



**Town of Fort Mill Town Council
Regular Meeting Minutes
May 9, 2016
7:00 pm**

Present: Mayor Savage, Councilman Huntley, Councilman Shirey, Councilman Moody, Councilman Helms, Councilwoman Heemsoth and Councilwoman McCarley, Dennis Pieper, Manager and Virginia Burgess, Town Clerk, were present.

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.

Mayor Guynn Savage opened the meeting, led the pledge of allegiance and provided the invocation.

PUBLIC COMMENTS

Mr. Al Rogat, 1006 Cresthaven Lane, Fort Mill made various suggestions for Council to consider.

MINUTES

Councilman Helms made a MOTION to accept the minutes of the April 25, 2016 meeting with the addition of Councilwoman Heemsoth as being present. SECONDED by Councilman Shirey. Passed 7-0.

PRESENTATIONS

Presentation #1

April Financials - Chantay Bouler, Finance Director

Chantay Bouler, Finance Director, went over the financial statements for April.

PUBLIC HEARING

There were no Public Hearing items.

OLD BUSINESS

Old Business Item #1

Second Reading: An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; Division 3, Special Tax Assessment for Rehabilitated Historic Properties; so as to extend the length of the Special Tax Assessment, to amend the eligibility criteria for the Special Tax Assessment, and other matters related thereto.

Mayor Savage explained that this is also known as the Bailey Bill. This Ordinance allows the Town to give a tax incentive to someone that would like to invest in restoring a historic property by only charging taxes on the pre-rehabilitation value of the property.

Councilwoman McCarley made a MOTION to approve Old Business Item #1. SECONDED by Councilman Shirey. Passed 7-0.

Old Business Item #2

First Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to amend the list of districts established within the town; and Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to replace the R-5 Residential District with the R-7 Residential zoning district.

Joe Cronin handed out a diagram of the proposed R-7 requirements from the new UDO rewrite, attached as schedule A.

Mr. Cronin stated that the changes that are being requested in Old Business Items #2 through #6 will be addressed in the new UDO update. It is the recommendation of the Planning Commission and Planning Staff to defer these items until such time as the UDO is brought to Council with these changes.

Councilman Shirey made a MOTION to defer Old Business Items #2, #3, #4, #5 and #6 until the UDO update is complete. SECONDED by Councilman Moody. Passed 7-1. Councilman Huntley opposed.

Old Business Item #3

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 020-11-01-195, 020-11-01-196 and 020-11-01-197 (A/K/A the future Oakland Pointe subdivision), such parcels containing approximately 28.98 +/- acres located at the intersection of Kimbrell Road and N Dobys Bridge Road, from R-5 Residential to R-7 Residential.

Councilman Shirey made a MOTION to defer Old Business Items #2, #3, #4, #5 and #6 until the UDO update is complete. SECONDED by Councilman Moody. Passed 7-1. Councilman Huntley opposed.

Old 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 Numbers 020-13-01-067, 020-13-01-068 and 020-13-01-069 (A/K/A the future Pecan Ridge subdivision), such parcels containing approximately 74.53 +/- acres located on Whites Road, from R-5 Residential to R-7 Residential.

Councilman Shirey made a MOTION to defer Old Business Items #2, #3, #4, #5 and #6 until the UDO update is complete. SECONDED by Councilman Moody. Passed 7-1. Councilman Huntley opposed.

Old Business Item #5

First Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Springview Meadows subdivision, containing 97 parcels on approximately 46.0 +/- acres located on Angel Oak Drive, Crescent Moon Drive and Palm Drive, from R-5 Residential to R-7 Residential.

Councilman Shirey made a MOTION to defer Old Business Items #2, #3, #4, #5 and #6 until the UDO update is complete. SECONDED by Councilman Moody. Passed 7-1. Councilman Huntley opposed.

Old Business Item #6

First Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Sutton Mill subdivision, containing 97 parcels on approximately 33.5 +/- acres located on Brookcrest Lane, Misty Morning Court, Spring Blossom Trail and Still River Way, from R-5 Residential to R-7 Residential.

Councilman Shirey made a MOTION to defer Old Business Items #2, #3, #4, #5 and #6 until the UDO update is complete. SECONDED by Councilman Moody. Passed 7-1. Councilman Huntley opposed.

NEW BUSINESS

New Business Item #1

First Reading: An ordinance adopting a second amendment to the Town of Fort Mill Capital Improvements Plan for FY 2015-16 through FY 2019-2020

Mayor Savage made a MOTION to approve the First Reading of Business Item #1. SECONDED by Councilwoman McCarley. Passed 7-0.

COMMITTEE REPORTS

There were no Committee reports.

INFORMATION/DISCUSSION ITEMS

There were no Information/Discussion items.

EXECUTIVE SESSION ITEMS

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

Executive Session #1

Discussion incidental to proposed purchase of real property.

Executive Session #2

Discussion incidental to a personnel matter.

Executive Session #3

Discussion incidental to a contractual matter relating to a new Fire Station.

Executive Session #4

Negotiations incidental to proposed contractual arrangements with the Fort Mill School District's School Resource Officers.

Councilman Helms made a MOTION to go into Executive Session to discuss a proposed purchase of real property, a personnel matter, contractual matters relating to a new Fire Station and contractual arrangements with the Fort Mill School District's School Resource Officers. SECONDED by Councilman Moody. Passed 7-0.

Mayor Savage announced that there were no votes or actions taken while in Executive Session.

Councilwoman McCarley made a MOTION to come out of Executive Session. SECONDED by Councilman Helms. Passed 7-0.

ADJOURN

Councilwoman McCarley made a MOTION to adjourn. SECONDED by Councilwoman Heemsoth. Passed 7-0.

The meeting adjourned at 9:15pm.

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 WBTV. 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.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Virginia C. Burgess". The signature is written in a cursive style and is positioned above the printed name and title.

Virginia C. Burgess
Town Clerk

R-5 (Current)	R-7 (Proposed)	R-7 (UDO) Minimum	R-7 (UDO) Average
5,000 SF Min. Lot Area	7,000 SF Min. Lot Area	5,000 SF Min. Lot Area	7,000 SF Avg. Lot Area
50' Min. Lot Width	60' Min. Lot Width	50' Min. Lot Width	60' Avg. Lot Width
Example: 50' x 100' Lot	Example: 60' x 116.67' Lot	Example: 50' x 100' Lot	Example: 60' x 116.67' Lot
<p>Buildable Area: 3,000 SF (60%)</p>	<p>Buildable Area: 3,268 SF (47%)</p>	<p>Buildable Area: 3,000 SF (60%) 2,750 SF (55%) 2,500 SF (50%)</p>	<p>Buildable Area: 4,585 SF (66%) 4,200 SF (60%) 3,850 SF (55%) 3,500 SF (50%)</p>