area Employees & Businesses



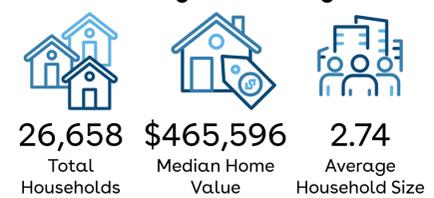
### Planning Area Housing Unit Occupancy Type



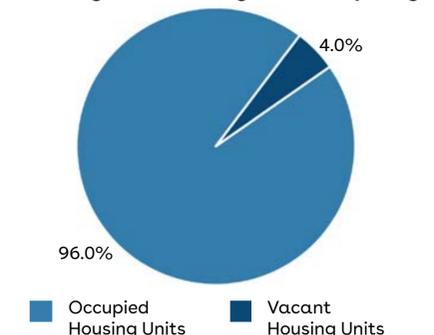
### Planning Area Labor Force Breakdown by Industry



### Planning Area Housing



### Planning Area Housing Unit Occupancy



# DRAFT VISION

*"The Town of Fort Mill will be a beloved, connected community that is rooted in its sense of place defined by its history and heritage, exhibiting distinct character, enriched by educational excellence and quality neighborhoods that are linked through exceptional trails, parks, and community amenities."*

## Draft Goals of the Plan



**Community Facilities:** Fort Mill will achieve a high level of service in its delivery of infrastructure and programs.



**Natural Resources:** Fort Mill will manage its evolution to continually prioritize and protect its natural systems and resources.



**Cultural Resources:** Fort Mill will successfully celebrate its heritage and history through the preservation of cultural assets and traditions.



**Population:** Fort Mill will be a welcoming community rich in diversity.



**Economic Development:** Fort Mill will be a prosperous community where businesses and entrepreneurs thrive.



**Priority Investment:** Fort Mill will guide strategic investments to support growth, enhance livability, and strengthen key areas.



**Housing:** Fort Mill will offer a broad range of attainable housing choices.



**Resiliency:** Fort Mill will be a community well positioned to anticipate and respond to natural, social, and economic conditions.



**Land Use:** Fort Mill will be a vibrant, complete community with a balanced blend of land uses.



**Transportation:** Fort Mill will be a safe and connected community with a network of transportation options.

**Do these align with your vision and goals for Fort Mill?  
Is there anything you would like to add?**

Add your comments on sticky notes here.

# BIG IDEAS

Place dots on the big ideas that you feel are priorities for Fort Mill!

## 1 Tie the Carolina Thread Trail into the Community

Implement the Trail Master Plan and create placemaking that connects Fort Mill’s cultural and natural heritage—its milling history, weaving culture, textile legacy, and strawberry production.



Add your comments on sticky notes here.

## 2 Integrate Open Spaces, Trails, & Amenities into Development

Enhance development standards to incorporate trails, open space, and amenities—creating a cohesive “ball of yarn” that connects people and places to the Carolina Thread Trail.



Add your comments on sticky notes here.

## 3 Connect People to the Catawba River

Expand river access and build on the Founders Trail to better connect residents and visitors to this natural asset. Explore connections to nearby parks like Rock Hill’s River Park.



Add your comments on sticky notes here.

## 4 Enhance Town Operational Capabilities

Develop a Long-Range Personnel Plan to support the Capital Improvements Plan and improve project delivery with training and system upgrades.



Add your comments on sticky notes here.

## 5 Weave a Community Tapestry

Launch an initiative for residents to “tie their thread” to Fort Mill through quality-of-life programs and flexible service opportunities like community gardens or a history walk.



Add your comments on sticky notes here.

## 6 Create a Downtown Anchor

Invest in a civic space that activates public life—like a library with indoor/outdoor learning, recreation, and cultural space—that activates downtown and serves families.



Add your comments on sticky notes here.

# BIG IDEAS

Place dots on the big ideas that you feel are priorities for Fort Mill!

## 7 Redevelop the Mill

Revitalize the historic downtown mill through private-sector leadership and return it to modern, productive use that honors its legacy.



Add your comments on sticky notes here.

## 8 Invest in Transit

Fund a scalable transit solution that meets current needs and adapts to future growth, improving mobility, reducing congestion, and expanding access for all residents.



Add your comments on sticky notes here.

## 9 Establish an Affordable Housing Community Land Trust

Empower interested neighborhoods to prevent displacement and serve their residents, maintaining longstanding neighborhood ties.



Add your comments on sticky notes here.

## 10 Establish a Legacy of Investment in Arts, Culture, & Entertainment

Encourage private and local benefactors to make legacy investments in community enhancements to complement the public investments outlined in the plan.



Add your comments on sticky notes here.

## 11 Establish a Vision Zero Program

Work to eliminate traffic deaths and serious injuries through safer street design, speed reduction, and improved pedestrian and bicycle infrastructure.



Add your comments on sticky notes here.

## 12 Develop a Safe Routes for School Program

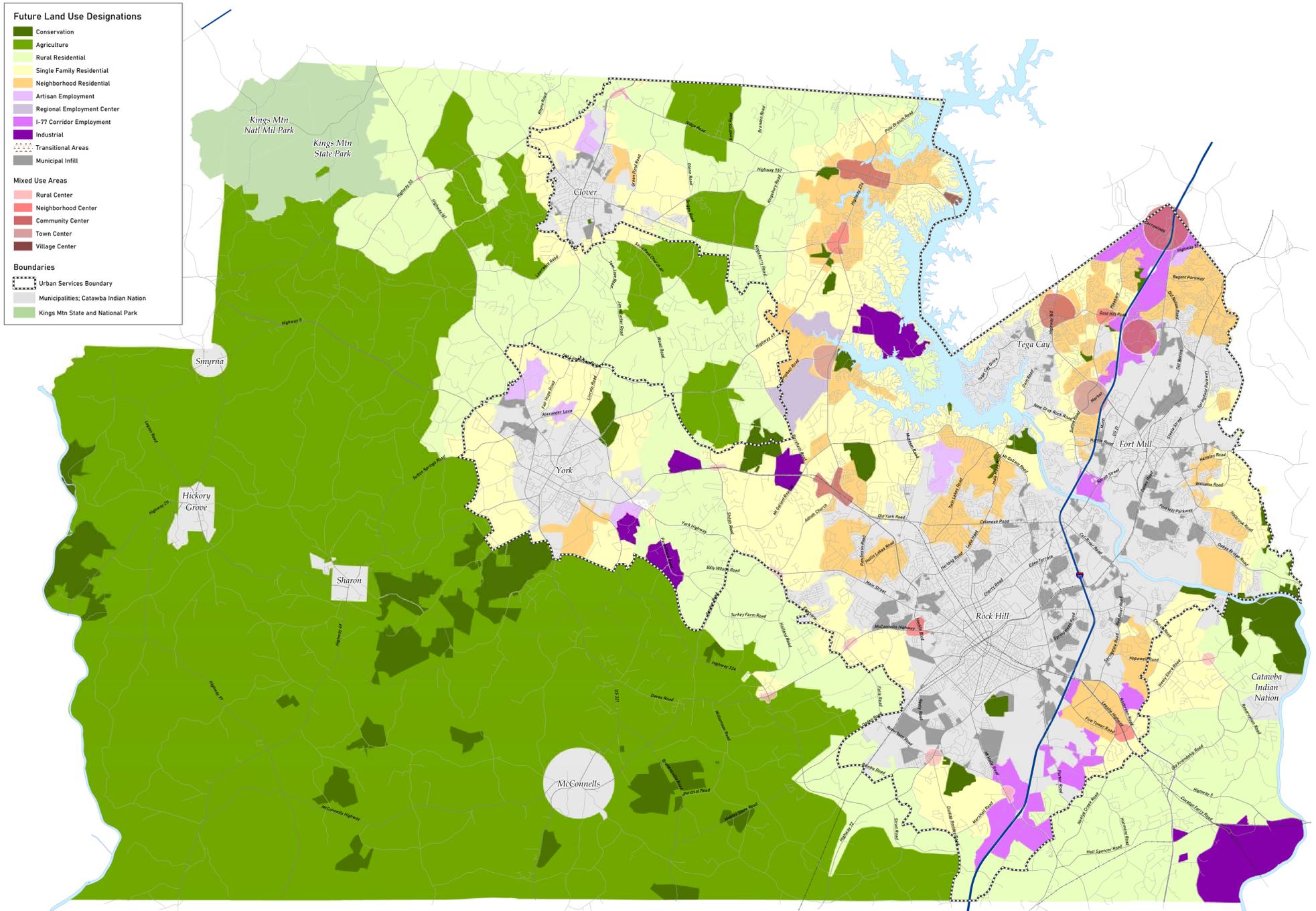
Help children travel safely to school by foot or bike to encourage activity, reduce traffic, and support alternative travel modes.



Add your comments on sticky notes here.

# COUNTY FUTURE LAND USE

## York County Future Land Use Map



### Why Is This Important?

- The future land use map:
  - Envisions intended development types and patterns
  - Provides a milestone in the planning process
  - Proposes intensities of future development and redevelopment of the County
  - Was adopted in March 2023, in conjunction with the York Forward 2035 Comprehensive Plan Update

### How Does This Relate to the Town's Planning Efforts?

- Coordinating land use decisions between the Town and County ensures consistent growth patterns
  - Joint planning efforts support inclusion of future updates to the Town's Comprehensive Plan
  - Reinforces shared priorities such as conservation, infrastructure efficiency, and economic development
  - Encourages collaboration on managing growth pressure along shared corridors
  - Provides a countywide context for evaluating rezoning and development proposals within the Town's planning area

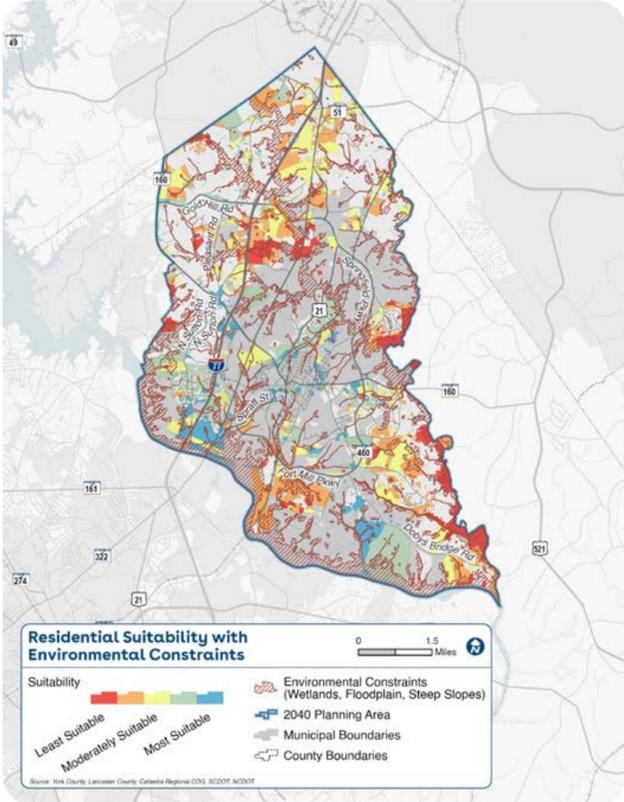
### Defining Highlights

- Directs residential growth to areas with existing infrastructure and proximity to municipalities
- Encourages mixed-use, commercial, and employment/neighborhood center development along key corridors
- Preserves agricultural conservation areas by recommending lower-density development
- Guides growth away from parks, conservation, and open space areas to protect natural resources



**YORK FORWARD**  
 COMPREHENSIVE PLAN UPDATE  
 ADOPTED MARCH 6, 2023

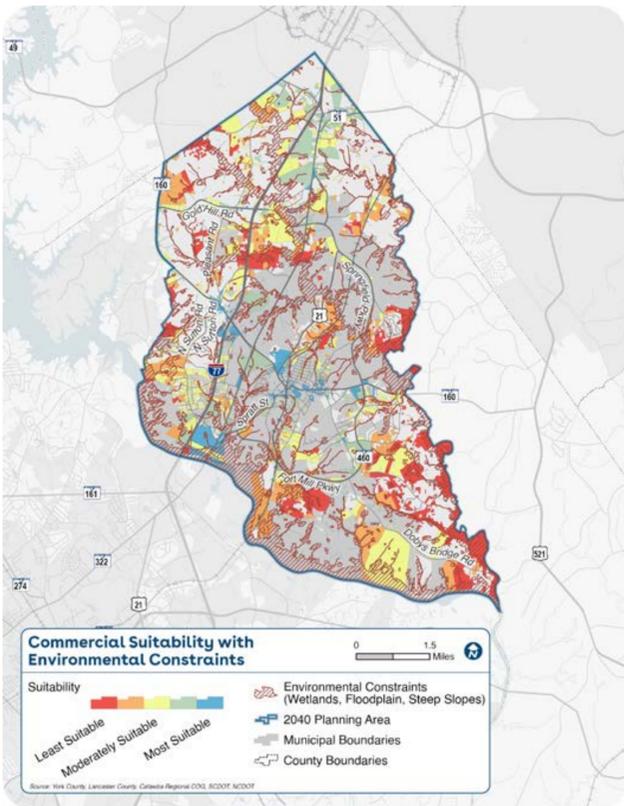
# SUITABILITY ANALYSIS



## Residential Suitability

- The largest swaths of suitable land for residential development are located:
  - South of Doby's Bridge Road and Sutton Road
  - Around Riverview and Baxter Village
- Additional suitable areas are found:
  - Adjacent to Old Nation Road
  - In and around Downtown
- Areas not suitable for residential development include:
  - Land near existing industrial zones
  - Land adjacent to certain bodies of water, such as Sugar Creek, due to environmental constraints like wetlands, floodplains, and steep slopes

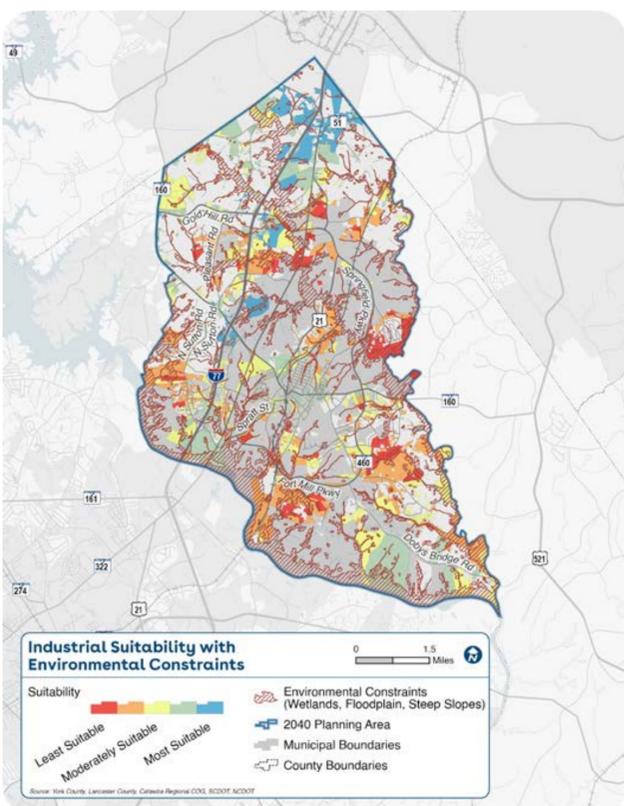
Place your comments on sticky notes here.



## Commercial Suitability

- The largest swaths of suitable land for commercial development are located:
  - In Downtown Fort Mill and along N White Street
  - Around Baxter Village and Kingsley
  - In North Fort Mill near the US-21 and I-77 interchange
  - South of Sutton Road
- Areas not suitable for commercial development include:
  - Environmentally constrained zones (wetlands, floodplains, steep slopes)
  - Adjacent to low-density residential areas, where land use conflicts may arise
  - Locations lacking major road access or infrastructure

Place your comments on sticky notes here.

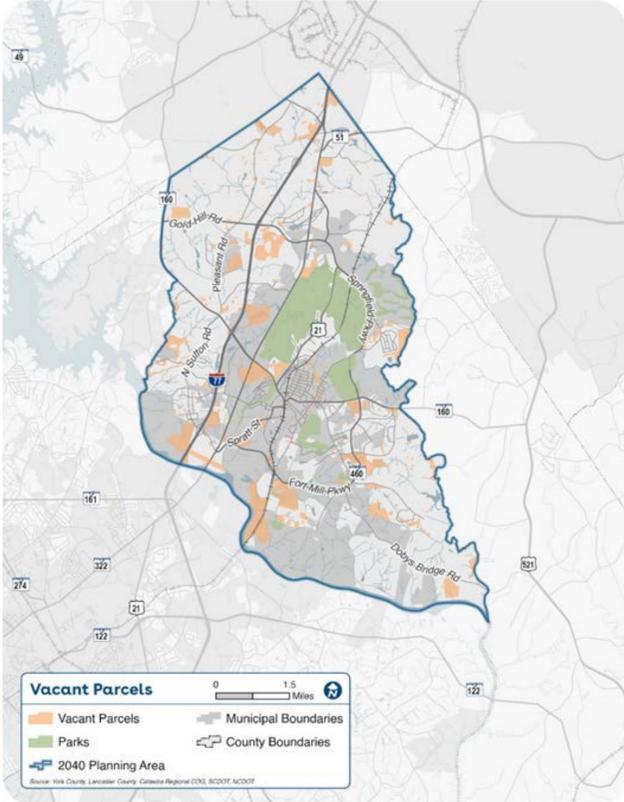


## Industrial Suitability

- The largest swaths of suitable land for industrial development are located:
  - In north Fort Mill near the US-21 and I-77 interchange
  - Along I-77, particularly around the Sutton Road, SC-160, and SC-460 interchanges
  - Along Pleasant Road
- Areas not suitable for industrial development include:
  - Environmentally constrained zones (wetlands, floodplains, steep slopes)
  - Areas near established residential neighborhoods, where industrial use may cause conflicts
  - Sites with limited transportation access or infrastructure

Place your comments on sticky notes here.

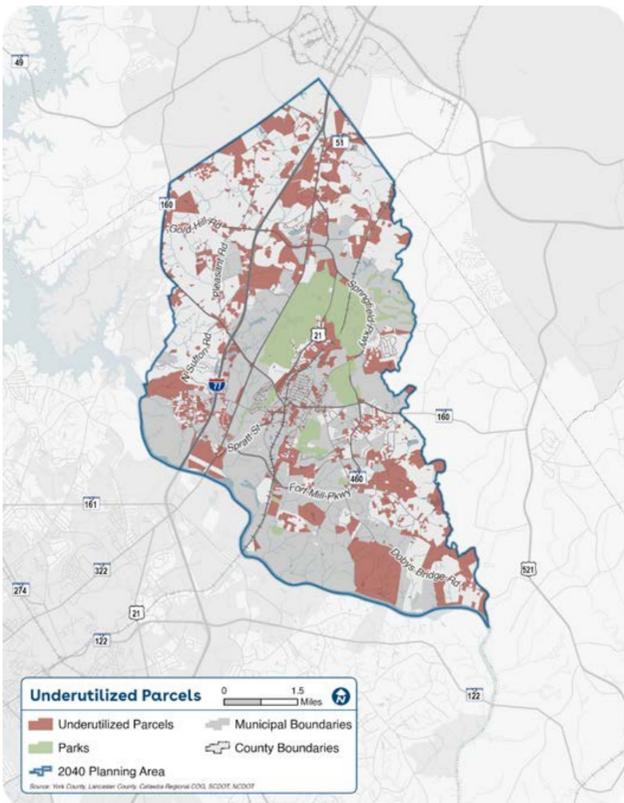
# KEY INFORMATION



## Vacant Land

- Vacant land refers to parcels that are currently undeveloped and not currently in use for any active purpose.
- These areas usually lack permanent structures.
- In the Town of Fort Mill, there are approximately 1,156 acres of such land within the town limits, and 2,641 acres in the planning area.

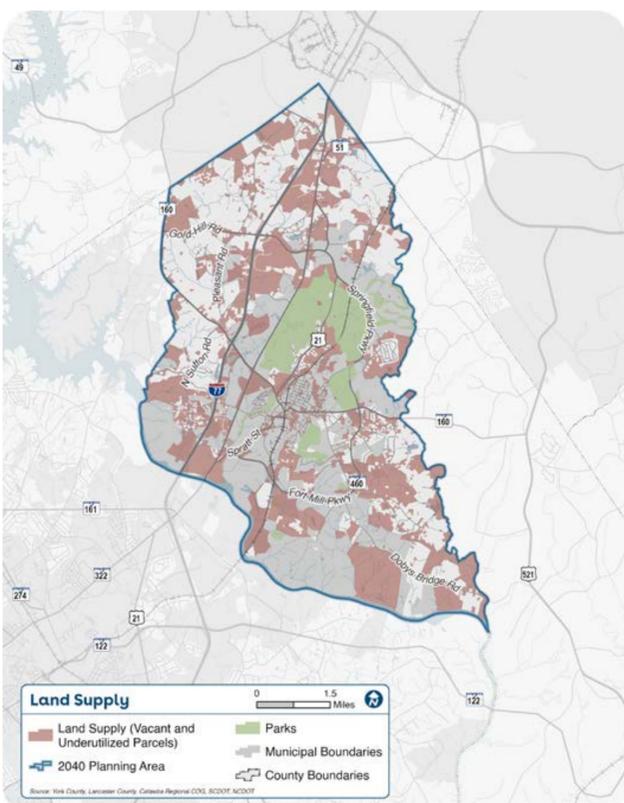
Place your comments on sticky notes here.



## Underutilized Properties

- Underutilized properties are those that are not being used to their full capacity.
- This category includes vacant buildings, low-density developments in areas with high demand, and sites with outdated or inefficient uses.
- Fort Mill contains around 509 acres of underutilized land within its town boundaries, while the surrounding planning area accounts for 6,959 acres.
- These properties often represent key opportunities for infill development or revitalization.

Place your comments on sticky notes here.

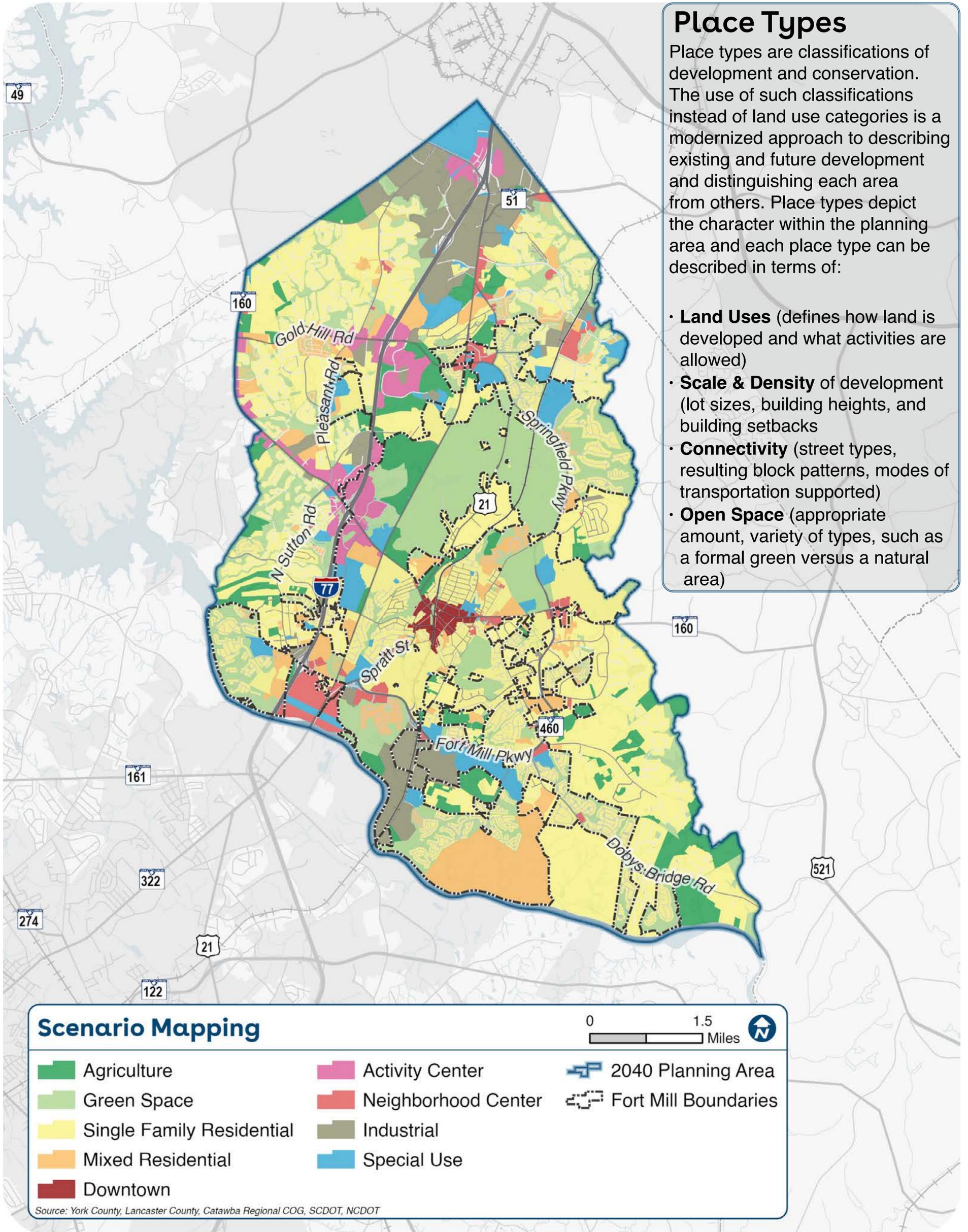


## Land Supply

- Land supply represents the total area available for future development or redevelopment.
- It includes both vacant land and underutilized properties.
- In Fort Mill, the land supply amounts to 1,665 acres within the town limits and 9,601 acres across the entire planning area.
- This figure is essential for understanding the town's growth capacity and planning for sustainable expansion.

Place your comments on sticky notes here.

# FUTURE LAND USE SCENARIO



### Place Types

Place types are classifications of development and conservation. The use of such classifications instead of land use categories is a modernized approach to describing existing and future development and distinguishing each area from others. Place types depict the character within the planning area and each place type can be described in terms of:

- **Land Uses** (defines how land is developed and what activities are allowed)
- **Scale & Density** of development (lot sizes, building heights, and building setbacks)
- **Connectivity** (street types, resulting block patterns, modes of transportation supported)
- **Open Space** (appropriate amount, variety of types, such as a formal green versus a natural area)

### Scenario Mapping

- |                           |                     |                      |
|---------------------------|---------------------|----------------------|
| Agriculture               | Activity Center     | 2040 Planning Area   |
| Green Space               | Neighborhood Center | Fort Mill Boundaries |
| Single Family Residential | Industrial          |                      |
| Mixed Residential         | Special Use         |                      |
| Downtown                  |                     |                      |

Source: York County, Lancaster County, Catawba Regional COG, SCDOT, NCDOT

# PLACE TYPES

## SPECIAL USE

These areas include institutional (education, healthcare, religious), recreation, entertainment, and civic uses. The scale of such uses demand large tracts of land and generate activity that requires a high level of accessibility. Often designed in a campus-like setting, multiple buildings may comprise a single place.

### Uses & Building Types

- Schools and associated campuses
- Amusement parks
- Indoor public recreation facilities, including gyms, pools, and community centers (large)
- Places of worship (large)

### Street/Block Pattern

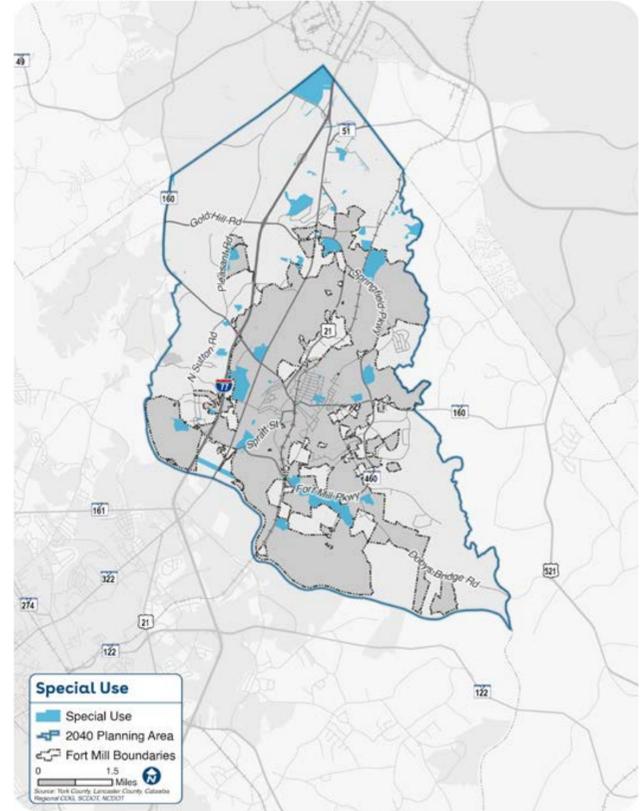
- Street Pattern: Varies
- Connectivity: Highly connected externally to nearby interstates and other arterials, and moderate internal connectivity
- Trail and sidewalk access
- Street Types:
  - Private drives



- Local 2-lanes
- Collectors

### Open Space

- Playgrounds
- Ballfields and sport courts
- Walking trails or paths
- Private outdoor dining or gathering areas

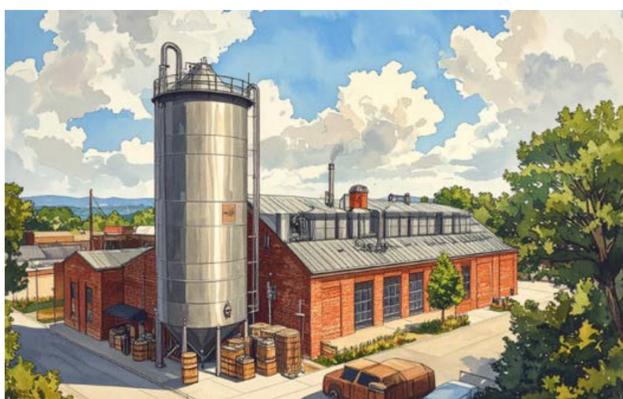


## INDUSTRIAL

This area supports heavy and light manufacturing, warehousing, distribution, production, assembly operations, water and sewer treatment plants, major power plants, and landfills. Sites and building footprints are typically large, and they are close 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. Most of the open space is on site, privately managed, and intended for use by the building occupants. Streets are often private, designed for truck access, and access may be limited by security mechanisms (gates, etc.).

### Uses & Building Types

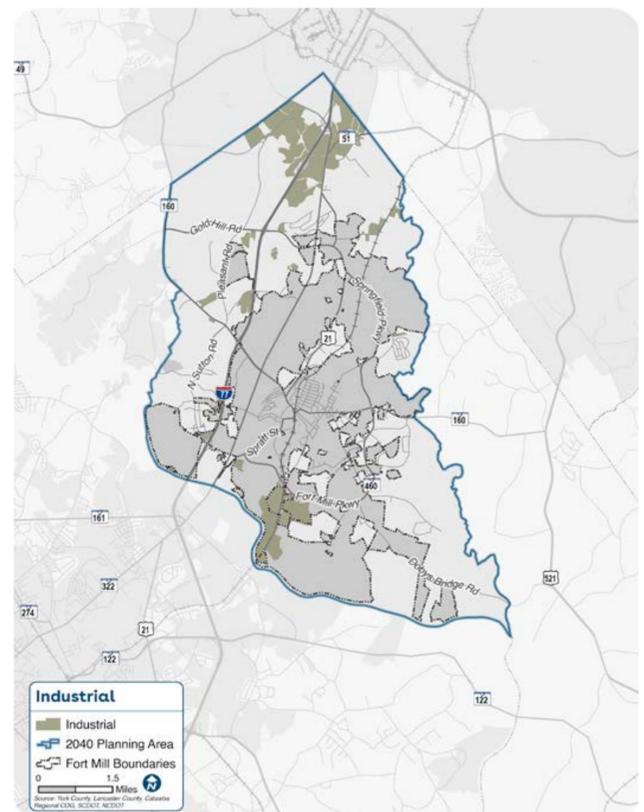
- Light industrial –research and development, light manufacturing, warehousing, logistics, flex space
- Heavy manufacturing (produces odor, dust, or noise)



- Governmental operations – utilities, water and sewer treatment plants, power plants, landfills

### Street/Block Pattern

- Street Pattern: Curvilinear
- Connectivity: Highly connected externally to nearby interstates and other arterials, and moderate internal connectivity



- Trail and sidewalk access
- Street Types:
  - Private drives
  - Local 2-lanes
  - Collectors

### Open Space

- Small gathering spaces such as greens, plazas, courtyards, outdoor dining areas, and pocket parks

# PLACE TYPES

## DOWNTOWN

This is the community's civic and activity hub, featuring governmental and civic uses, retail, restaurants, offices, and services, along with a mix of housing types to complement nonresidential uses and ensure a vibrant center with a 24/7 population. Uses may be mixed horizontally or vertically. Buildings are typically two or more stories, with connected streets, short blocks, pedestrian facilities, and open spaces like plazas and greens.

### Uses & Building Types

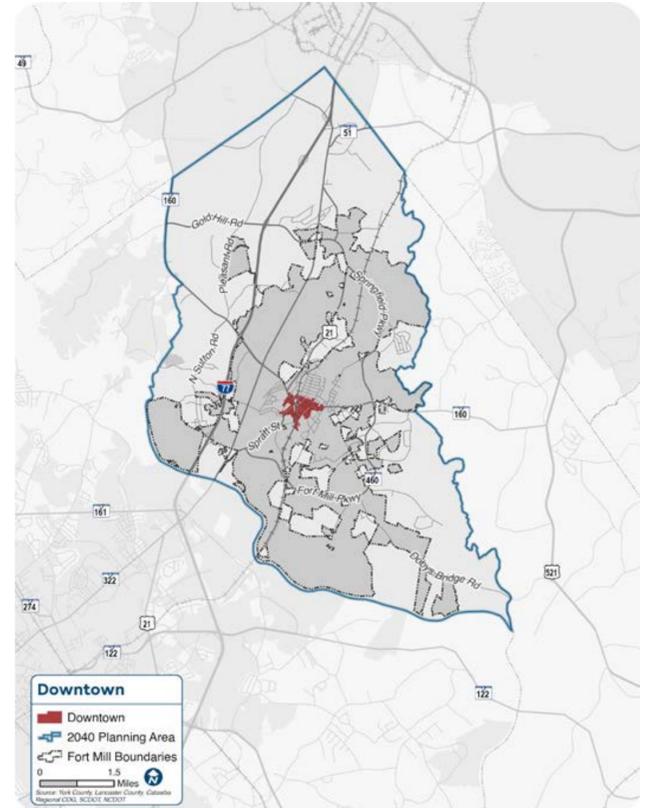
- Civic uses including governmental offices and services
- Retail, mostly small-format
- Restaurants
- Movie theaters, entertainment venues
- Museums
- Lodging (hotels, inns)
- Personal services (branch banks, dry cleaners, tailors, hair and nail salons)
- Small to medium-sized offices
- Attached single-family (townhomes)
- Multifamily (condos, apartments)



- Upper floor residential lofts
- Artists' studios
- Event spaces (greens, amphitheaters)

### Street/Block Pattern

- Street Pattern: Grid, modified grid
- Max Block Length: 400'
- Connectivity: Highly connected internally and externally via sidewalks, bike paths, and trails



- Trail and sidewalk access
- Street Types:
  - Private drives, alleys
  - Local 2-lanes, local 2-lanes divided
  - Collectors

### Open Space

- Small gathering spaces such as greens, plazas, courtyards, outdoor dining areas, and pocket parks

## ACTIVITY CENTER

These areas serve as centers of activity with a mix of retail, restaurants, services, offices, civic uses, and diverse housing types. Uses may be mixed horizontally or vertically within buildings. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of active plazas, courtyards, and greens.

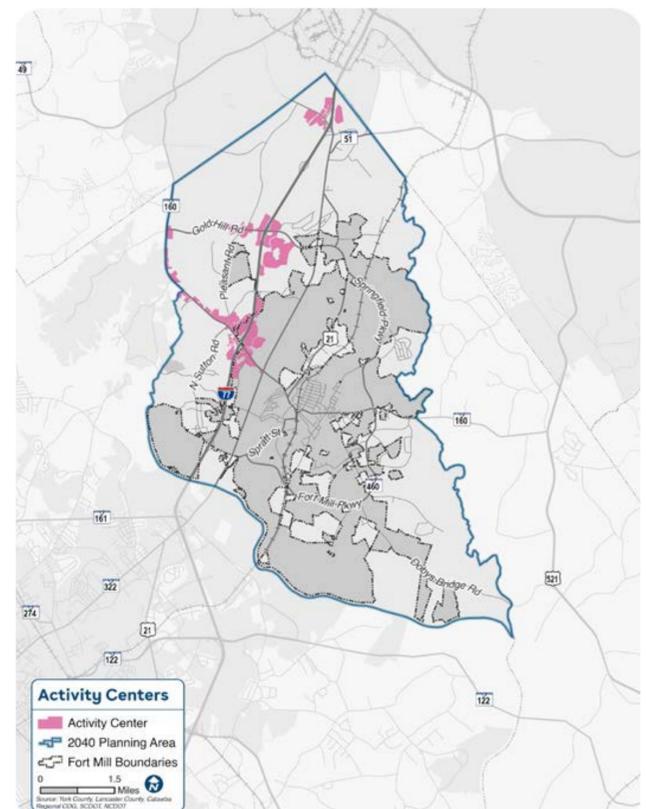
### Uses & Building Types

- Retail and restaurants
- Movie theaters
- Personal services (branch banks, dry cleaners, tailors, hair and nail salons)
- Small to medium-sized offices
- Institutional uses
- Civic uses including governmental offices and services
- Attached single-family (townhomes)
- Multifamily (condos, apartments, upper floor units in mixed-use buildings)
- Parking structures



### Street/Block Pattern

- Street Pattern: Grid, modified grid
- Connectivity: Highly connected internally and externally to adjacent development, while also including many pedestrian amenities
- Trail and sidewalk access
- Street Types:
  - Private drives



- Local 2-lanes, with on-street parking
- Collectors

### Open Space

- Plazas and pocket parks
- Formal and informal greens
- Neighborhood parks and trails
- Gathering spaces

# PLACE TYPES

## NEIGHBORHOOD CENTER

Small centers with local-serving uses may be located within walking distance of and complement surrounding residential uses. Typical uses include grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants. Open space is in the form of active greens and courtyards.

### Uses & Building Types

- Grocery stores and in-line tenants (drug stores, restaurants, branch banks, personal services)
- Small schools
- Daycare
- Community centers
- Small scale civic uses (branch libraries)
- Government uses (small scale) (post office)
- Parking structures

### Street/Block Pattern

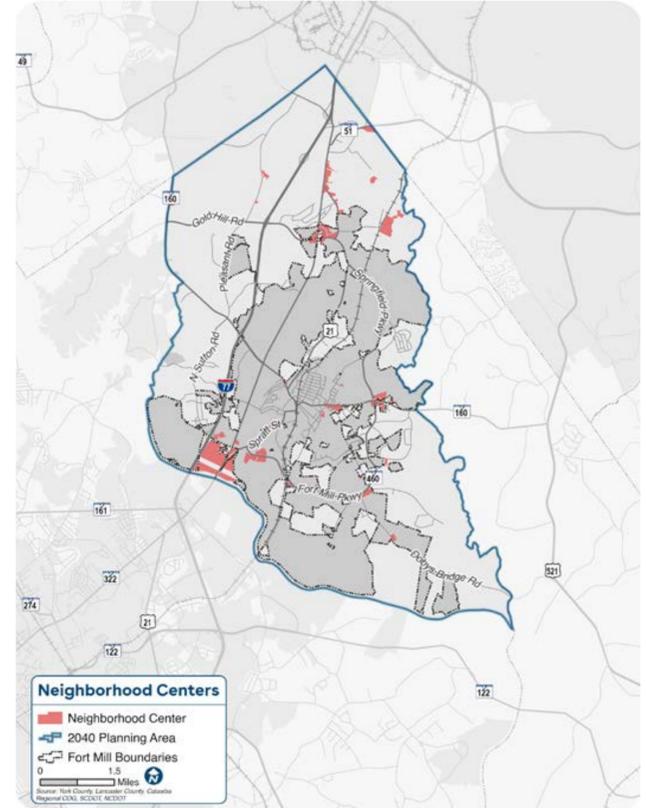
- Street Pattern: Grid, modified grid
- Connectivity: Moderately connected externally to adjacent development and high internal connectivity



- Trail and sidewalk access
- Street Types:
  - Private drives

### Open Space

- Small gathering spaces such as formal and informal greens, pocket parks, courtyards, outdoor dining areas, etc.



## MIXED RESIDENTIAL

These areas are characterized by mixed residential development. Predominantly comprising single-family detached homes on small lots but may include attached single-family units, such as townhomes and duplexes and a small amount of multi-family units. The mix of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. Sidewalks and trails within are located to connect parks as well as provide links to trails and walkways in neighboring development.

### Uses & Building Types

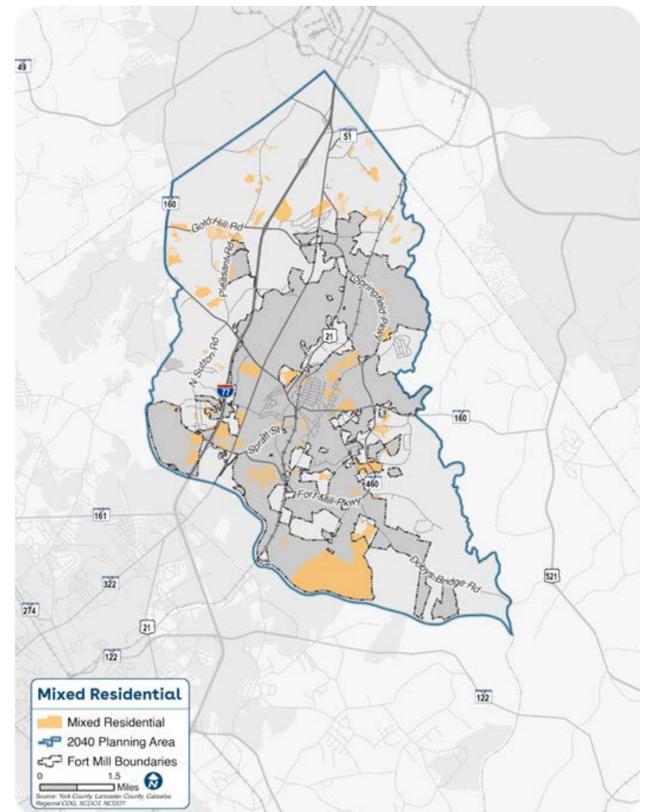
- Medium-lot single-family detached homes
- Small-lot single-family detached homes (including patio homes)
- Pocket neighborhood cottages
- Attached single-family (townhomes, duplexes, triplexes, etc.)



- Small-scale multifamily (condos, apartments)
- Accessory dwelling units
- Amenity buildings (clubhouses)

### Street/Block Pattern

- Street Pattern: Grid, modified grid
- Connectivity: Highly connected internally and externally to adjacent development



- Trail and sidewalk access
- Street Types:
  - Private drives, alleys
  - Local 2-lanes, local 2-lanes divided

### Open Space

- Formal and informal greens
- Pocket parks
- Neighborhood parks
- Trails

# PLACE TYPES

## SINGLE-FAMILY RESIDENTIAL

These areas include low- to moderate-density residential development, primarily consisting of single-family detached homes. A mix of housing types is encouraged to support intergenerational neighborhoods. Pocket and neighborhood parks are interspersed throughout, with trails connecting these spaces and linking to adjacent developments. Conservation design, which allows smaller lots in exchange for more open space, may be preferred, especially when it enables higher overall density.

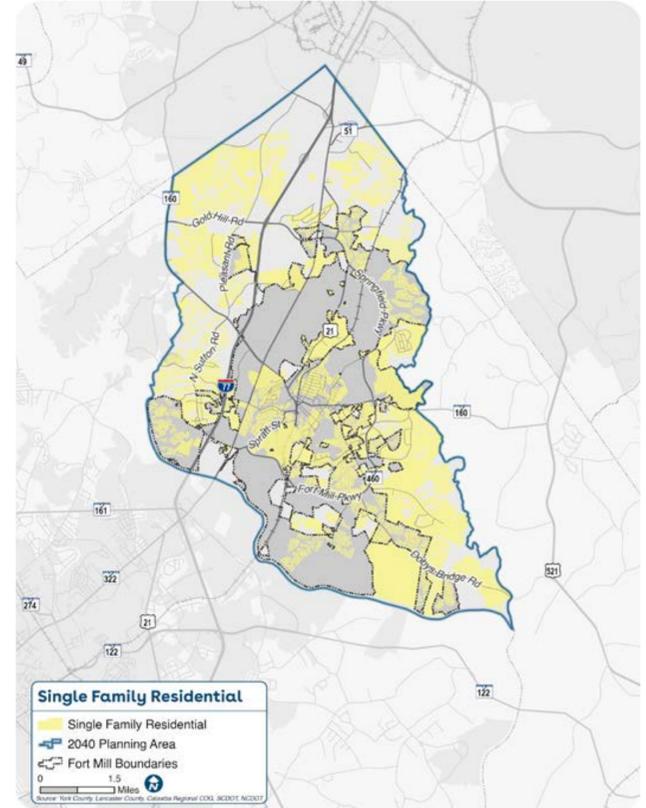
### Uses & Building Types

- Large-lot single-family detached homes
- Medium-lot single-family detached homes
- Small-lot single-family detached homes
- Conservation subdivisions (clustered small-lot homes with open space)
- Accessory dwelling units
- Amenity buildings (clubhouses)



### Street/Block Pattern

- Street Pattern: Grid, modified grid, or curvilinear with cul-de-sacs as needed to address topography and other physically challenged features
- Connectivity: Moderately connected internally and externally (to adjacent development)



- Trail and sidewalk access
- Street Types:
  - Private drives, alleys
  - Local 2-lane, local 2-lane divided

### Open Space

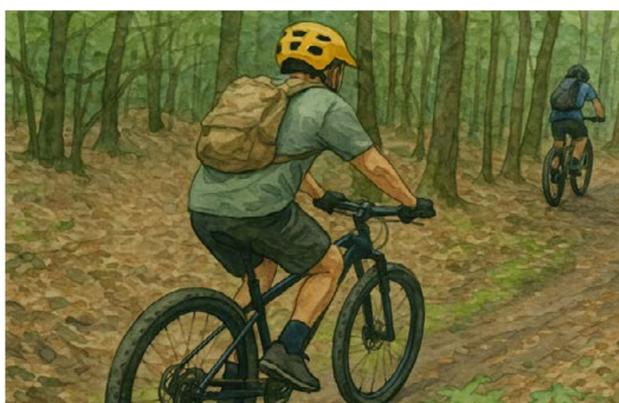
- Pocket parks
- Informal greens
- Neighborhood parks
- Trails

## GREEN SPACE

These areas include parks, floodways, floodplains, conservation lands, and sites of historical/cultural significance. Development is limited and typically supports public access, recreation, natural resource protection, and environmental management. They may include large, publicly maintained facilities for passive and active recreation. Smaller-scale recreation spaces may be in other place types.

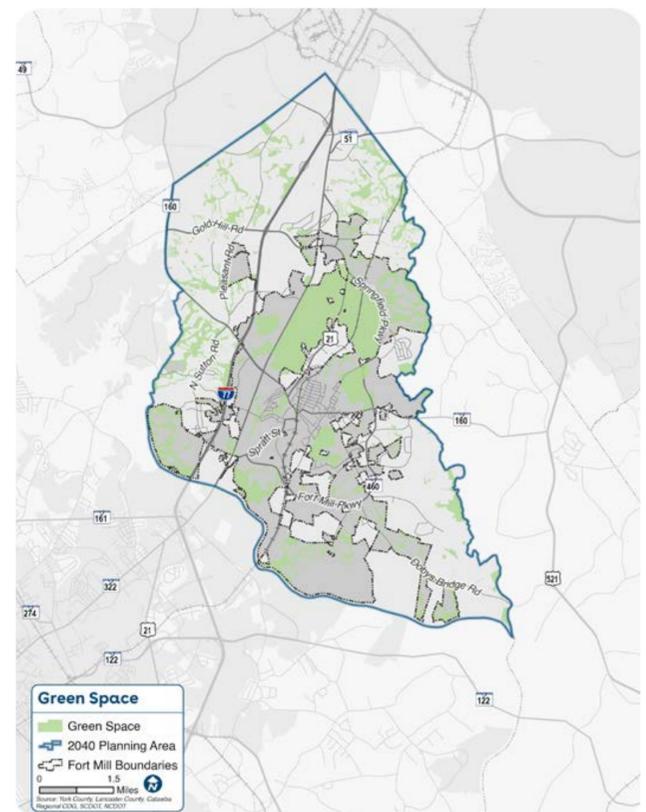
### Uses & Building Types

- Parks, including ballfields, playgrounds, tennis courts, golf courses, arboretums, gardens, pools, and splash pads
- Small visitors' centers, restrooms, visitor parking, picnic shelters, other day use amenities
- Privately protected lands
- Regulated lands (stream buffers, floodplain, etc.)
- Nature preserves and passive parks
- Historic sites and structures (museum homes)



### Street/Block Pattern

- Street Pattern: Curvilinear
- Connectivity: Vehicular access points to surrounding development and road network
- Trail and sidewalk access
- Street Types:
  - Private drives
  - Local 2-lanes



### Open Space

- Wide variety of passive spaces (walking paths, bike trails, open fields and natural areas)
- Active recreation spaces (ballfields, playgrounds, splash pads)

# PLACE TYPES

## AGRICULTURE

These areas are primarily working lands, including cropland, pasture, and timberlands. Limited development may be appropriate, such as single-family homes and accessory uses that support or are compatible with agricultural and forestry operations.

