



Fort Mill Town Council  
Monday September 26, 2016  
7:00 A.M.

Meeting Location  
Fort Mill Town Hall, Council Chambers  
112 Confederate Street Fort Mill, SC 29715

## **AGENDA**

**CALL TO ORDER**

**7:00 am**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**WELCOME**

**MINUTES**

Minutes for the 9-12-16 Town Council Meeting.

**PUBLIC COMMENT**

**Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any resident may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign the Public Comment sheet prior to the start of the meeting.**

**PRESENTATIONS**

**Presentation #1**

Recognition of Jason Ratterree, Athletic Superintendent with Parks and Recreation, for graduating last week from the South Carolina Recreation & Park Association (SC LEAD Program). SC LEAD stands for Leadership, Enhancement, and Development Institute.

## **PUBLIC HEARING**

### **Public Hearing Item #1**

An ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement with Pace Development Group, Inc., for property located at York County Tax Map Numbers 020-12-01-191, 020-12-01-192, 020-12-01-193, and 020-12-01-194, such parcels containing approximately 44.8 +/- acres located on Fort Mill Parkway; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto *[This is the first of two required public hearings]*

## **OLD BUSINESS ITEMS**

### **Old Business Item #1**

Second Reading: An ordinance adopting a Historic District Design Guidelines Manual for new construction, rehabilitation, and modifications to existing buildings within the Town of Fort Mill Historic Preservation Overlay District

### **Old Business Item #2**

Second Reading: An ordinance annexing York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, containing approximately 3.36 acres located at the intersection of Haire Road and Fort Mill Parkway *(Ward 4: Moody)*

### **Old Business Item #3**

Second Reading: An ordinance annexing York County Tax Map Number 659-00-00-003, containing approximately 0.42 +/- acres located at 314 Sutton Road *(Ward 1: Shirey)*

### **Old Business Item #4**

Second Reading: An ordinance annexing York County Tax Map Number 659-00-00-002, containing approximately 0.46 +/- acres located at 322 Sutton Road *(Ward 1: Shirey)*

### **Old Business Item #5**

Second Reading: An ordinance amending the Code of Ordinance for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; so as to add a new division, to be called Division 4, Economic Development Incentives

### **Old Business Item #6**

Second Reading: An Ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina for the tax year ending December 31, 2016, and for the fiscal year ending September 30, 2017.

### **Old Business Item #7**

Second Reading: An Ordinance to adopt the budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

## **NEW BUSINESS ITEMS**

### **New Business Item #1**

First Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-12-01-191, 020-12-01-192, 020-12-01-193, and 020-12-01-194, such parcels containing approximately 44.8 +/- acres located on Fort Mill Parkway, from PND Planned Neighborhood Development to R-15 Residential (*Ward 4: Moody*)

### **New Business Item #2**

First Reading: An ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement with Pace Development Group, Inc., for property located at York County Tax Map Numbers 020-12-01-191, 020-12-01-192, 020-12-01-193, and 020-12-01-194, such parcels containing approximately 44.8 +/- acres located on Fort Mill Parkway; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto (*Ward 4: Moody*)

### **New Business Item #3**

First Reading: An ordinance annexing York County Tax Map Numbers 737-00-00-179, 737-01-01-001 through 737-01-01-078, 737-02-01-001 through 737-02-01-049, and 737-03-01-001 through 737-03-01-083; comprising, in the aggregate, approximately 48.9 +/- acres; containing a total of 211 parcels on Applegate Lane, Brookshire Drive, Cody Court, Copper Creek Lane (# 1350-1375 only), Danielle Way, Jacobs Ridge, Legion Road (# 1448 only), Makayla Court, and Tylers Way; and being more particularly described as the Huntington Place (Phases I, II, and III), Copper Creek at Huntington (Phase IV), and Cobblestone at Huntington (Phase V) subdivisions (*Ward 4: Moody*)

### **New Business Item #4**

First Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-04-04-004, containing approximately 0.7 +/- acre located at 314 N White Street, from R-15 Residential to GI General Industrial (*Ward 2: Helms*)

### **New Business Item #5**

A resolution adopting program guidelines for the Town of Fort Mill Façade Improvement Grant Program

### **New Business Item #6**

A resolution designating the month of October 2016 as Community Planning Month in the Town of Fort Mill

### **New Business Item #7**

First Reading: An ordinance authorizing the execution and filing of a quit claim deed for a platted right of way on Pine Street from the Town of Fort Mill to Clear Springs Land Company, LLC.

**New Business Item #8**

An agreement between the Town of Fort Mill, and The Dodd Studio, LLC for master plan service for the Fort Mill Farmers Market Master Plan located in downtown Fort Mill, SC.

**EXECUTIVE SESSION**

**Please Note:** Council may take action on Executive Session Items listed on the agenda when they come back into Public Session.

**Executive Session Item #1**

Discussion of negotiations incident to proposed contractual arrangements with Scott Development Group, Inc., regarding the Banks Street Gym property.

**Executive Session Item #2**

Discussion of proposed contractual matter regarding an aquatics center with the Fort Mill School District.

**Executive Session Item #3**

Discussion of negotiations incident to proposed contractual arrangements for the sale of surplus property known as tax map #733-00-00-001.

**ADJOURN**

**The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTB. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.**

*The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.*