

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
July 12, 2016
Town Hall, 112 Confederate Street
6:00 PM

Present: Louis Roman, Jonathan Mauney, Carolyn Blair, Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: Dan Dodd, Nik Radovanovic

Guests: Julie Husband (Winter & Co.), Noré Winter (via GoToMeeting, Winter & Co.), Don Doncan (Halcyon Hills Photography), Jim Thomas (Springs St.), Bart Nicholson (Gym at 214 Main), Trudie Heemsoth (Council), Wink Rea (FMEC), Scott Couchenour (Downtown Property Owner), Bayles Mack (Downtown Property Owner)

CALL TO ORDER

Chairman Roman called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the June 14, 2016 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 5-0.

HISTORIC DISTRICT DESIGN GUIDELINES

- 1. Presentation of Draft Town of Fort Mill Historic District Design Guidelines – Julie Husband and Noré Winter (via GoToMeeting):** Chairman Roman introduced Julie Husband and Noré Winter with Winter and Co., the consultants for the town’s Historic District Design Guidelines project. Mr. Winter, via a GoToMeeting presentation, provided an overview of the purpose of the project and historic preservation in general, the highlights of the first draft of the design guidelines for Fort Mill, and a discussion of the next steps in moving forward with the project. Chairman Roman thanked Mr. Winter for his presentation and opened the floor for public comment and questions regarding the draft as presented, additionally noting that the town would be taking comments until July 26th to incorporate into the next draft.

- 2. Public Comment – Historic District Design Guidelines:** Scott Couchenour, a property owner downtown, questioned how the parking lot adjacent to Hardees and The Greens would be treated with the historic district, with Mr. Cronin noting that those projects are not within the town’s historic district. Ms. Husband led a discussion about how the guidelines would bring buildings up to the street and create a pedestrian realm, additionally noting how the underlying zoning would

affect the development of the properties. Planning Director Cronin additionally discussed how The Greens, although outside the historic district, was designed through the Planning Commission's appearance review process with respect to its proximity and visibility to the historic district and that the parking lot adjacent to Hardees would not have been allowed as a principal use on a lot as it currently is today under the town's proposed Unified Development Ordinance (UDO).

Scott Couchenour questioned enlarging the footprint of the town's historic district, to which Mr. Winter discussed the general guidelines involved in evaluating whether properties should be brought into a historic district. Chairman Roman noted that if the town embraces the guidelines, voluntary participation in the historic district may occur. Further discussions occurred regarding other communities and how historic district expansion occurs.

Jim Thomas, resident of Springs Street and Chairman of the town's Board of Zoning Appeals, noted that page 32 of the draft contradicts allowable materials as noted in the town's proposed UDO. Mr. Cronin further discussed what the UDO states. Mr. Winter noted that they would take a look at the draft and make sure the two documents are in sync with each other.

Bayles Mack, a property owner downtown, noted that the district as going forward needs to be uniform geographically to create a true district that creates/adds value to the town.

Wink Rea, a member of FMEC, questioned whether there would be anything in the design guidelines that would require full compliance to be achieved if certain percentages of the property values of a building were to be spent on repairs or renovations, to which Ms. Husband noted that there was nothing in the guidelines addressing that. Mr. Winter noted that the guidelines typically address anything that is proposed to be worked on, but generally allow the existing portions of buildings to otherwise remain as is.

Mr. Couchenour questioned if procedurally coming to the Historic Review Board with a multitude of options would be beneficial, to which Mr. Winter noted that in certain circumstances there are a variety of options that are appropriate in moving forward.

Chairman Roman thanked the guests for coming to the meeting and providing assistance in creating the design guidelines for the town.

BAILEY BILL

- 1. Presentation regarding recent updates to the Bailey Bill Ordinance – Joe Cronin, Planning Director:** Mr. Cronin noted that in addition to project design guidelines, the town has also been working on incentives for renovation/redevelopment. Mr. Cronin provided an overview of the state's Bailey Bill law and the town's recent adoption of updates to the local Bailey Bill law. Mr. Rea questioned whether an applicant could utilize the Bailey Bill and, for example, in the 19th year

of the frozen tax assessment complete another Bailey Bill application to continue the existing, frozen tax assessment. Mr. Cronin noted that the law does not address that situation specifically and that it would require a legal opinion.

ITEMS FOR INFORMATION DISCUSSION

Mr. Cronin discussed proposed items included in the draft budget, which included a matching façade improvement grant program for the downtown district and a downtown master plan. Mr. Cronin noted that the Spratt Cemetery, which is listed on the National Register, has now been annexed into the town and is now subject to review by the Historic Review Board. Mr. Cronin noted that the development agreement signed with the property owner will require the town to complete some rehabilitation work on a stone wall surrounding the cemetery. Mr. Rea questioned whether the future developer's HOA would maintain the cemetery, to which Mr. Cronin noted that the cemetery and surrounding property would be donated to the town and the town would own and maintain the property. Ms. White questioned whether anyone thought about the likelihood that there are Catawba Indian burials or historic sites throughout the property, to which Mr. Cronin noted that the development agreement would require a full archeological and historic preservation survey as well as an endangered species survey prior to any development.

Chairman Roman questioned whether there would be value in the board drafting a letter to council in support of including the requested items in the upcoming budget, to which Mr. Cronin noted that it would be up to the board whether they did that but additionally noted that there is precedent from last year when the board drafted a letter requesting funding for the historic district design guidelines. Chairman Roman noted that the time is now to focus on downtown, as other areas throughout town including Kingsley are receiving a lot of attention and will have a lot of draw which could leave behind the town's true downtown district. Ms. Blair made a motion that the board draft a letter in support of council including the downtown master plan and façade improvement grant program in the upcoming budget. Mr. Heemsoth seconded the motion. Hearing no further discussion, Chairman Roman called for a vote. The motion passed by a vote of 5-0.

Mr. Cronin reminded the board that there would be a public meeting regarding the upcoming Pennies for Progress referendum at Nation Ford High School at 6:00 p.m. on July 20th, should anyone wish to attend to hear and provide input on the upcoming Pennies 4 referendum.

Ms. Blair questioned whether the design guidelines could provide consequences if property owners do not follow the proper procedures in obtaining a certificate of appropriateness prior to making exterior modifications in the historic district. Mr. Cronin noted that the zoning ordinance already includes language that states if you have to get a certificate of appropriateness, which would also provide town staff with the ability to provide fines of up to \$500 per day in which a property owner was in violation of the ordinance. Mr. Cronin noted historically that the practice is to reach out to folks who are doing work without approval and bring them before the board for approval. Ms. Blair noted that including a clear

statement in the design guidelines would be beneficial. Chairman Roman agreed that reiterating the penalties would be good to include.

- 1. 227 Main Street Renovations:** At the board's June meeting, members of the board noted that the property owner at 227 Main Street had completed a few renovations to the front façade without obtaining a certificate of appropriateness. Mr. Pettit noted that staff had reached out to the property owner and they have subsequently submitted an application for a certificate of appropriateness and that the item will be included in the August meeting's agenda for discussion and approval.

There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner