



FORT MILL

TOWN OF FORT MILL PLANNING COMMISSION MEETING

January 19, 2016
112 Confederate Street
7:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: December 16, 2015 *[Pages 3–7]*

ELECTION OF CHAIR & VICE CHAIR FOR 2016

OLD BUSINESS ITEMS

1. **Final Plat Approval: Massey Phase 2, Map 1** *[Pages 8–13]*

Request from Jen Worth Carolina 6 LLC to approve a Final Plat (Bonded) for Massey Phase 2, Map 1 (*Ward 4: Moody*)

NEW BUSINESS ITEMS

1. **Annexation Request: 952 Pleasant Ridge Road** *[Pages 14–22]*

An ordinance annexing York County Tax Map Number 706-00-00-023, containing approximately 0.38 +/- acres at 952 Pleasant Ridge Road (*Ward 4: Moody*)

2. **Rezoning Request: Dobys Bridge Presbyterian Church** *[Pages 23–29]*

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 020-12-01-265, containing approximately 6.52 +/- acres located at 2500 S Dobys Bridge Road, from LC Local Commercial to R-15 Residential (*Ward 4: Moody*)

3. Commercial Appearance Review: QuikTrip

[Pages 30–42]

Request from QuikTrip to approve commercial appearance review for a proposed gas station/convenience store located at the corner of Highway 160 and Springfield Parkway (*Ward 3: Huntley*)

ITEMS FOR INFORMATION / DISCUSSION

1. Unified Development Ordinance (UDO) Update

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
December 16, 2015
112 Confederate Street
7:00 PM**

Present: James Traynor, Ben Hudgins, John Garver, Hynek Lettang, Jay McMullen, Tom Petty, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Chris Wolfe

Guests: Darryl Trull

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Chairman Traynor stated that he had a conflict of interest for Information/Discussion Item #1 and would be recusing himself from discussion of that item.

Mr. Hudgins made a motion to approve the minutes from the November 24, 2015, meeting, with a second by Mr. Garver. The minutes were approved by a vote of 6-0.

Planning Director Cronin stated that he had heard from Mr. Wolfe, who would be unable to attend due to scheduling conflicts.

NEW BUSINESS ITEMS

- 1. Annexation Request: 1544 Sam Smith Road:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider an annexation request submitted by Darryl Trull for a 4.48 acre tract located at 1544 Sam Smith Road. The applicant requested a zoning designation of LI Limited Industrial. Planning Director Cronin stated that the future land use map in the town's comprehensive plan identified the parcel as medium-density residential, but noted that the property was bordered on two sides by LI zoned property. An auto repair business on the opposite side of Sam Smith Road is zoned BD-III in the county, but contained a use that would be consistent with the town's LI zoning district. Given the property's size and proximity to I-77, it was staff's opinion that the highest and best use for the property was likely LI.

Mr. Hudgins questioned how close the property was to neighboring residential uses. Assistant Planner pulled up a map on the screen and showed one residential parcel on the opposite side of Sam Smith Road, and another residence bordering the property on the north. The applicant, Darryl Trull, stated that he had an option to purchase the neighboring residence at a later date. Mr. McMullen asked the applicant what he intended to develop on the property. Mr. Trull stated that he hasn't settled on a specific use, but was considering either auto repair or personal storage units.

Mr. Garver made a motion to recommend in favor of the annexation with a zoning designation of LI. Mr. Petty seconded the motion. Chairman Traynor called for a vote on the motion:

<u>In Favor</u>	<u>Opposed</u>
Traynor	McMullen
Hudgins	Lettang
Garver	
Petty	

The motion passed by a vote of 4-2.

- 2. 2016 Meeting Dates:** Planning Director Cronin made a request on behalf of town staff that the Planning Commission consider changing its standing meeting date from the fourth Tuesday of each month to the third Tuesday of each month. The primary purpose of this change is to allow sufficient time between the Planning Commission meeting date and the first council meeting of the following month to provide 15 days' notice of an upcoming public hearing. Currently, most public hearings must be scheduled for council's second evening meeting following the Planning Commission meeting, which is typically 7-8 weeks out. By moving the Planning Commission's meeting date up one week, all public hearings can be advertised for council's next evening meeting, which will reduce the normal turnaround time for most annexations, rezonings and text amendments by 2-4 weeks.

