

M E M O R A N D U M

TO: Fort Mill Area Builders, Developers & Contractors
FROM: Chris Pettit, Assistant Town Manager
DATE: June 15, 2020
SUBJECT: Changes to Development Impact Fees



Dear Fort Mill Area Builders, Developers & Contractors:

On June 8, 2020, Fort Mill Town Council adopted an update to the town's development impact fee ordinance. Development impact fees are one-time fees, collected at the time a building permit is issued, that go towards helping pay for growth related expansions of service in the following categories:

- Fire Protection
- Municipal Facilities & Equipment
- Parks & Recreation (Residential Construction Only)

The purpose of the update was to maintain the program's compliance with the South Carolina Development Impact Fee Act, which requires municipalities to fully update their impact fee programs at least once every five years.

The update to our ordinance will result in changes to the development impact fees that are assessed on most new construction throughout town. Exhibit A (attached) provides a general overview of what the updated fees will be for a variety of new construction projects. (Note: Actual calculations may be slightly higher or lower due to rounding.)

These updated fees will go into effect on July 1, 2020. Any new construction that is permitted prior to July 1, 2020 will be subject to the current development impact fee schedule (effective since October 1, 2015).

For more information, please visit the Planning Department's page on our website at www.fortmillsc.gov or contact the Planning Department by phone at (803) 547-2034.

Sincerely,

A handwritten signature in blue ink, appearing to be "CP", is written over a light blue horizontal line.

Chris Pettit, AICP
Assistant Town Manager

Exhibit A General Development Impact Fee Schedule

Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
Residential					
Single Family Home	dwelling unit	\$1,342	\$520	\$963	\$2,825
Townhome	dwelling unit	\$1,342	\$520	\$963	\$2,825
Apartment/Condominium	dwelling unit	\$1,025	\$397	\$735	\$2,157
Mobile Home	dwelling unit	\$1,144	\$443	\$821	\$2,408
Hotel/Motel					
Hotel	room	—	\$259	\$173	\$432
All Suites Hotel	room	—	\$40	\$26	\$66
Business Hotel	room	—	\$53	\$35	\$88
Motel	room	—	\$58	\$39	\$97
Resort Hotel	room	—	\$859	\$573	\$1,432
Recreational					
Golf Driving Range	tee	—	\$112	\$74	\$186
Movie Theater	1,000 s.f.	—	\$657	\$438	\$1,095
Multiplex Movie Theater	1,000 s.f.	—	\$604	\$402	\$1,006
Amusement Park	acre	—	\$4,294	\$2,867	\$7,161
Water Slide Park	acre	—	\$4,021	\$2,685	\$6,706
Recreation Community Center	1,000 s.f.	—	\$473	\$316	\$789
Institutional					
School District Office	1,000 s.f.	—	\$1,265	\$845	\$2,110
Junior/Community College	1,000 s.f.	—	\$621	\$415	\$1,036
University/College	1,000 s.f.	—	\$1,310	\$875	\$2,185
Daycare	1,000 s.f.	—	\$997	\$666	\$1,663
Cemetery	acre	—	\$53	\$35	\$88
Prison	1,000 s.f.	—	\$7,493	\$5,002	\$12,495
Museum	1,000 s.f.	—	\$139	\$92	\$231
Library	1,000 s.f.	—	\$577	\$385	\$962
Medical					
Hospital	1,000 s.f.	—	\$1,265	\$845	\$2,110
Nursing Home	1,000 s.f.	—	\$1,020	\$680	\$1,700
Clinic	1,000 s.f.	—	\$1,847	\$1,233	\$3,080
Animal Hospital/Veterinary Clinic	1,000 s.f.	—	\$756	\$504	\$1,260
Medical/Dental Office	1,000 s.f.	—	\$1,789	\$1,194	\$2,983
General Office					
General Office Building	1,000 s.f.	—	\$1,328	\$887	\$2,215
Small Office Building	1,000 s.f.	—	\$908	\$606	\$1,514
Corporate Headquarters	1,000 s.f.	—	\$1,538	\$1,027	\$2,565
Single Tenant Office Building	1,000 s.f.	—	\$1,333	\$889	\$2,222
Government Office Building	1,000 s.f.	—	\$1,355	\$905	\$2,260
US Post Office	1,000 s.f.	—	\$805	\$1,221	\$2,026
State Motor Vehicles Department	1,000 s.f.	—	\$1,829	\$537	\$2,366
Government Office Complex	1,000 s.f.	—	\$1,145	\$764	\$1,909
Office Park	1,000 s.f.	—	\$1,400	\$934	\$2,334
Research and Development Center	1,000 s.f.	—	\$1,529	\$1,021	\$2,550
Business Park	1,000 s.f.	—	\$1,377	\$920	\$2,297
General Retail					
Building Materials/Lumber	1,000 s.f.	—	\$330	\$221	\$551
Variety Store	1,000 s.f.	—	\$295	\$197	\$492
Free Standing Discount Store	1,000 s.f.	—	\$966	\$644	\$1,610
Hardware Paint Store	1,000 s.f.	—	\$112	\$74	\$186
Nursery (Garden Center)	1,000 s.f.	—	\$1,395	\$932	\$2,327
Nursery (Wholesale)	1,000 s.f.	—	\$747	\$499	\$1,246
Shopping Center	1,000 s.f.	—	\$1,047	\$698	\$1,745
Auto Sales (New)	1,000 s.f.	—	\$1,113	\$743	\$1,856
Auto Sales (Used)	1,000 s.f.	—	\$970	\$648	\$1,618
Recreation Vehicle Sales	1,000 s.f.	—	\$282	\$188	\$470
Automobile Parts Sales	1,000 s.f.	—	\$734	\$490	\$1,224
Tire Store	1,000 s.f.	—	\$693	\$463	\$1,156
Supermarket	1,000 s.f.	—	\$635	\$424	\$1,059
Convenience Market	1,000 s.f.	—	\$698	\$465	\$1,163
Convenience Market with Gas Pumps	1,000 s.f.	—	\$1,145	\$764	\$1,909