### Uses & Building Types

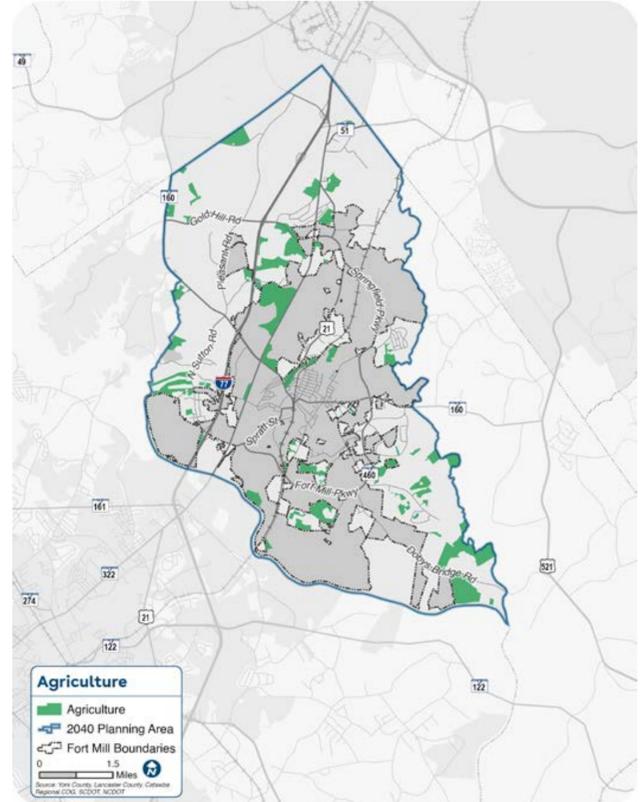
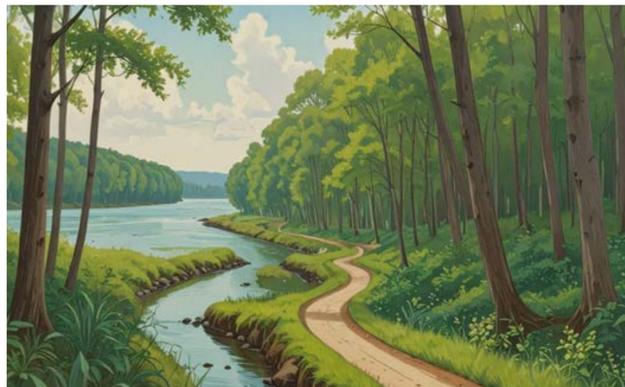
- Farms
- Managed timber
- Single-family homes
- Home-based businesses
- Farm stands

### Street/Block Pattern

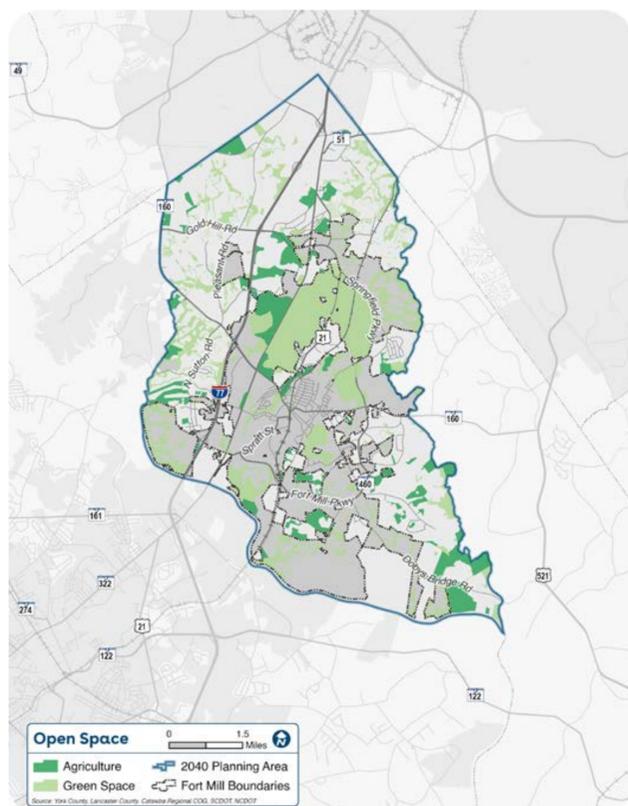
- Street Pattern: Curvilinear
- Connectivity: Minimal; one or two access points along adjoining roads
- Street Types:
  - Private drives
  - Local 2-lanes

### Open Space

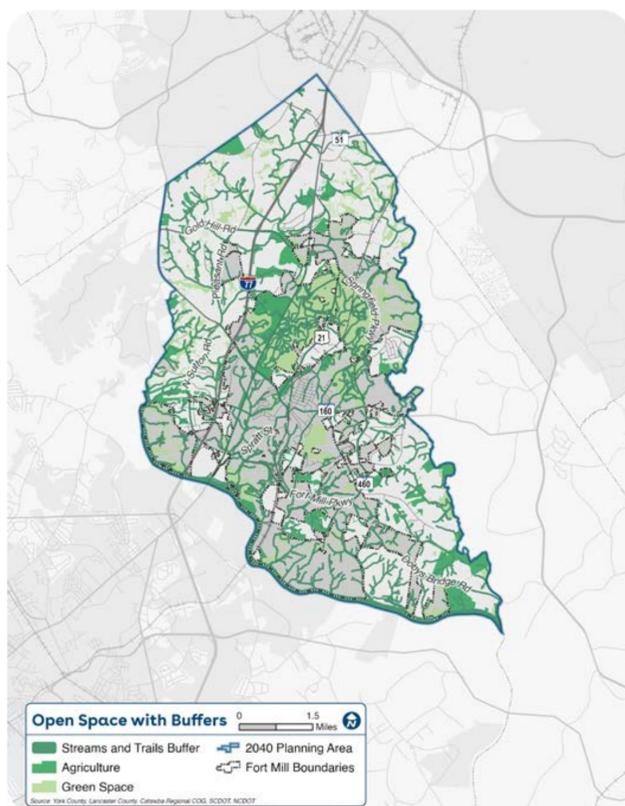
- Natural Areas, including floodplain preservation areas
- Fields and pastures
- Managed forests and woodlands



## INVESTING IN A NETWORK OF OPEN SPACE



The open space network includes the Green Space and Agriculture place types. This configuration supports a development pattern that is consistent with what is seen in Fort Mill today.



By placing a 50'-100' buffer along existing and proposed trails, streams, creeks, and the Catawba River could result in preservation of natural systems of tree canopy and habitat.

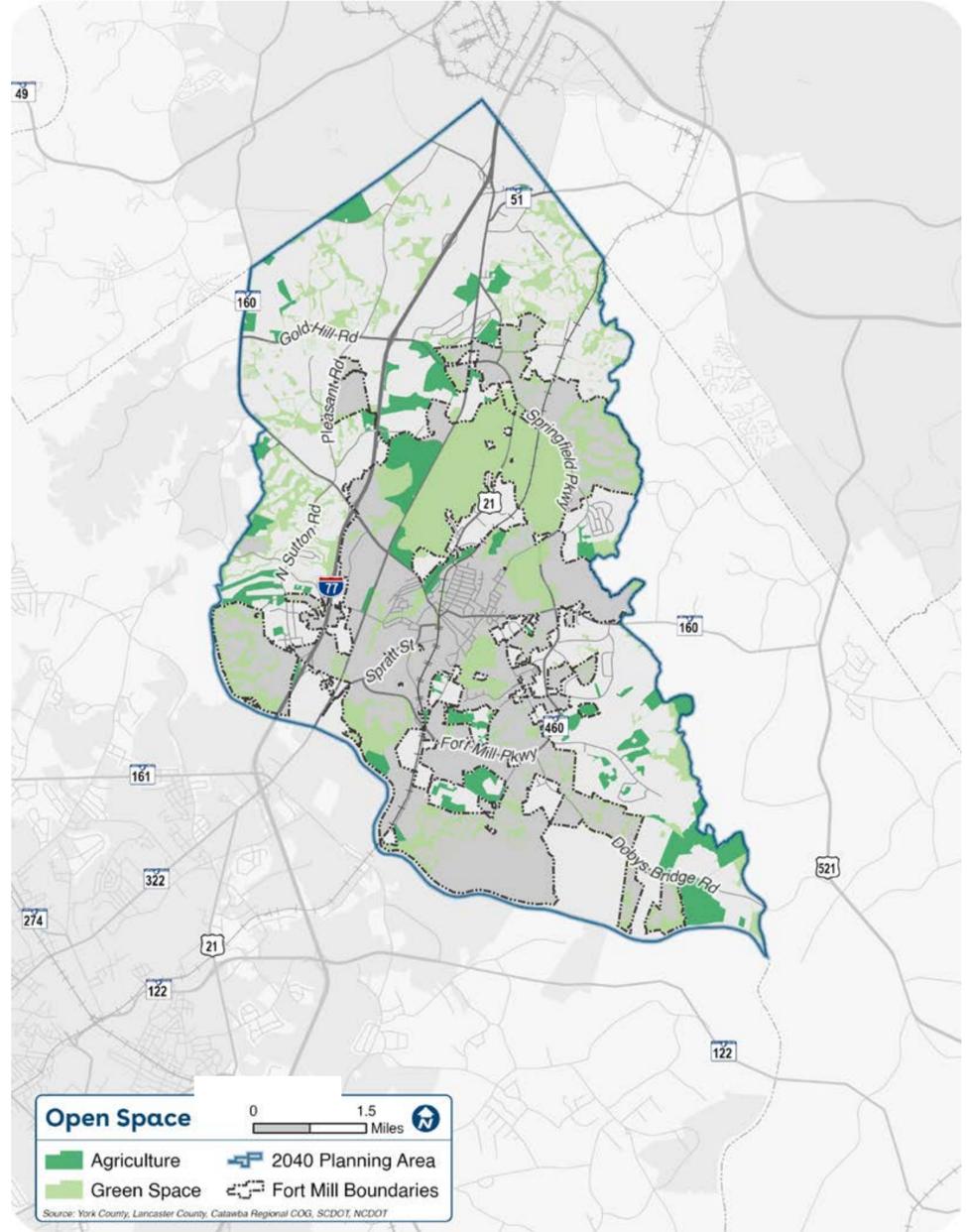
What do you think about this approach to open space preservation?

Place your comments on sticky notes here.

# OPEN SPACE OPTIONS

Place dots on examples you would like to see in Fort Mill!

Place your comments on sticky notes here.



Natural Areas



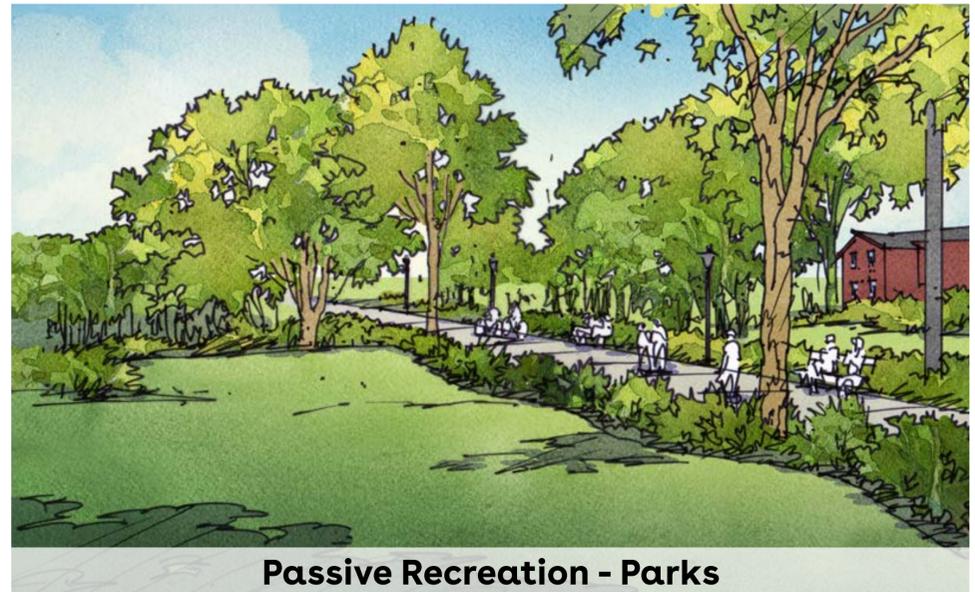
Trails



Active Recreation - Ballparks



Active Recreation - Playgrounds

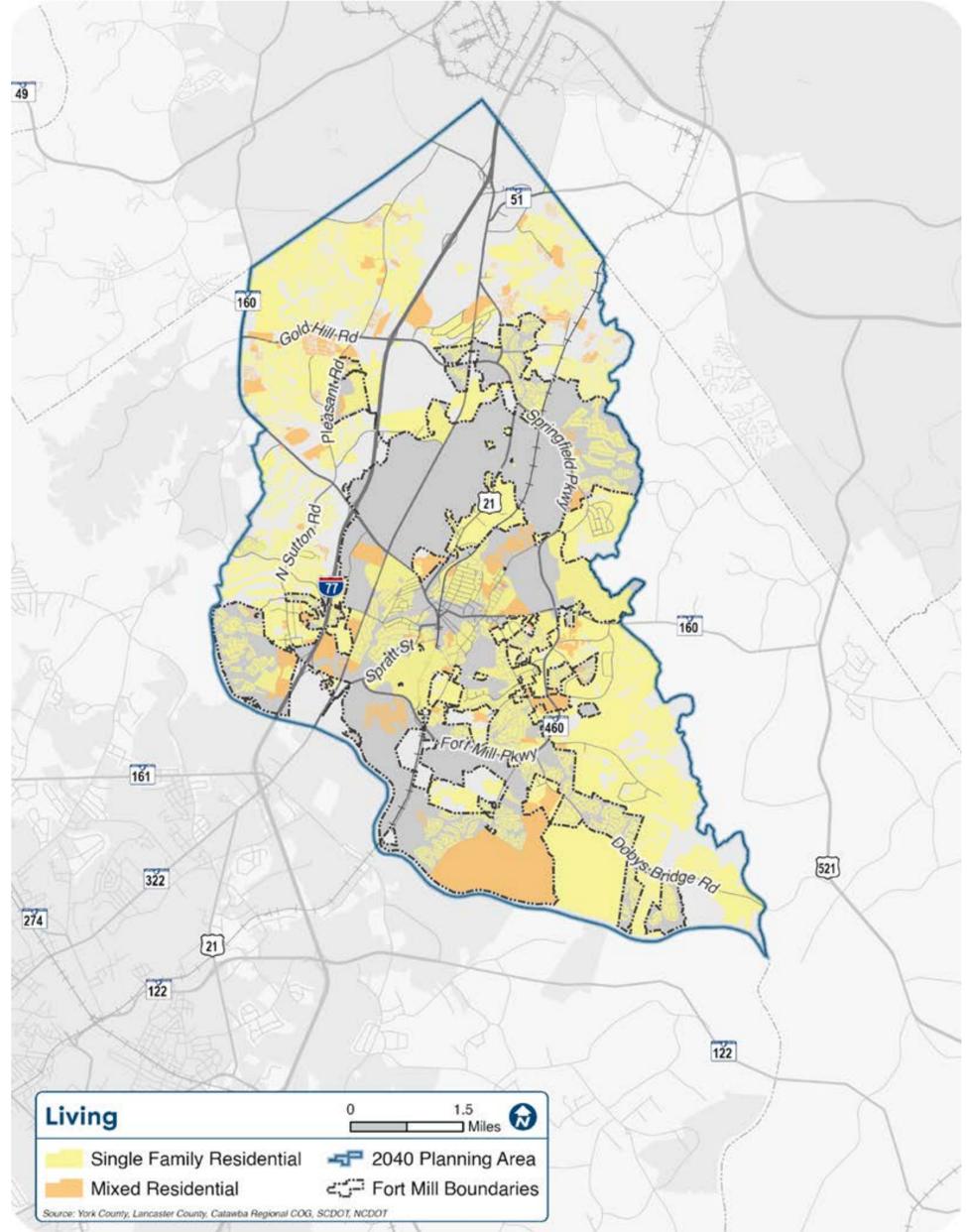


Passive Recreation - Parks

# LIVING OPTIONS

Place dots on examples you would like to see in Fort Mill!

Place your comments on sticky notes here.