Mr. Garver made a motion to move the Planning Commission's standing meeting date from the fourth Tuesday of each month to the third Tuesday of each month. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Preliminary Commercial Appearance Review: QuikTrip:** Chairman Traynor stated that he had a conflict of interest on this item, and would recuse himself from discussion. Chairman Traynor left the meeting at 7:21 pm.

Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to provide a preliminary review of the proposed QuikTrip at the corner of Highway 160 and Springfield Parkway.

Assistant Planner Pettit, following the topics as listed in the staff report, began the discussion by noting the proposed building meets applicable setback requirements but potentially did not meet the 20' minimum height requirement of the COD-N overlay district. The Planning Commission discussed the definition of "Height of building, minimum" from the town's zoning ordinance and determined that the building's current minimum height was 16'. Planning Commission members noted the proposed building and associated gas canopy would need to meet the 20' requirement as determined by the "Height of building, minimum" definition. .

Assistant Planner Pettit provided an overview of the building placement and orientation requirements of the COD-N overlay district. Several members of the Planning Commission noted a discontent with the site design as submitted. Assistant Planner Pettit pulled up pictures of several existing QuikTrip locations noting generally what the site would look like as proposed and what other possibilities could look like, including a site that includes a “faux” entrance along the building’s rear. A discussion occurred, noting that the “faux” front along the building’s rear along with enhanced landscaping, pathways, and signage surrounding the project’s perimeter, could make up for the non-preferred site layout and could meet the intent of the district, which is to provide a pedestrian scale atmosphere. Mr. McMullen additionally noted that since the private drive behind the building would be well travelled, an additional strip of plantings between the drive and the building would provide further enhancement.

Assistant Planner Pettit stated the building material requirements of the COD-N overlay district and questioned whether the Planning Commission had any issues with the building materials as submitted. The Planning Commission applauded QuikTrip for their high quality of building materials and architectural features of their typical design, and members only reiterated their preferences as noted during the building placement and orientation discussions.

Assistant Planner Pettit provided an overview of the landscape requirements of the COD-N overlay district and questioned the Planning Commission’s resident landscape architect as to whether the trees as proposed were similar to those allowed by the approved species list in the town’s Code of Ordinances. Mr. McMullen noted that the canopy trees were rather small, but could be appropriate. Mr. Hudgins asked whether businesses in the future could simply remove trees that were originally required by the Planning Commission and/or the landscape requirements of the ordinance. Assistant Planner Pettit noted that the trees would be a condition of the approval and that staff could require replanting in the event that plantings were removed. Planning Commission members then reiterated previous discussions, noting that the applicant’s use of enhanced landscaping, pathways, and signage beyond what is minimally required could make up for the building’s orientation and placement and create the desired pedestrian atmosphere.

Assistant Planner Pettit noted the lighting requirements of the COD-N overlay district, additionally noting that the discussions of a standard across the entire overlay district would be necessary soon as multiple projects along the corridor have been announced. Planning Director Cronin stated that staff would work with a sub-committee of Planning Commission members to come up with standards for the overlay district during the month of January. The Planning Commission noted their agreement with the plan to move forward on creating standards for the district.

Assistant Planner Pettit provided the requirements of the COD-N as related to pedestrian pathways. Mr. Petty questioned why the sidewalk as shown ended short of the property line going up Springfield Parkway and Assistant Planner Pettit noted that the applicant would be required to extend the sidewalk the full length of the property line and stub out

to the neighboring property. A discussion took place regarding the required 8' minimum planting strip between the edge of pavement and the pedestrian pathway. Mr. Hudgins noted that the purpose of the 8' planting strip goes back to one of the intents of the district, which to create a safe pedestrian realm, and that the sidewalk should meet the requirement as no one would want to walk right beside Tom Hall or Springfield Parkway. Assistant Planner Pettit noted that the design as submitted did not show internal pathways meeting the requirements of the COD-N overlay district, and that the sub-committee in January should additionally finalize a design for internal pathways in the district.

Assistant Planner Pettit noted the final potential site issues as listed in the staff report related to driveways and bicycle parking. Mr. Petty questioned whether the driveway off Springfield Parkway met the 400' separation requirement, to which Assistant Planner Pettit noted that it appeared to be close and that staff would provide a comment to request further information on whether or not the design meets the requirement. Assistant Planner Pettit noted the lack of bicycle parking as required by code and that a comment would be made to the applicant requesting the addition of at least 2 spaces.

There being no further discussion, staff noted that the comments as provided would be sent to the applicant for further revisions prior the formal submittal package.

- 2. UDO Advisory Committee Meeting Dates:** Planning Director Cronin reminded members that the next UDO Advisory Committee meetings have been scheduled for January 5th and 6th at 6:30 PM in the Spratt Building. Draft articles have been forwarded to members for review. The consultant requested that members return any comments on the draft articles before the end of the year.

There being no further business, Vice Chairman Hudgins wished everyone a Merry Christmas, and the meeting was adjourned at 8:12 pm.

Respectfully submitted,

Joe Cronin
Planning Director

RECUSAL STATEMENT

Member Name: JAMES TRAYNOR

Meeting Date: December 16, 2015

Agenda Item: Section ^{ITEMS FOR} INFO/DISCUSSION Number: 1

Topic: COMMERCIAL APPEARANCE REVIEW - QUICK TRIP

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: I AM AN OFFICER OF AN AFFILIATED

COMPANY OF LAND OWNER THAT HAS SITE AT IS
INQUIRING ABOUT.

Date: 12/15/2015 [Signature]
Member

Approved by Parliamentarian: [Signature]

**Planning Commission Meeting
January 19, 2016
Old Business Item**

Final Plat Approval: Massey Phase 2, Map 1

Request from Jen Worth Carolina 6 LLC to approve a Final Plat (Bonded) for Massey Phase 2, Map 1 (*Ward 4: Moody*)

Background / Discussion

Yarborough-Williams & Houle Inc., on behalf of Jen Worth Carolina 6 LLC, has submitted a final plat for Phase 2, Map 1, of the Massey subdivision located near the intersection of S Dobys Bridge Road and Majestic Peak Drive.

The property is currently zoned PND Planned Neighborhood Development, and is covered by the Development Conditions approved for the Massey subdivision in 2005. A preliminary plat containing 161 single-family residential lots was approved for Phase 2 in 2013. The preliminary plat was consistent with the requirements of the Massey PND, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill. A minor revision to the approved plat was submitted in July 2015 and subsequently approved by town staff.

Phase 2, Map 1 will contain a total of 49 single-family residential lots on a total of 16.589 acres (2.95 DUA). The proposed final plat is consistent with both the preliminary plat, as well as the requirements of the Massey PND.

A total of seven new roads and 4,518.43 linear feet of public right-of-way have been included in the final plat for Massey Phase 2, Map 1. The street names have been reviewed and approved by the York County Addressing Office.

- Belews Creek Court
- Dudley Drive (This will connect to Dudley Drive in Massey Phase 4)
- Felts Parkway (This will connect to Felts Parkway in Massey Phase 1)
- Jakey Drive
- Melissa Drive
- Red Forest Way
- Thomas Knapp Parkway

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within the area covered by Phase 2, Map 1. The town's subdivision ordinance allows for a final plat to be approved and recorded as long as a bond is in place to cover the cost of any outstanding improvements. The minimum value of the bond shall be at least 125% of the cost of any such improvements. The town has received and approved a bond estimate from the project engineer.