Discount Superstore	1,000 s.f.	—	\$1,006	\$671	\$1,677
Discount Club	1,000 s.f.	—	\$581	\$388	\$969
Sporting Goods Superstore	1,000 s.f.	—	\$2,898	\$1,935	\$4,833
Pharmacy with Drive-Through Window	1,000 s.f.	—	\$707	\$472	\$1,179
Furniture Store	1,000 s.f.	—	\$259	\$173	\$432
Beverage Container Recycling Depot	1,000 s.f.	—	\$398	\$266	\$664
Liquor Store	1,000 s.f.	—	\$1,279	\$854	\$2,133

Industrial					
Intermodal Truck Terminal	1,000 s.f.	—	\$1,176	\$785	\$1,961
General Light Industrial	1,000 s.f.	—	\$729	\$486	\$1,215
Industrial Park	1,000 s.f.	—	\$518	\$346	\$864
Manufacturing	1,000 s.f.	—	\$711	\$474	\$1,185
Warehousing	1,000 s.f.	—	\$152	\$101	\$253
Utility	1,000 s.f.	—	\$1,440	\$961	\$2,401
Specialty Trade Contractor	1,000 s.f.	—	\$1,229	\$821	\$2,050

Services					
Walk-In Bank	1,000 s.f.	—	\$1,910	\$1,274	\$3,184
Drive-In Bank	1,000 s.f.	—	\$1,409	\$941	\$2,350
Copy, Print, and Express Ship Store	1,000 s.f.	—	\$832	\$555	\$1,387
Quality Restaurant	1,000 s.f.	—	\$2,071	\$1,382	\$3,453
High-Turnover Restaurant	1,000 s.f.	—	\$2,362	\$1,577	\$3,939
Fast Food without Drive-Through Window	1,000 s.f.	—	\$2,317	\$1,546	\$3,863
Fast Food with Drive-Through Window	1,000 s.f.	—	\$4,630	\$3,091	\$7,721
Fast Food with Drive-Through (No Seating)	1,000 s.f.	—	\$5,976	\$3,990	\$9,966
Quick Lubrication Vehicle Shop	1,000 s.f.	—	\$1,946	\$1,299	\$3,245
Automobile Care Center	1,000 s.f.	—	\$1,095	\$732	\$1,827
Automobile Parks and Service Center	1,000 s.f.	—	\$671	\$447	\$1,118
Gas/Service Station	1,000 s.f.	—	\$1,950	\$1,301	\$3,251
Gas/Service Station with Convenience	1,000 s.f.	—	\$2,643	\$1,765	\$4,408
Super Convenience with Gas	1,000 s.f.	—	\$1,624	\$1,084	\$2,708