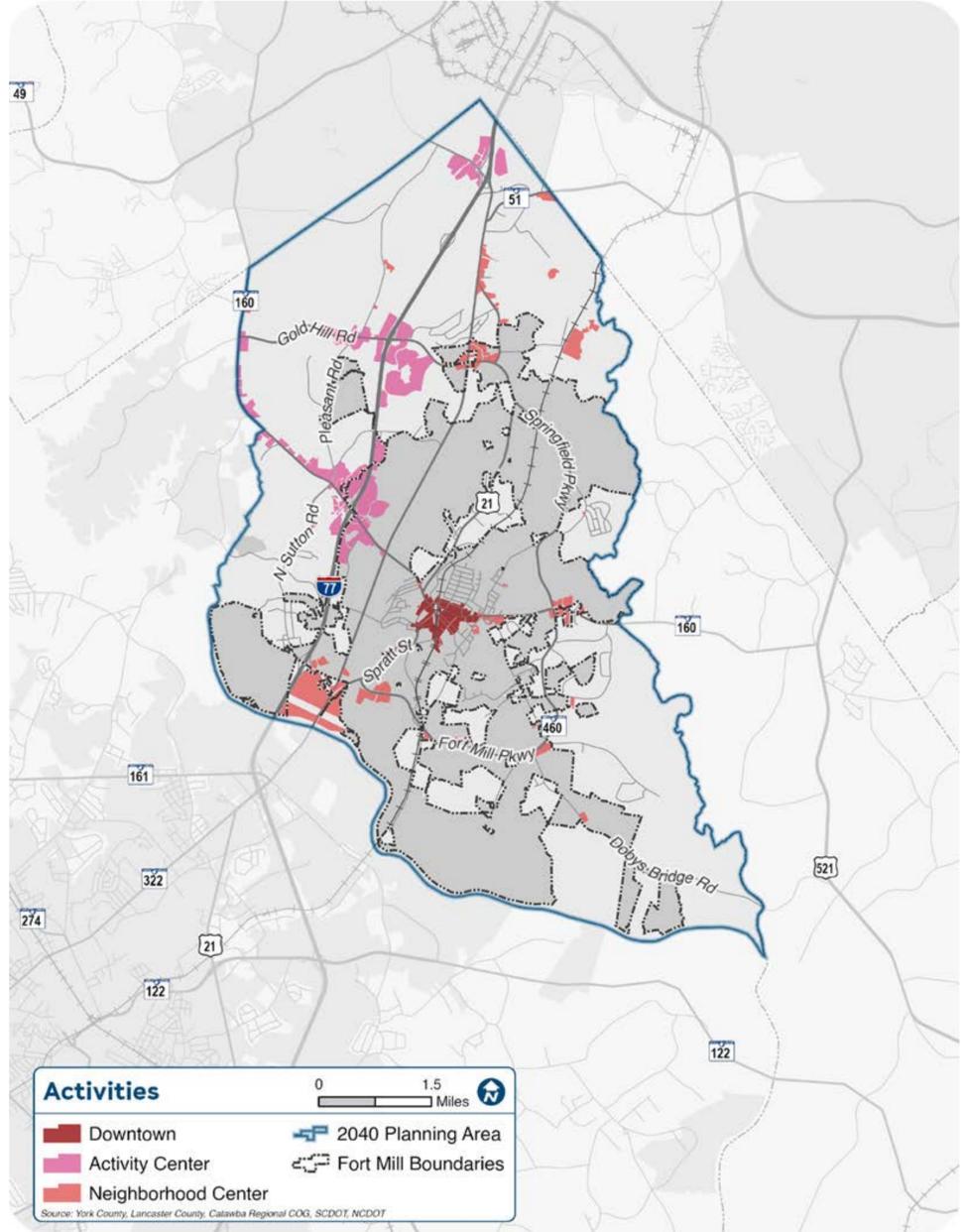
# ACTIVITY CENTER OPTIONS

Place dots on examples you would like to see in Fort Mill!

Place your comments on sticky notes here.



Mixed-Use



Neighborhood Commercial



Downtown Mixed-Use



Multi-Tenant Shopping Center

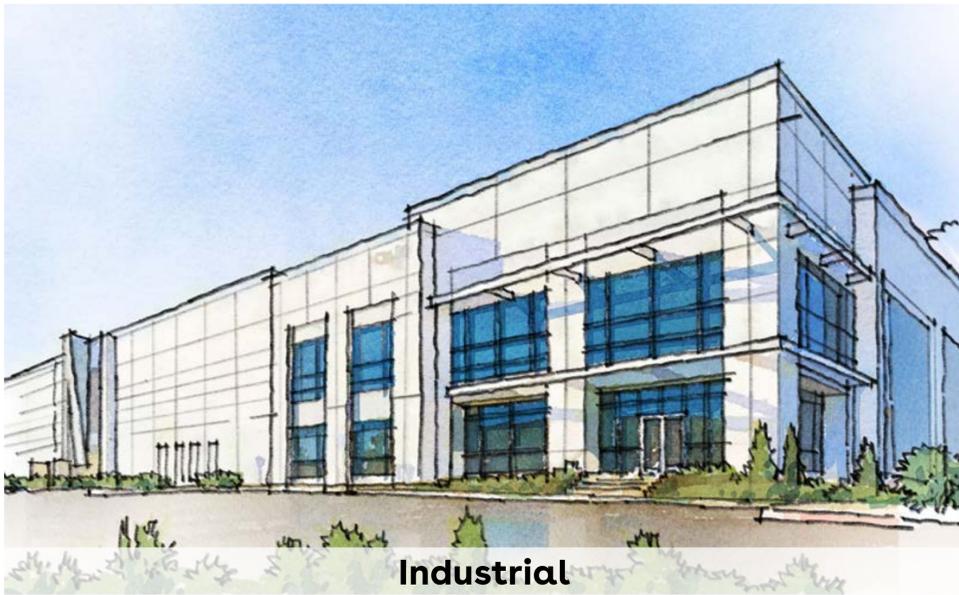
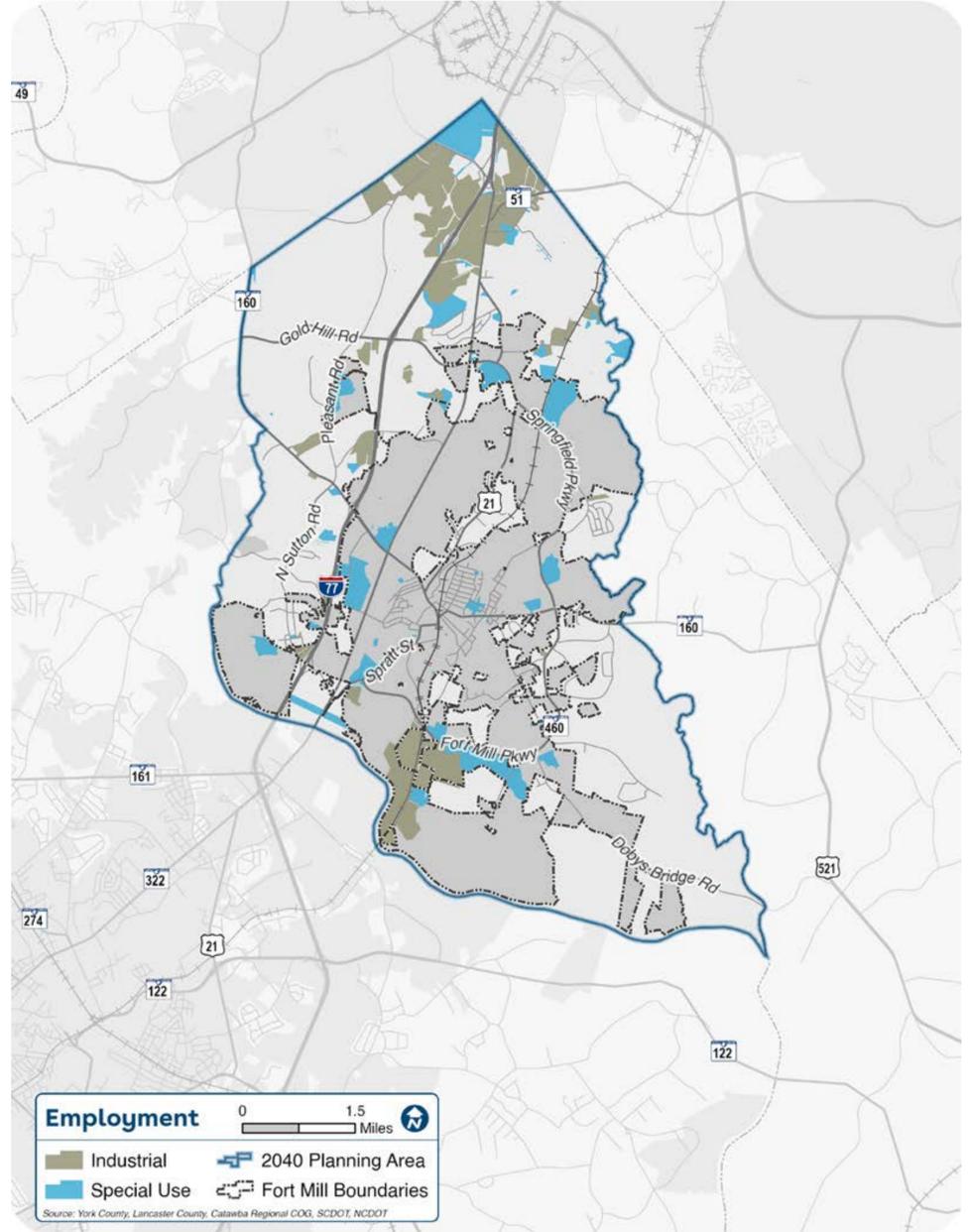


Adjacent Mixed-Use

# EMPLOYMENT OPTIONS

Place dots on examples you would like to see in Fort Mill!

Place your comments on sticky notes here.



# DOWNTOWN MASTER PLAN

## Downtown Master Plan Process

As part of the **Our Path Forward 2045 Comprehensive Plan**, the Town of Fort Mill is launching a focused effort to shape the future of Downtown. The **Downtown Master Plan** will guide revitalization, development, and public investment in the heart of Fort Mill. It builds on community conversations about growth, identity, and preservation, and is rooted in the broader vision of **Our Path Forward**. This Downtown-specific component will serve as a key tool for Town staff, elected officials, and partners as they make decisions about land use, mobility, economic development, and public space in the downtown area.

## We want to hear from you! Take the Downtown Survey!

The **Our Path Forward Downtown Survey** is your opportunity to share your thoughts. The survey is open from, **June 11 to July 18, 2025**.

Your input is essential to shaping the future of Fort Mill. Thank you for your time, ideas, and support!

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

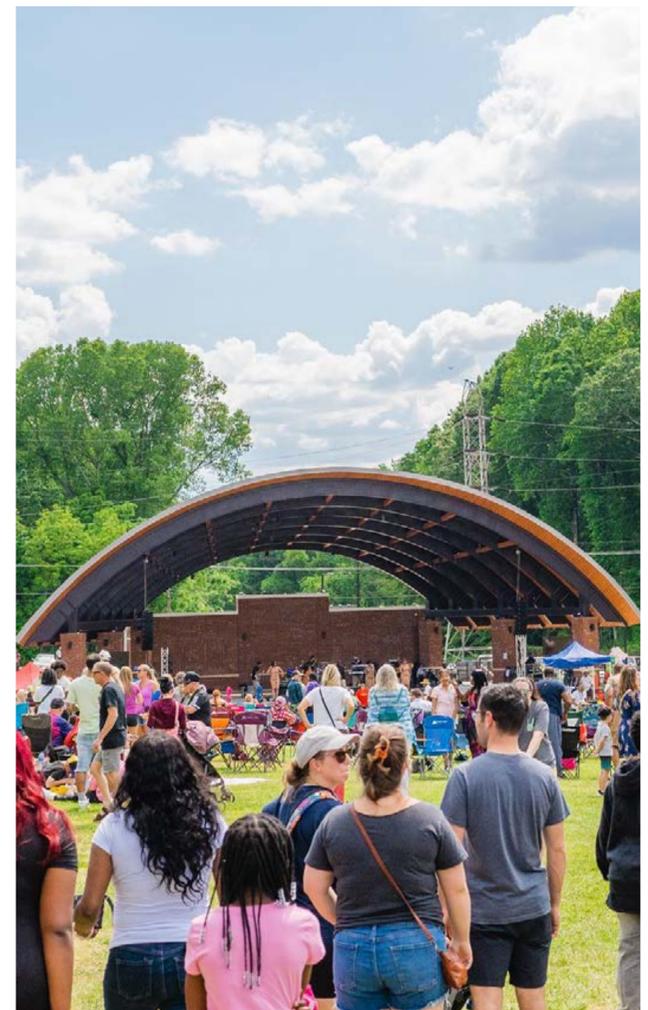
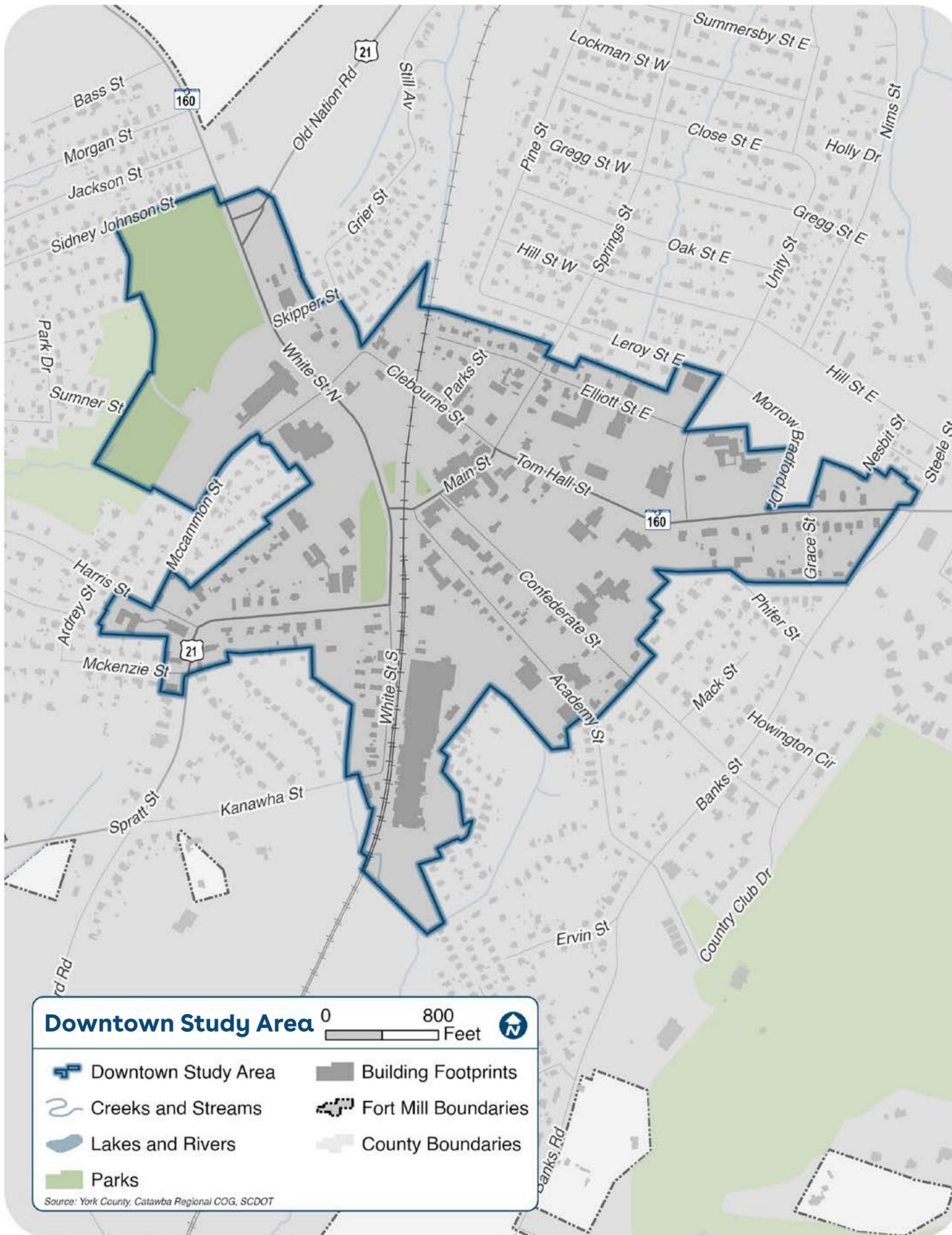


## Plan Elements

Key components guiding the vision for Downtown Fort Mill include:

- Transportation & Mobility
- Parking Strategy
- Market Analysis
- Infill & Redevelopment Opportunities
- Open Space & Public Realm Enhancements
- Urban Design Guidelines

These elements will inform Recommendations for a successful **Path Forward**, a roadmap to support Downtown Fort Mill's character, vibrancy, and sense of place.



# DOWNTOWN DEMOGRAPHICS

## Downtown Fort Mill

Downtown had a population of approximately 276 people in 2020, according to the US Census, and an estimated 294 people in 2024, based on data from Esri.