Recommendation

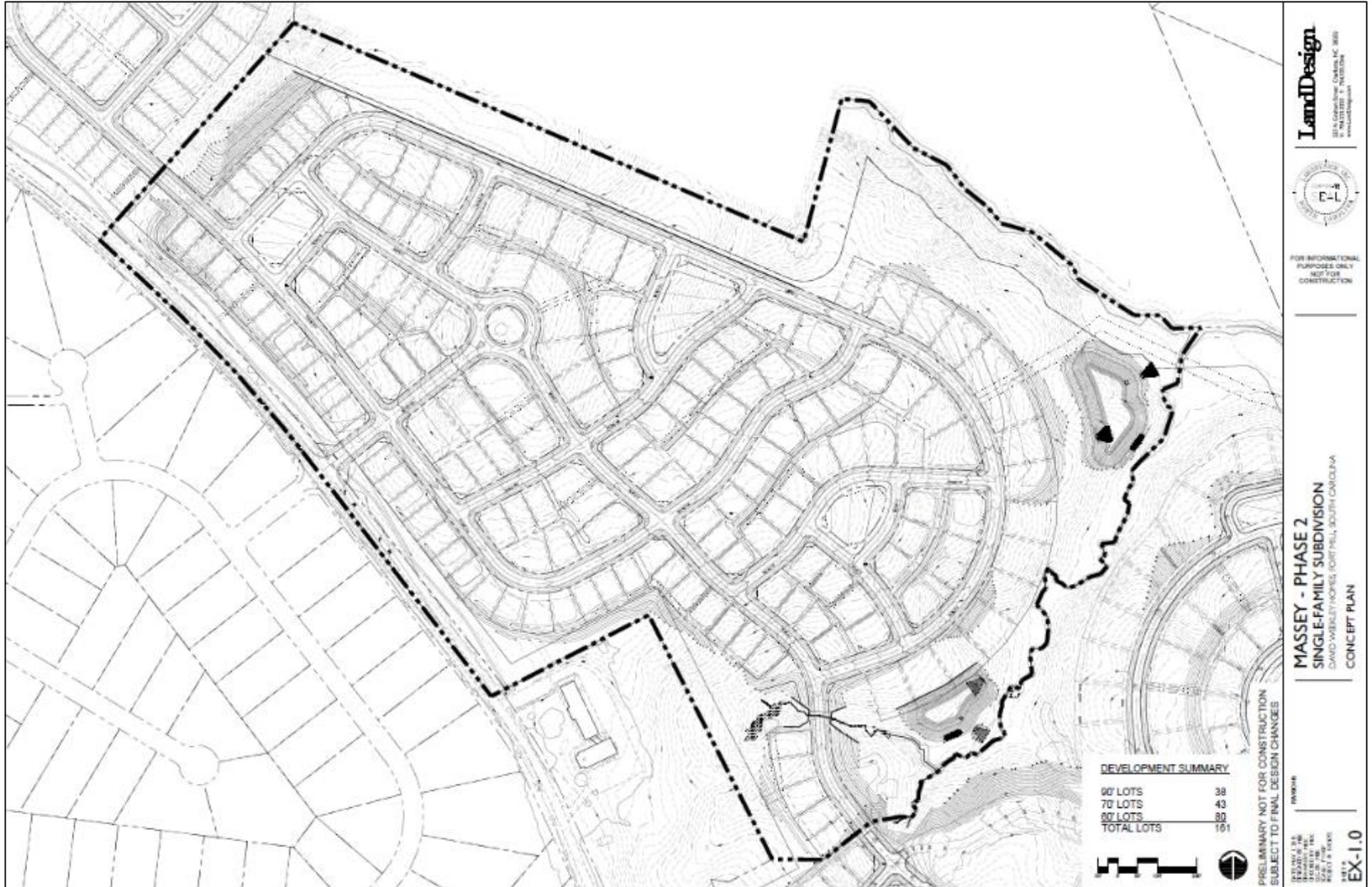
The final plat is consistent with the preliminary plat approved by the planning commission in 2013 and revised in 2015. Staff recommends in favor of approval of the final plat, contingent upon the following:

- The applicant shall secure a bond to cover the cost of any remaining improvements (engineered estimate + 25%) before the plat may be signed and released for recording.

Large copies of the final plat will be available during the meeting for review.

Joe Cronin
Planning Director
January 15, 2016

Massey Phase 2 Preliminary Plat (Revised)



From: Grooms, Cynthia [mailto:cynthia.grooms@yorkcountygov.com]
Sent: Friday, January 15, 2016 10:35 AM
To: Joe Cronin <jcronin@fortmillsc.gov>
Subject: FW: 1015181 - Massey Phase II

Hi Joe ,

Jeanne talked to Mark Kime about the existing street name Dudley near the school ,(which connects to Payton Place in Massey Ph2 Map1.) to continual through and replace the name from Payton Place to Dudley Drive.

Cynthia Grooms

GIS Address Coordinator Supervisor
Department of Public Safety Communications
York County Government
Tel: (803) 9097482 Fax: (803) 328-6225
Email: cynthia.grooms@yorkcountygov.com
Website: www.yorkcountygov.com

From: Moore, Jeanne [mailto:jeanne.moore@yorkcountygov.com]
Sent: Wednesday, January 06, 2016 10:22 AM
To: Joe Cronin <jcronin@fortmillsc.gov>
Cc: Grooms, Cynthia <cynthia.grooms@yorkcountygov.com>
Subject: RE: Massey Phase 2 Map 1

The below listed names all have been approved and are on reserve for Massey Ph 2.

Jeanne M Moore
GIS Address Coordinator
Dept of Public Safety Communications/911
P O Box 12430, 149 W Black St
Rock Hill SC 29731
Direct Line (803)-909-7483
Admin Line (803)-329-0911
Fax Number (803)-328-6225
e-mail: jeanne.moore@yorkcountygov.com



From: Joe Cronin [<mailto:jcronin@fortmillsc.gov>]
Sent: Wednesday, January 06, 2016 10:17 AM
To: Moore, Jeanne
Cc: Grooms, Cynthia
Subject: Massey Phase 2 Map 1

Jeanne,

We are in the process of reviewing the final plat for Massey Phase 2, Map 1. Can you confirm that the following street names have been approved by York County?

- Red Forest Way
- Payton Place
- Melissa Drive
- Jakey Drive
- Thomas Knapp Parkway
- Belews Creek Court
- Felts Parkway (This will connect to Felts Parkway in Massey Phase 1)

Joseph M. Cronin

Planning Director
Town of Fort Mill, SC
112 Confederate Street
Fort Mill, SC 29715
(803) 547-2034 ext. 257 (O)
(803) 371-2281 (C)
jcronin@fortmillsc.gov

PLEASE NOTE: All email correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act pursuant to S.C. Code of Laws, §§ 30-4-10, et seq.

**Planning Commission Meeting
January 19, 2016
New Business Item**

Annexation Request: 952 Pleasant Ridge Road

An ordinance annexing York County Tax Map Number 706-00-00-023, containing approximately 0.38 +/- acres at 952 Pleasant Ridge Road (*Ward 4: Moody*)

Background / Discussion

The town has received an annexation petition from William John Adams and Mary Lou Adams for York County Tax Map Number 706-00-00-023. This parcel contains a total of approximately 0.38 +/- acres located at 952 Pleasant Ridge Road. A property map and description are attached for reference.

The subject parcel is a “doughnut hole” surrounded on all four sides by residential properties that are located within the town limits. Neighboring parcels are currently zoned R-10 Residential.

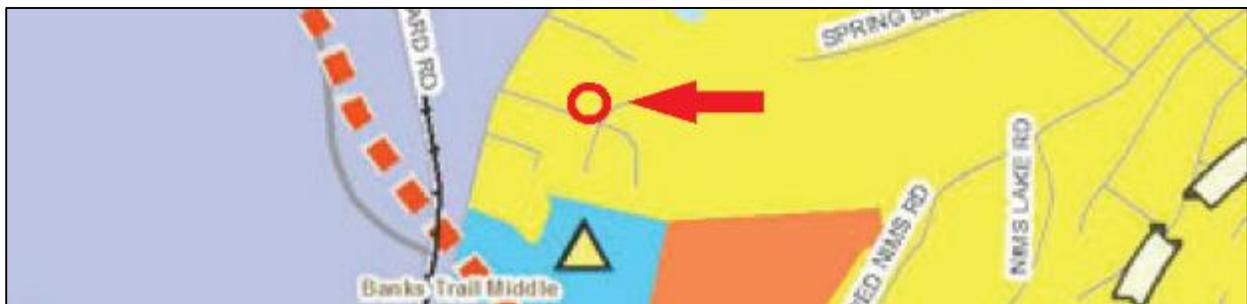
The subject parcel is currently zoned RD-I per York County GIS. The county’s RD-I district allows single-family residences (min. 8,000 sf to one acre per dwelling unit), townhomes (min. 2,000 sf per unit), apartments and condominiums. The district also allows child/adult care centers, religious uses, modular homes, parks, nursing facilities, parks and schools. The RD-I District also requires a minimum open space of 20%.

The applicant has requested a zoning designation of R-10 Residential upon annexation. The R-10 district allows single-family residential uses, as well as publicly owned buildings, religious institutions and daycare facilities. Lots must generally have a minimum area of 10,000 square feet, a 75’ minimum lot width, and minimum setbacks of 35’ (front), 10’ (sides) and 35’ (rear).

Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as “Medium-Density Residential” on the Town of Fort Mill’s Future Land Use Map, last updated in January 2013. The comprehensive plan identifies “Medium Density” as 3-5 dwelling units per acre.



Staff recommends in favor of the annexation request with a zoning designation of R-10. Below is a summary of relevant information pertaining to our recommendation:

Density / Zoning Designation

The property is bordered on four sides by properties that are currently zoned R-10 Residential. Because the property is less than 2 acres in size, the zoning ordinance specifies that the zoning designation should be an extension of an existing district. The R-10 district is consistent with the neighboring parcels, as well as the character of the surrounding neighborhood.

Traffic Impact

There is one existing residence on the property, and the lot is too small to be subdivided in the future. Therefore, no additional traffic impact is anticipated.

Utility Impact

The subject property is currently served by the Town of Fort Mill (water and sewer) and is subject to non-resident utility rates. Upon annexation, the property would be eligible for in-town rates, which would reduce water and sewer revenues by 50%.

Fire Service

The subject property is located approximately 2.0 miles (ordinary driving distance) from the town's fire station on Tom Hall Street, which is well within the ISO recommended distance of 5 miles. The town currently serves neighboring properties in the Edgewood subdivision.

School Impact

There is one existing residence on the property, and the lot is too small to be subdivided in the future. Therefore, no additional school impact is anticipated.

For these reasons, staff recommends in favor of annexation with a zoning designation of R-10.

Joe Cronin
Planning Director
January 15, 2016

Date:

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: 952 Pleasant Ridge Rd.

Tax Map Number: 020-13-01-080 lot #30

Total Acreage: 0.38 Acres +/- Cnds

Zoning Designation Requested: R 10

Property Owners:

Print Name(s):

William J Adams

Mary L Adams

Signature(s):

William J Adams

Mary L Adams

Property Map



Zoning Map



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-___

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBER 706-00-00-023, CONTAINING APPROXIMATELY 0.38 +/- ACRES AT 952 PLEASANT RIDGE ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on December 9, 2015, by William John Adams and Mary Lou Adams (the "Property Owners"), requesting that York County Tax Map Number 706-00-00-023, said parcel being owned fully by the Property Owners, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on January 19, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: R-10 Residential; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on February 8, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 0.38 acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: R-10 Residential.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward Four (4).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading: February 8, 2016
Public Hearing: February 8, 2016
Second Reading: February 22, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

Barron B. Mack, Jr, Town Attorney

ATTEST

Virginia Burgess, Town Clerk

EXHIBIT A

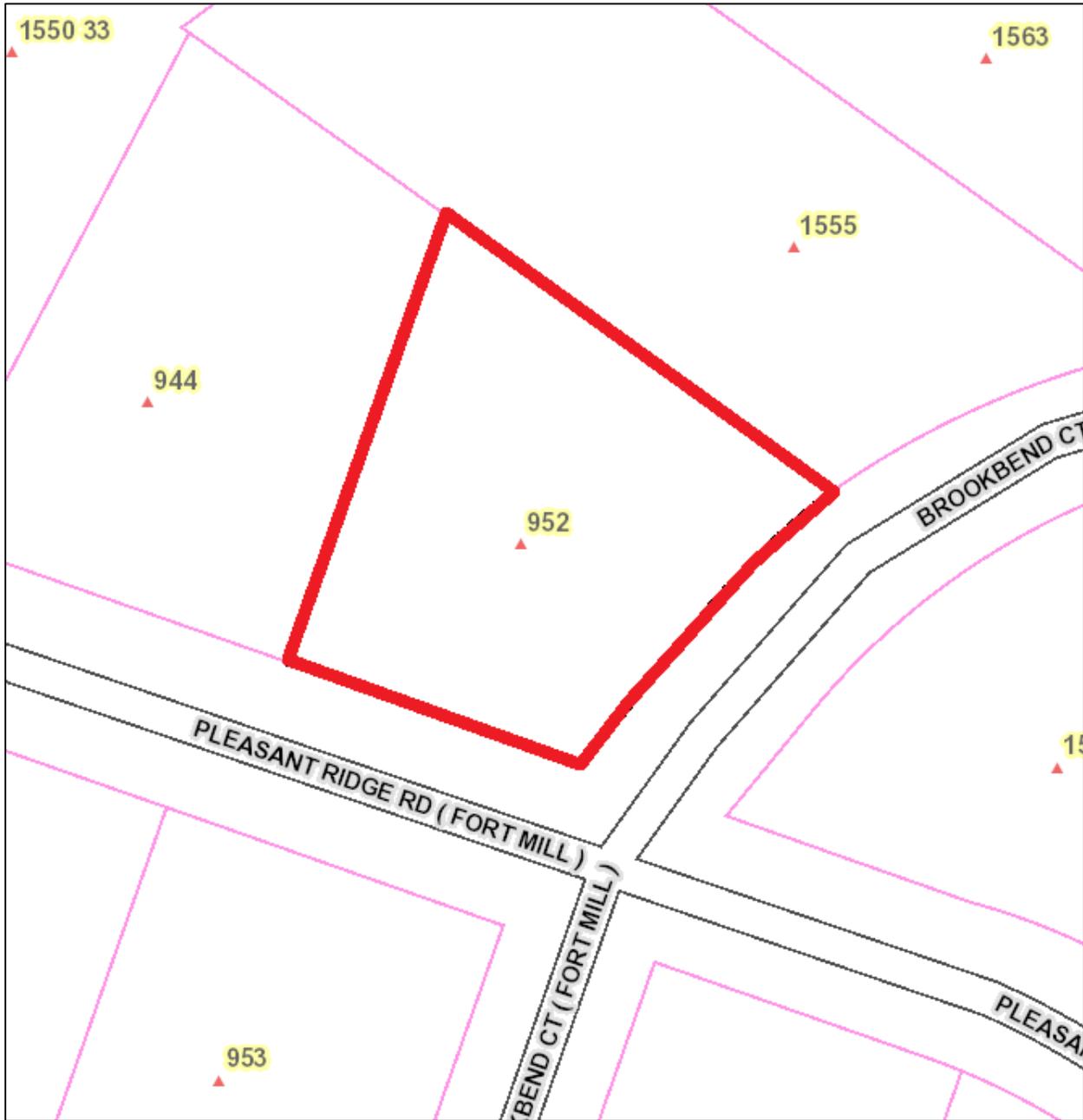
Property Description

All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 0.38 acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Number 706-00-00-023.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map
York County Tax Map Number 706-00-00-023



**Town Council Meeting
January 19, 2016
New Business Item**

Rezoning Request: Dobys Bridge Presbyterian Church

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 020-12-01-265, containing approximately 6.52 +/- acres located at 2500 S Dobys Bridge Road, from LC Local Commercial to R-15 Residential (*Ward 4: Moody*)

Background / Discussion

The town has received a rezoning application from Dobys Bridge Presbyterian Church, the owner of York County Tax Map Numbers 020-12-01-265. The parcel contains a total of 6.52 +/- acres located at 2500 S Dobys Bridge Road, and is currently being used as a religious institution.