### Downtown Population Change



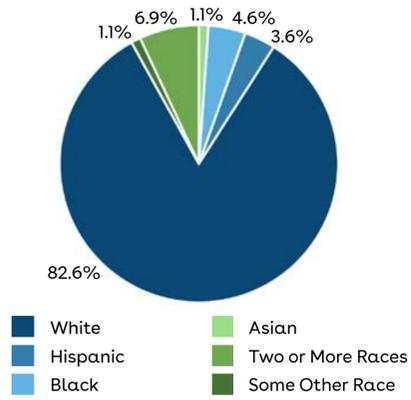
### Downtown Workforce Breakdown



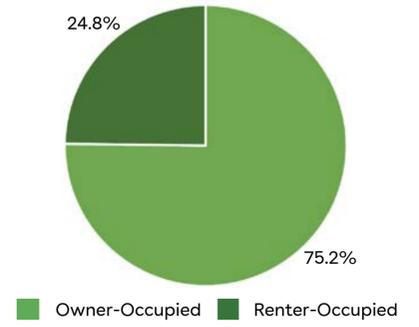
### Downtown Employees & Businesses



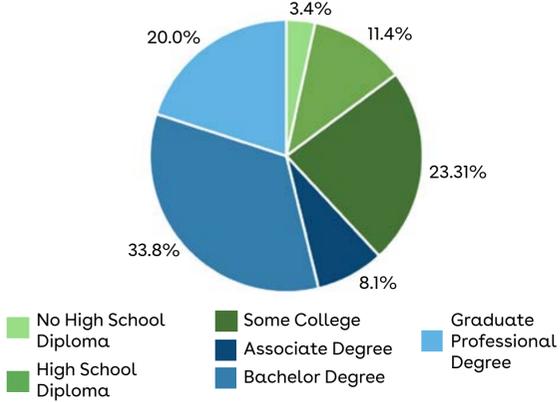
### Downtown Racial Breakdown



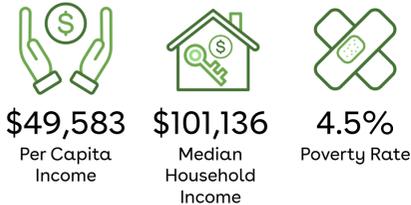
### Downtown Housing Unit Occupancy Type



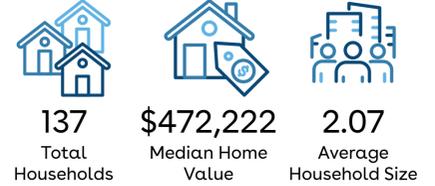
### Downtown Educational Attainment



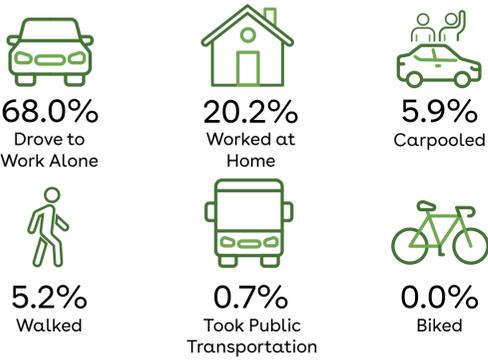
### Downtown Income & Financial Health



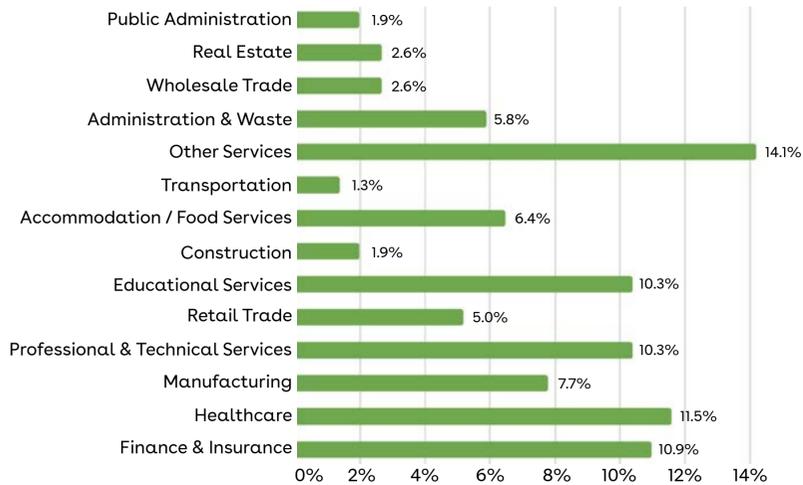
### Downtown Housing



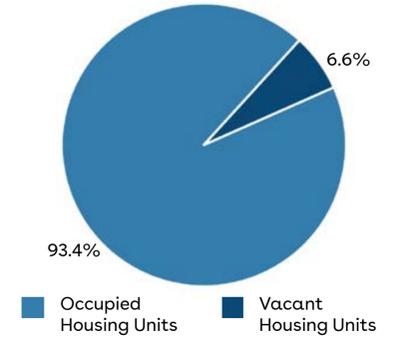
### Downtown Commuting Choices



### Downtown Labor Force Breakdown by Industry



### Downtown Housing Unit Occupancy



# MARKET ANALYSIS

## Trade Area & 10-Minute Drive Time Assessment

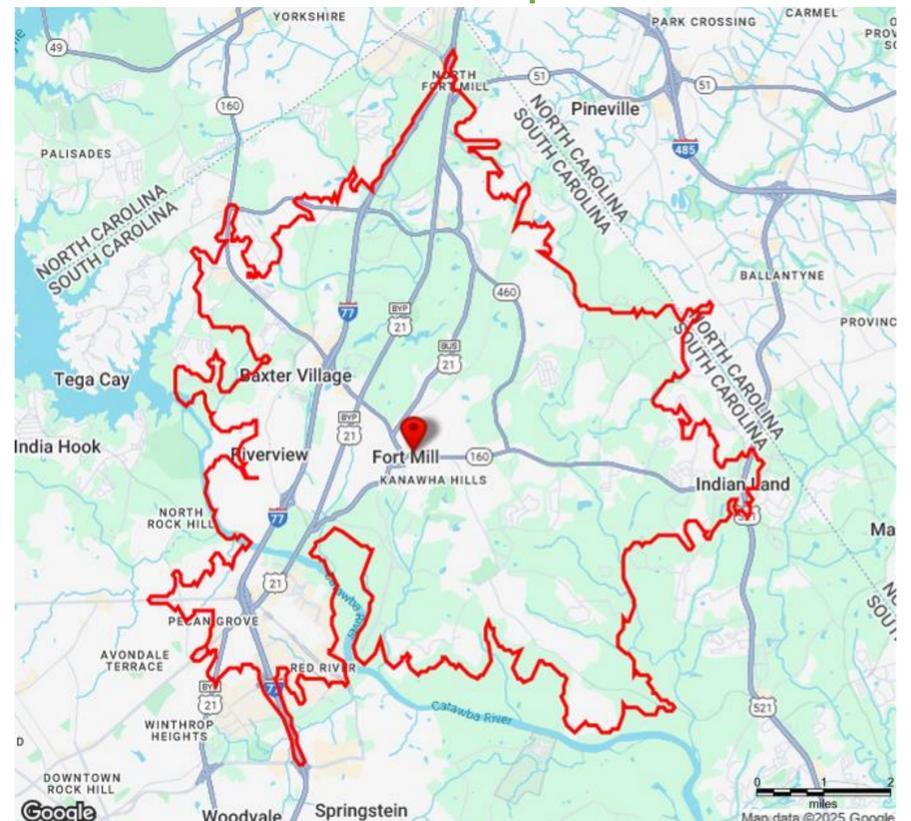
### 10-Minute Drive Time Area

- Retailers use site selection criteria beyond city limits and drive-time rings to evaluate locations.
- A custom trade area—based on drive times, mobile data, geography, and nearby retail centers—better reflects Fort Mill’s core customer base.
- Ultimately, each retailer applies its own metrics, including competition and store performance.
- Downtown Fort Mill has strong potential for economic development. Within a 10-minute drive time, the trade area includes 70,489 residents and is projected to grow to 80,056 by 2029. High median incomes (\$113,151) and retail gaps point to major opportunities.

### Key Demographics in the 10-Minute Drive Time Area

- **Population:** 70,489 now, 80,056 by 2029 (+13.6%)
- **Median Household Income:** \$113,151
- **Homeownership Rate:** 75%
- **Highly Educated:** Over 20,000 residents hold Bachelor’s or Master’s degrees
- **Workforce:** 32% white collar, 68% blue collar

### 10-Minute Drive Time Area Map

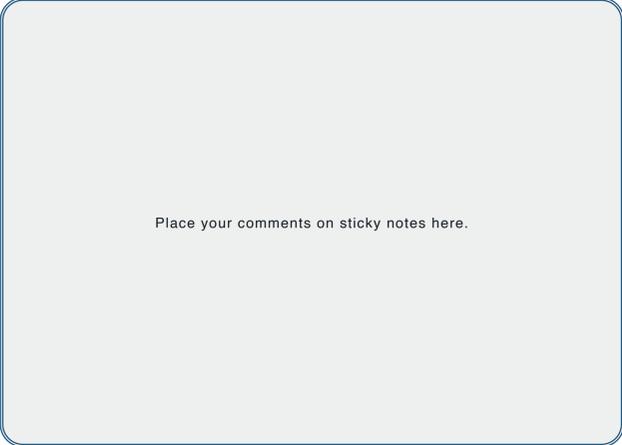


# MARKET ANALYSIS

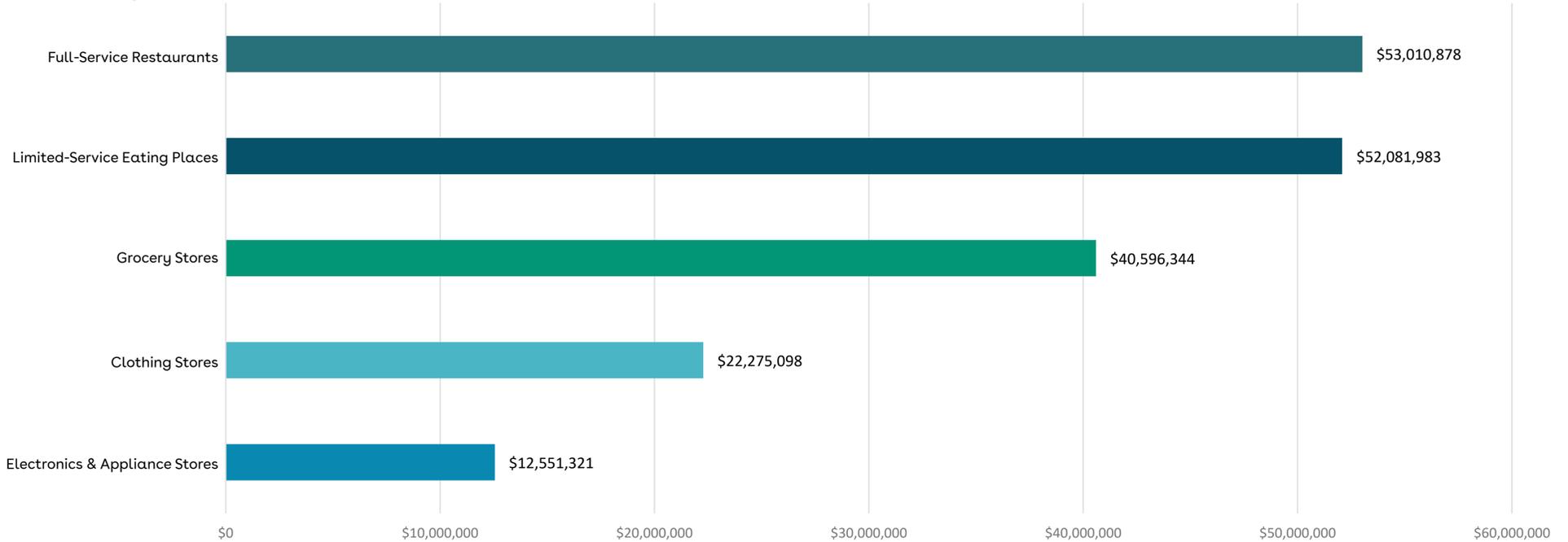
## GAP Analysis

### GAP Analysis Summary

- GAP Analysis identifies how much consumer spending leaves the community each year, broken down by industry using the North American Industry Classification System (NAICS).
- It highlights retail gap opportunities, where local demand exceeds supply, pointing to potential areas for new retail development or recruitment.
- While the data isn't perfect, careful analysis helps reveal local spending patterns. GAP Analysis is one of several tools used to identify key retail categories for business recruitment, focusing more on business types than exact dollar amounts.



### Gap Analysis Chart



### Primary Retail Gap Opportunities

- The gap analysis reveals substantial unmet demand in key retail categories:
  - 1. Full-Service Restaurants: \$53.0 million gap
  - 2. Limited-Service Eating Places: \$52.1 million gap
  - 3. Grocery Stores: \$40.6 million gap
  - 4. Clothing Stores: \$22.3 million gap
  - 5. Electronics & Appliance Stores: \$12.6 million gap
- These gaps represent approximately **\$180.6 million in annual retail leakage** from the trade area, indicating strong potential for business recruitment and expansion

### Potential Implementation Strategies

#### Short-Term (1–2 Years)

- Recruit Restaurants: Fill food service gaps
- Incentivize Development: Support mixed-use downtown projects
- Improve Walkability: Add pedestrian-focused upgrade.
- Build the Brand: Launch a “Downtown Fort Mill” identity

#### Medium-Term (3–5 Years)

- Secure an Anchor: Attract a grocery or department store
- Add Housing: Encourage upper-floor residential units
- Leverage Partnerships: Enable major mixed-use projects
- Enhance Access: Improve connectivity and parking

#### Long-Term (5+ Years)

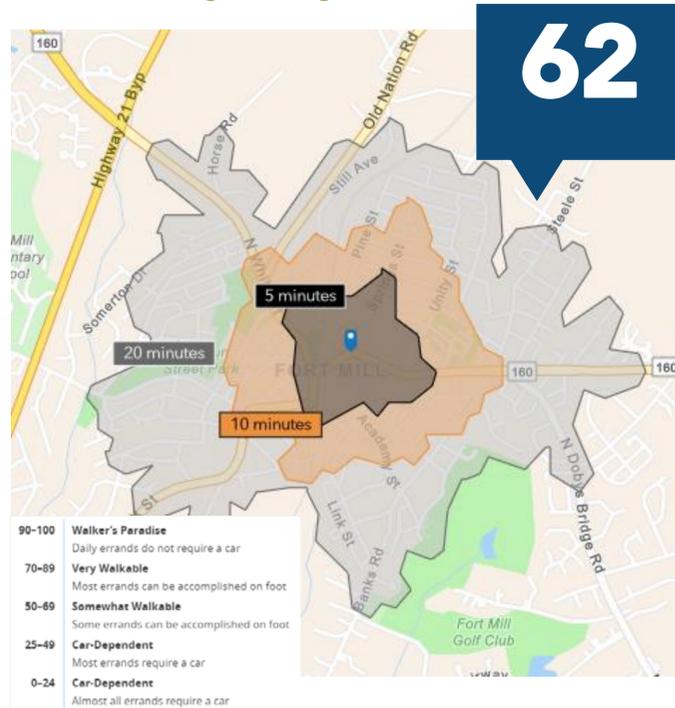
- Create a Destination: Establish as a regional dining/shopping hub
- Support Density: Promote higher-density development
- Foster Innovation: Develop incubator or co-working spaces
- Connect Regionally: Strengthen role in the Charlotte metro

## Walkability Assessment

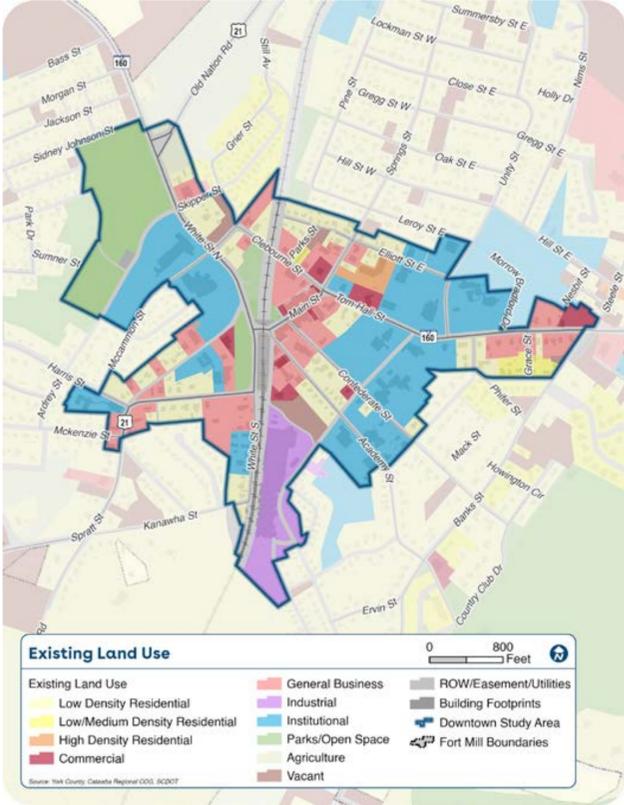
### Walkability Summary

- A walkable downtown is highly desirable by consumers, local businesses, and municipal leaders.
- A community’s walk score is determined by analyzing 3 factors:
  - Walkable distance between boundaries
  - Presence of a comprehensive network of pathways designed for pedestrians and cyclists
  - Variety of restaurants, retailers, and service providers necessary for regular life

### Walkability Analysis & Score



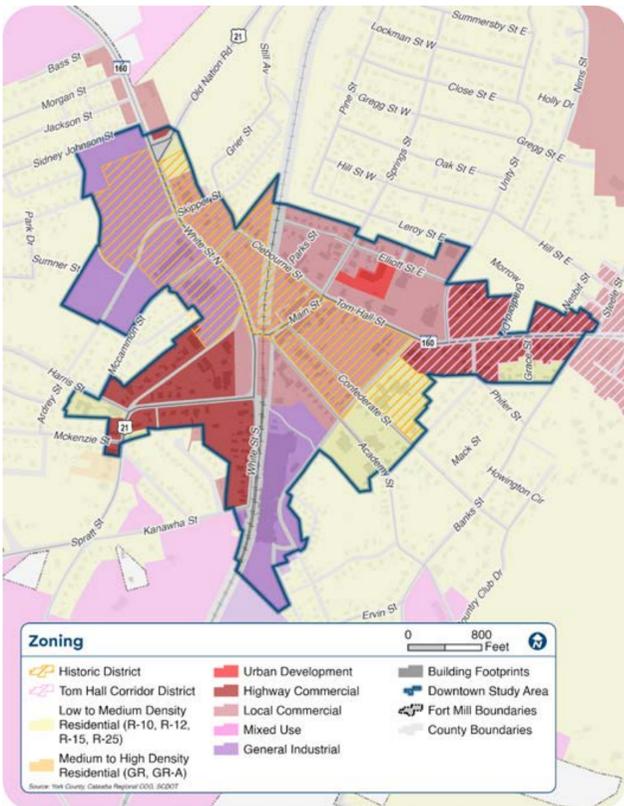
# DOWNTOWN ANALYSIS



## Existing Land Use

- The existing land use classifications in the downtown include Residential, Commercial, Business, Industrial, Institutional, Parks and Open Space, Agriculture, and areas designated for Right-of-Way, Easements, or Utilities.
- The most prevalent existing land uses are institutional and business.

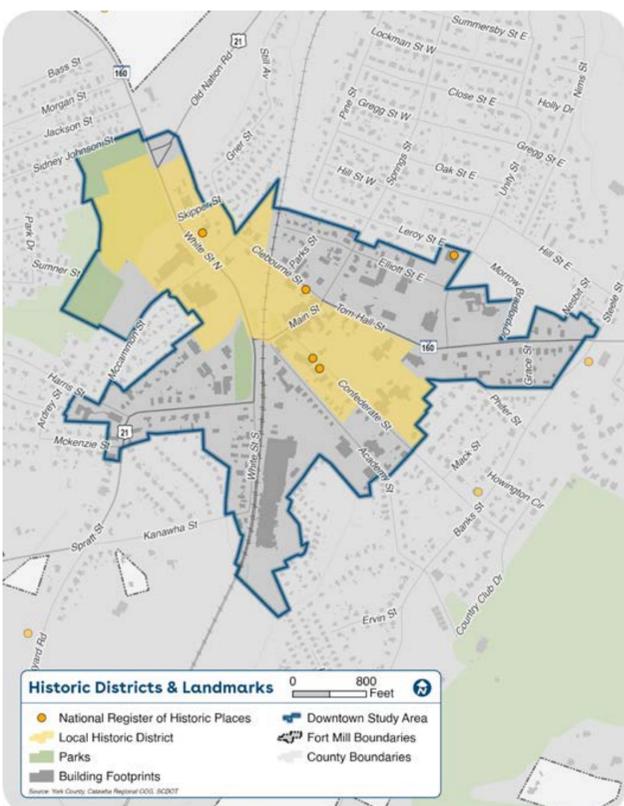
Place your comments on sticky notes here.



## Zoning

- Downtown Fort Mill has 5 zoning classifications regulating land use, density, and development, including residential, commercial, industrial, urban development, and mixed-use.
- 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.

Place your comments on sticky notes here.

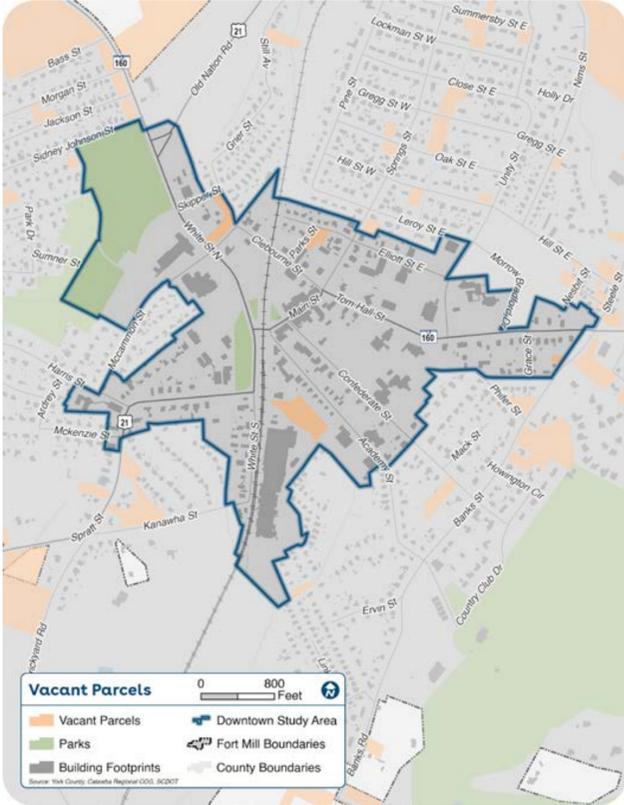


## Historic Districts

- The Fort Mill Downtown Local Historic District was listed on the National Register of Historic Places in 1992.
- Within the Historic District, there are four locations that are listed on the National Register of Historic Places. These locations are the John M. White House, Wilson House, Thornwell-Elliott House, and the Mills House.

Place your comments on sticky notes here.

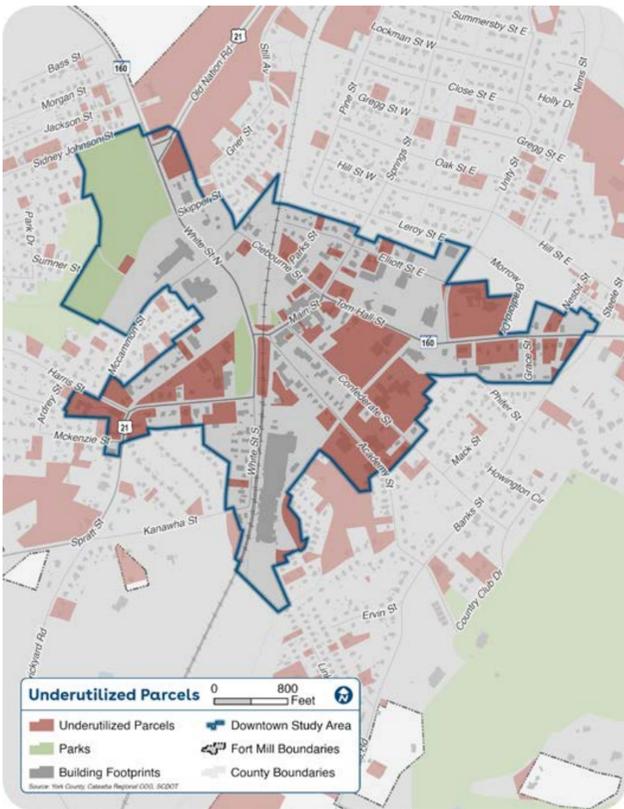
# DOWNTOWN ANALYSIS



## Vacant

- Identifying vacant land supports opportunities for new development or open space conservation, particularly in areas like Downtown Fort Mill where strategic infill and redevelopment are priorities.
- Highlighting underutilized parcels can guide decisions for residential, commercial, or recreational uses, promoting efficient land use and compact urban growth.
- Understanding where vacant land exists also aids infrastructure planning, ensuring future facilities align with evolving development patterns.

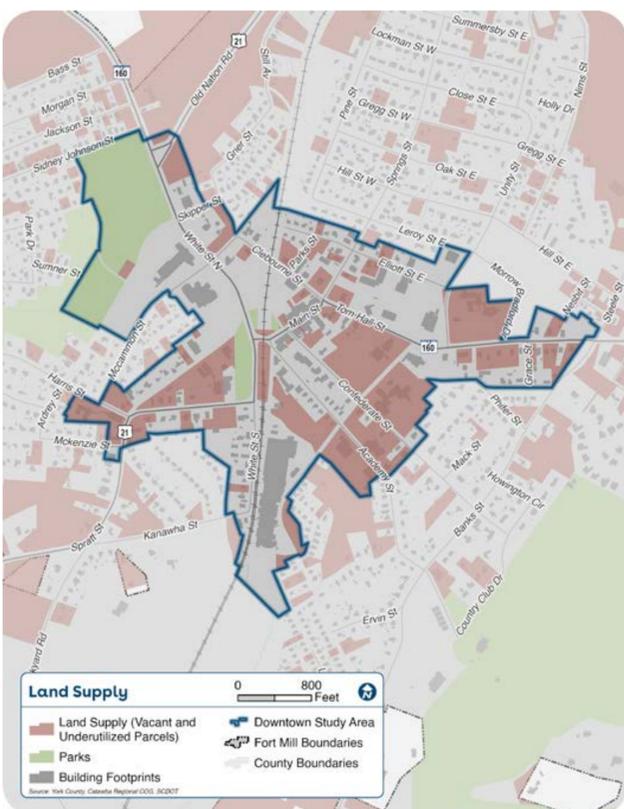
Place your comments on sticky notes here.



## Underutilized Land

- Identifying underutilized properties reveals opportunities for redevelopment, infill, and adaptive reuse.
- These sites allow for more efficient land use, economic growth, and creative revitalization.
- In Downtown Fort Mill, where land is limited, focusing on underperforming spaces supports sustainable development and strengthens the urban fabric.

Place your comments on sticky notes here.



## Land Supply

- Land supply includes both vacant and underutilized parcels available for possible development or redevelopment.
- Understanding land supply helps identify available sites for development while considering environmental constraints.
- Analyzing spatial patterns supports growth and conservation decisions, guiding zoning, regulatory compliance, and risk management.
- In Downtown Fort Mill, this approach contributes to more informed and strategic development planning.

Place your comments on sticky notes here.

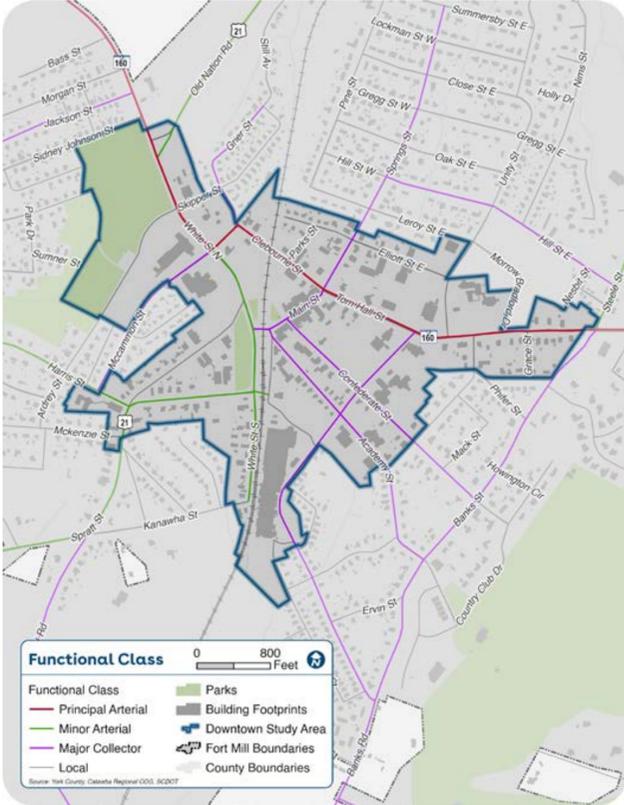
# DOWNTOWN ANALYSIS

## Functional Classification

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

- **Principal Arterial:** N White St., Clebourne St., and Tom Hall St. create a linkage which spans laterally throughout the downtown.
- **Minor Arterial:** Roads like S White St. and Harris St. link key areas along the southwestern edge of the downtown.
- **Major Collector:** Routes like Confederate St., Main Street., and Academy St. create a path of travel east of downtown.
- **Local Roads:** Provide direct property access with low speeds and short travel distances.

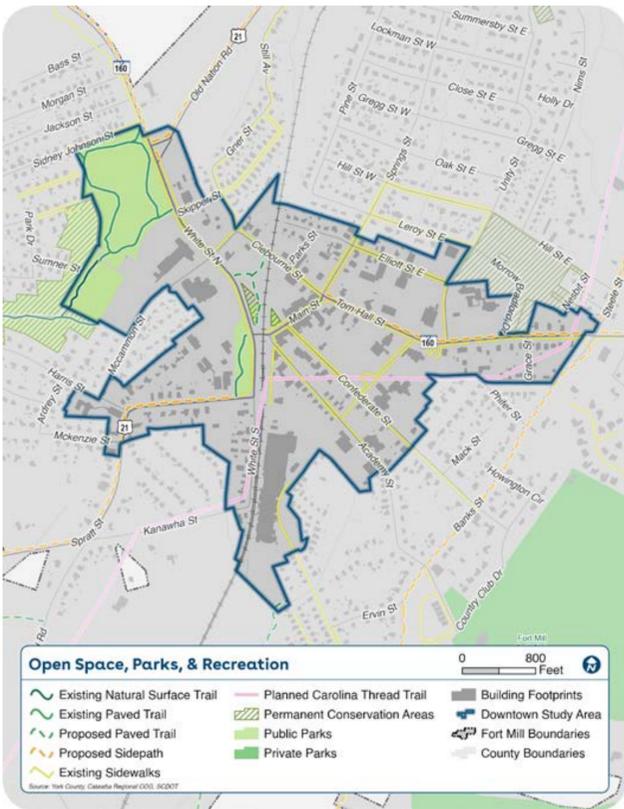
Place your comments on sticky notes here.



## Open Space, 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 downtown area include Walter Y. Elisha Park, Millstone Park, and Confederate Park.
- The downtown includes several existing trails, including segments of the Carolina Thread Trail, with more trails and proposed sidepaths planned for future development.

Place your comments on sticky notes here.



## Bike and Pedestrian Infrastructure

- Most main roads in downtown have existing sidewalks.
- Proposed sidepaths or sidepath improvements are planned along SC 160/Tom Hall St, Spratt St, N White St, and Old Nation Rd.
- Existing trails run in and behind Walter Y. Elisha Park and Millstone Park, with proposed trails to connect Millstone Park and Veterans Park to Clebourne St.
- The Carolina Thread Trail is also planned to pass through downtown Fort Mill in the future.

Place your comments on sticky notes here.



# DOWNTOWN PRIORITIES

Help shape the future of Downtown Fort Mill!  
Place dots to vote for your priorities for downtown.

## Local Economy



Additional Festivals & Signature Events



Boutiques & Local Shops



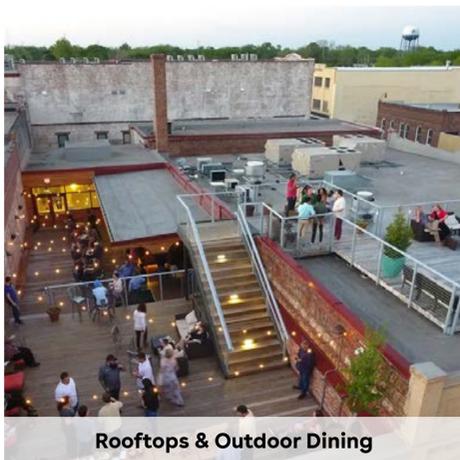
Extended Business Hours



Diverse Dining Options



Essential Service Businesses



Rooftops & Outdoor Dining

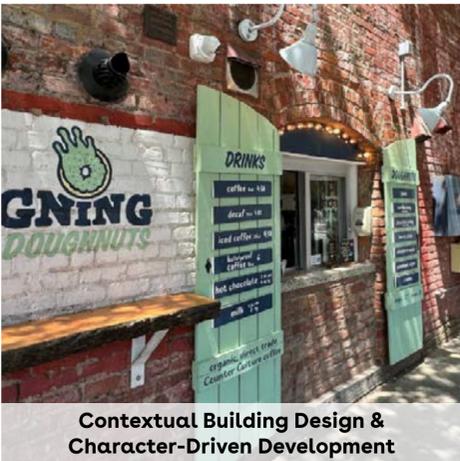


Grocery Stores & Fresh Food Markets



Creative Workspaces & Studios

## Development & Character



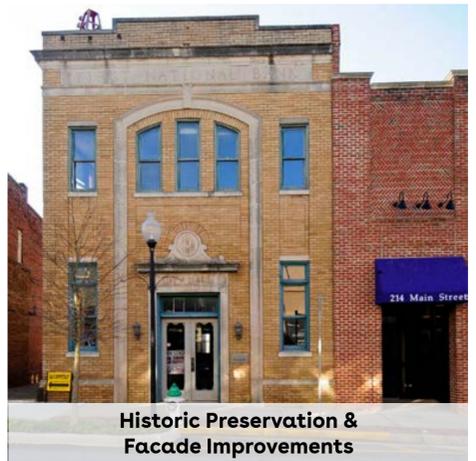
Contextual Building Design & Character-Driven Development



High-Quality Architectural Design



Townhomes, Condos, & Downtown Living Options



Historic Preservation & Facade Improvements



Strategic Infill Development



Vibrant Mixed-Use Development



Durable & Attractive Building Materials



Revitalized Buildings & Adaptive Reuse

If there is anything missing, place your comments on sticky notes here.

# DOWNTOWN PRIORITIES

Help shape the future of Downtown Fort Mill!  
Place dots to vote for the priorities you most want to see in downtown.

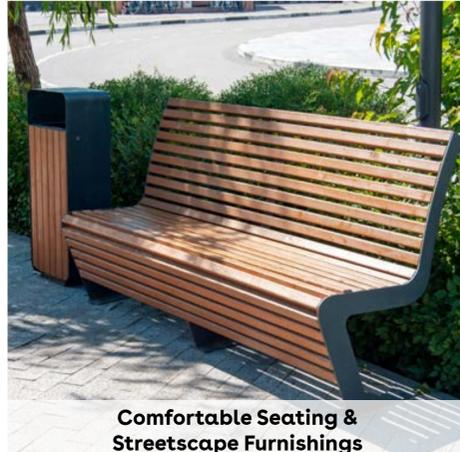
## Parks, Art, & Open Space



Improved Cultural & Entertainment Spaces



New & Expanded Parks Space



Comfortable Seating & Streetscape Furnishings



Enhanced Landscaping & Street Trees



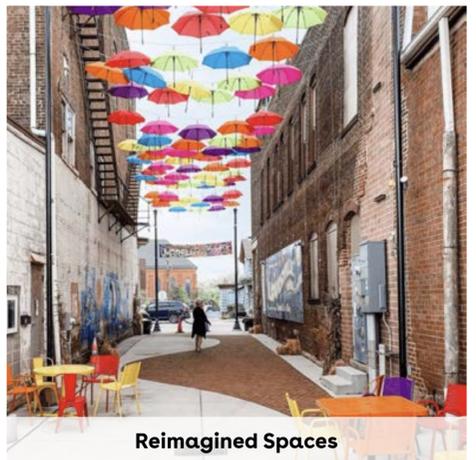
Inclusive Playgrounds & Child-Friendly Spaces



Public Art & Engagement

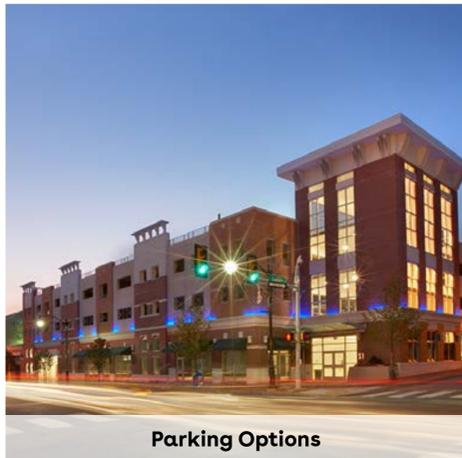


New & Improved Community Spaces

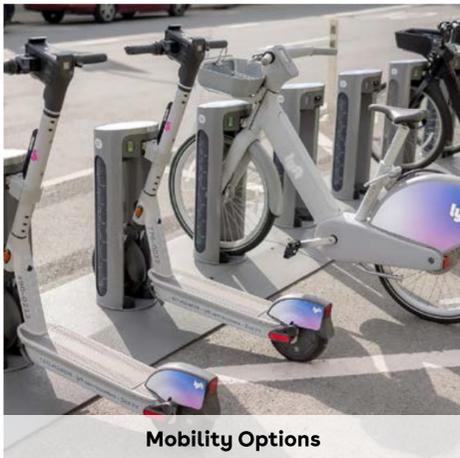


Reimagined Spaces

## Mobility & Infrastructure



Parking Options



Mobility Options



Expanded Sidewalks & Trails



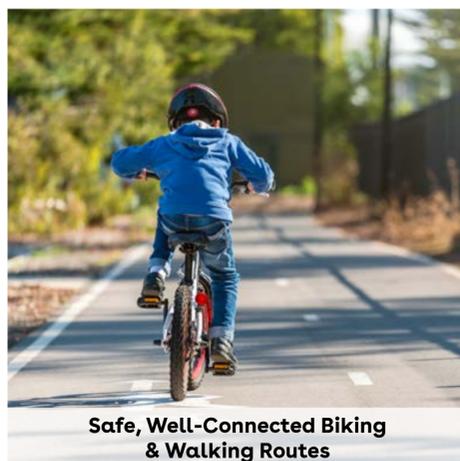
Improved Streetscape Lighting



Public WiFi



Signage & Wayfinding



Safe, Well-Connected Biking & Walking Routes



Enhanced Streetscape

If there is anything missing, place your comments on sticky notes here.

# WHAT IS A PARKS & RECREATION MASTER PLAN?

It is a guide for the parks and recreation department to prioritize community needs by setting a plan for future development. It includes strategies for improving parks, open spaces, and recreational facilities while identifying and addressing gaps and overlaps to better serve diverse communities.



**FIRST** Parks & Rec Master Plan!

## STRATEGIC PLAN

A guide for the Town of Fort Mill to follow to grow parks and recreational opportunities.

## IMPLEMENTATION

Getting it done!  
Moving the plan forward.



## RECOMMENDATIONS

## ANALYSIS

Identify potential opportunities for park and program improvements to meet your needs.

## PUBLIC ENGAGEMENT

We want to hear from you! Public surveys, workshops, events, and conversations.

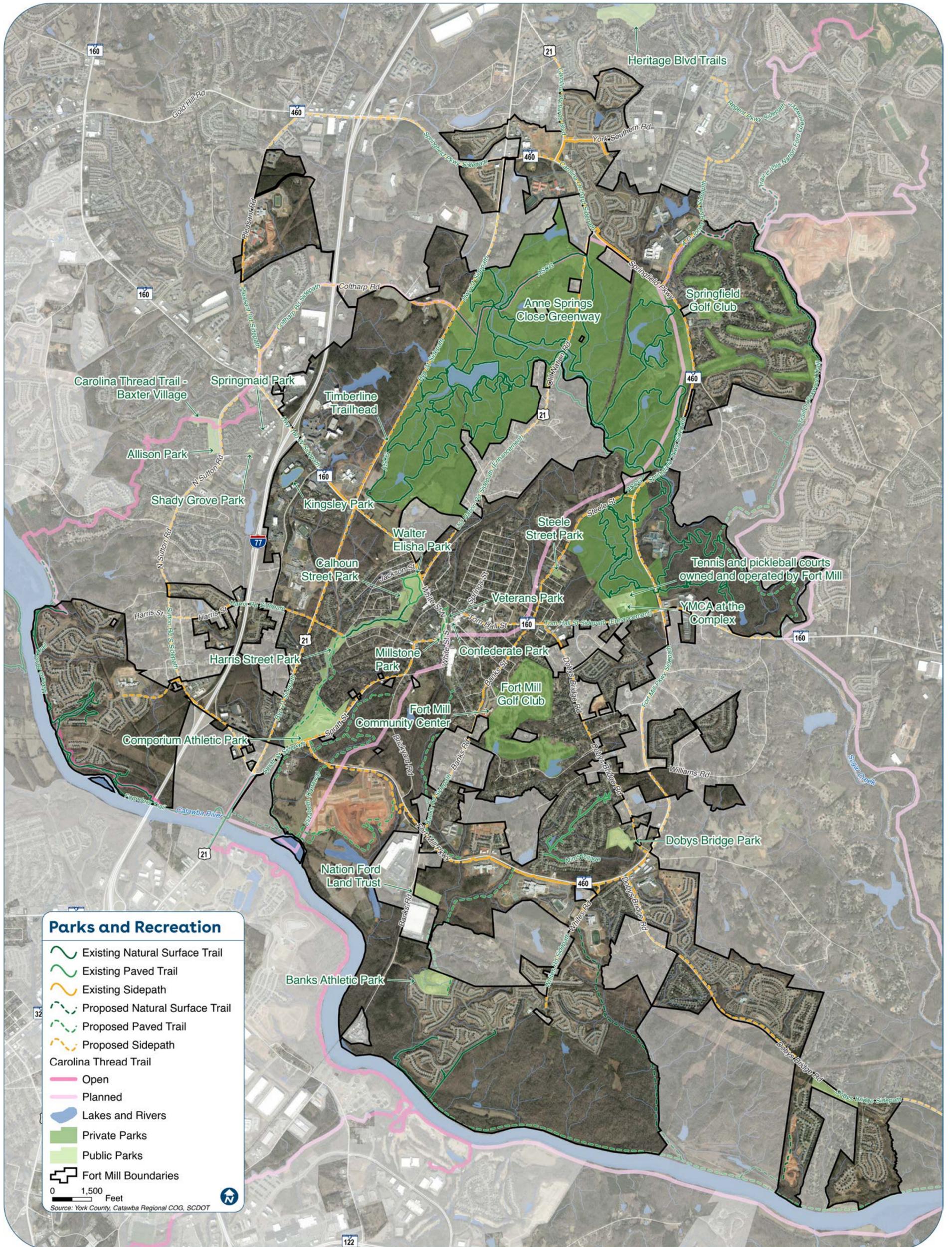


## INVENTORY

Gather data about your town parks, trails, and recreation facilities.

Let's check out the process!

# PARKS & RECREATION MAP



# RECREATION IN FORT MILL

Place dots next to the existing Parks and Recreation Facilities that you use on a frequent basis.

\*Indicates parks and trails NOT within Fort Mill Parks and Recreation's Jurisdiction



Banks Athletic Park



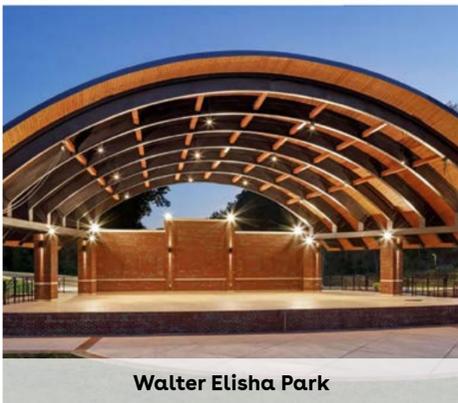
Fort Mill Community Center



Ann Springs Close Greenway



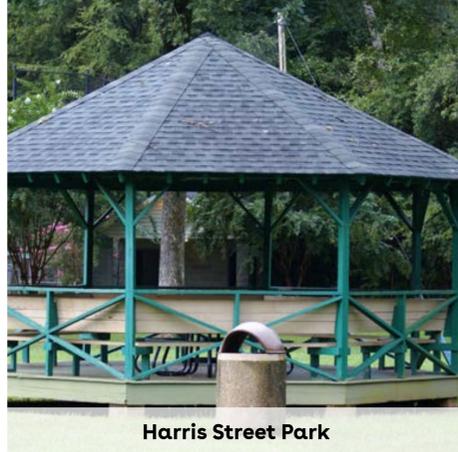
Calhoun Street Park



Walter Elisha Park



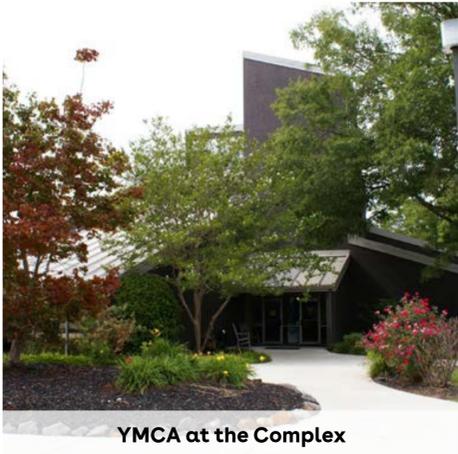
Doby Bridge Park



Harris Street Park



Millstone Park



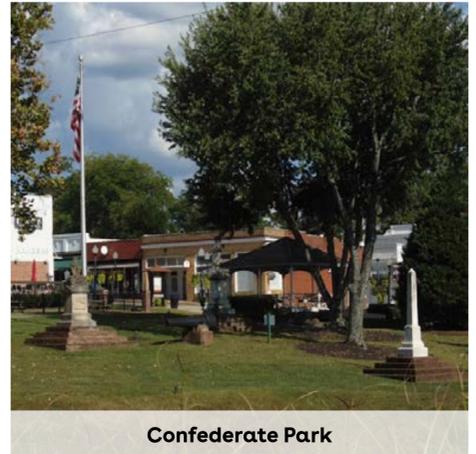
YMCA at the Complex



Steele Street Park



Veterans Park



Confederate Park



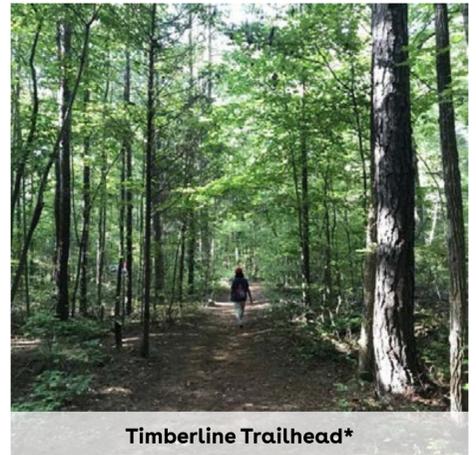
Allison Park\*



Kingsley Park\*



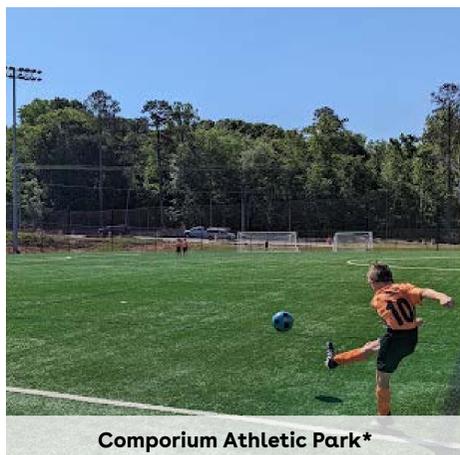
Carolina Thread Trail - Baxter Village\*



Timberline Trailhead\*



Heritage Blvd Trails\*



Comporium Athletic Park\*



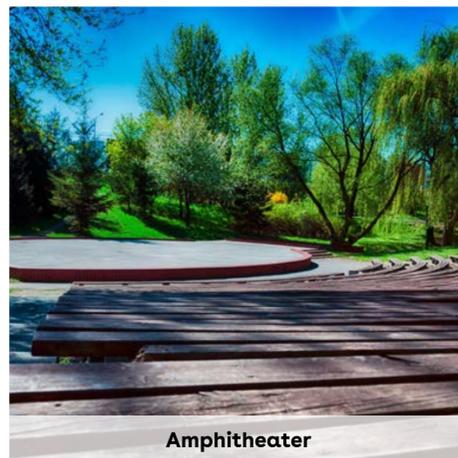
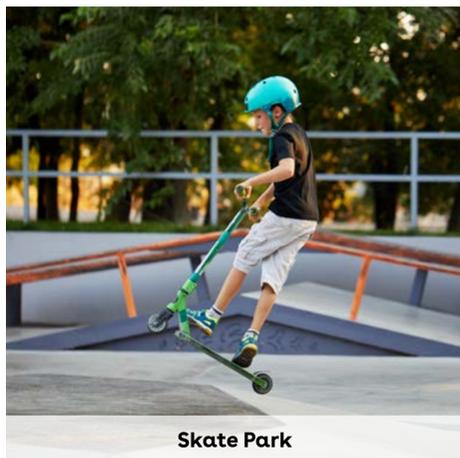
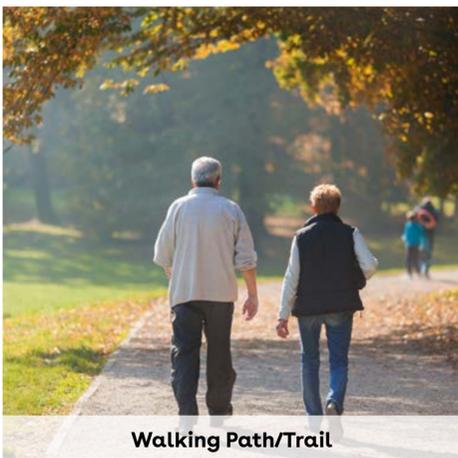
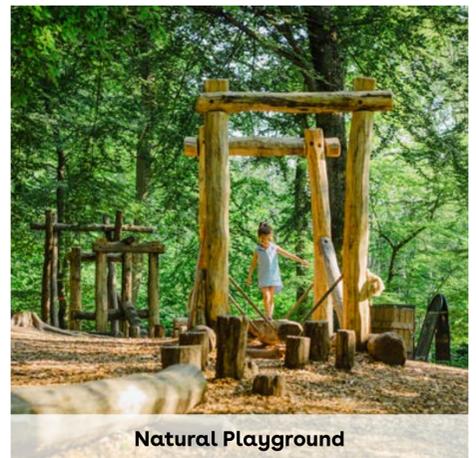
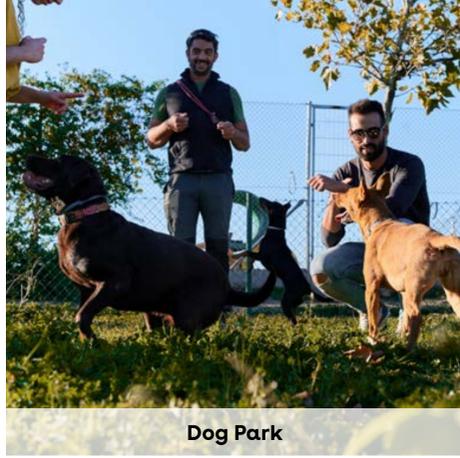
Springmaid Park\*



Shady Grove Park\*

# RECREATION NEEDS

Place dots next to the types of park elements you would like to have in Fort Mill.  
Is anything missing? If so, leave us a note below!



Place your comments on sticky notes here.

# BIG IDEAS FOR PARKS & TRAILS

What are your **BIG** ideas or aspirations for Parks, Trails, and Recreation in Fort Mill?  
Place a sticky note in the area provided with your big ideas and aspirations for the related topics.  
Is anything missing? If so, leave us a note below!

## PARKS

Place your comments on sticky notes here.

## TRAILS

Place your comments on sticky notes here.

## RECREATION

Place your comments on sticky notes here.

## ANYTHING ELSE?

Place your comments on sticky notes here.