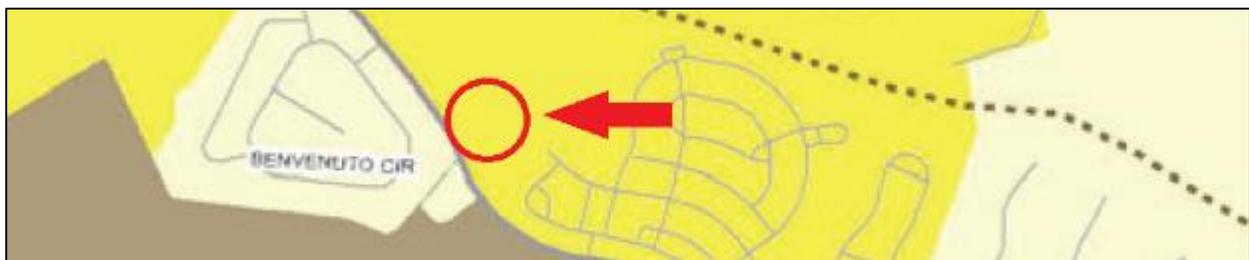
The applicant is requesting a rezoning of the property from LC Local Commercial to R-15 Residential. No change in use is anticipated at this time; however, the applicant would like to install a new sign along the Dobys Bridge Road frontage.

According to the zoning ordinance, the intent of the LC district is to allow for the development of “Main Street” oriented businesses. The LC district is geared primarily toward commercial development, but does allow single- and multi-family uses with densities of up to 10 units per acre. Non-residential development in the LC district does not require front, rear or side yard setbacks.

The R-15 district is designed to promote low-to-medium density residential development, and to preserve the residential character of the district. The R-15 district also allows a limited number of non-residential uses, including religious institutions, publicly owned facilities (including schools and parks), and daycare facilities. The minimum lot size in the R-15 district is 15,000 square feet, and the minimum lot width is 100 feet. Setback requirements in the R-15 district are 35 feet in the front and rear, and 10’ on the sides.

Recommendation

The subject property is located within an area that has been designated as “Medium-Density Residential” on the Town of Fort Mill’s Future Land Use Map, last updated in January 2013. The comprehensive plan identifies “Medium Density” as 3-5 dwelling units per acre.



Staff recommends in favor of the rezoning request from LC to R-15. Below is a summary of relevant information pertaining to our recommendation:

Density / Zoning Designation

The property is the only LC zoned parcel along this stretch of S Dobys Bridge Road. The Forest at Fort Mill subdivision, located across the street, is currently zoned R-15. The adjacent Massey subdivision is zoned PND Planned Neighborhood Development, but will be primarily residential in nature. The current use (church) is permitted in both the LC and R-15 districts. Should the property ever be sold and/or redeveloped at some point in the future, the R-15 district will ensure that any future uses are consistent with the low-to-medium density residential nature of the corridor.

Traffic Impact

No change in use is anticipated at this time. Therefore, there is no anticipated traffic impact related to this rezoning request.

Utility Impact

The subject property is currently served by the Town of Fort Mill (water and sewer). No utility impact is anticipated at this time.

Fire Service

The subject property is located approximately 3.7 miles (ordinary driving distance) from the town's fire station on Tom Hall Street, which is well within the ISO recommended distance of 5 miles. The town currently serves this property, as well as neighboring properties in the Forest at Fort Mill and Massey subdivisions.

School Impact

Though no change in use is anticipated at this time, the property could be subdivided and redeveloped with residential dwelling units at some point in the future. Residential densities in the R-15 district generally range from 1.5 to 2.5 units per acre. The current LC zoning designation would allow for single-family and/or multi-family residential development with densities of up to 10 units per acre. If the property were to be redeveloped in the future, the R-15 district would allow significantly fewer residential units and, therefore, would have a lesser impact to the school district than the existing LC district would permit.

For these reasons, staff recommends in favor of the rezoning request to R-15 Residential.

Joe Cronin
Planning Director
January 15, 2016

TOWN OF FORT MILL
APPLICATION FOR ZONING MAP AMENDMENT

APPLICANT(S):

NAME	ADDRESS	PHONE NUMBER
Dobys Bridge Church	2500 S Dobys Bridge Road	803-504-6907 Nick Stagall

Area of Subject Property: _____ acres and/or _____ square feet

What is the CURRENT zoning for the parcel(s)? LC Local Commercial

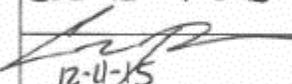
What is the proposed zoning for the parcel(s)? R-15

Does the applicant own all of the property within the zoning proposal? Yes

State the proposed change and reason(s) for request: (Attach additional sheets if needed)

To change signage requirements.

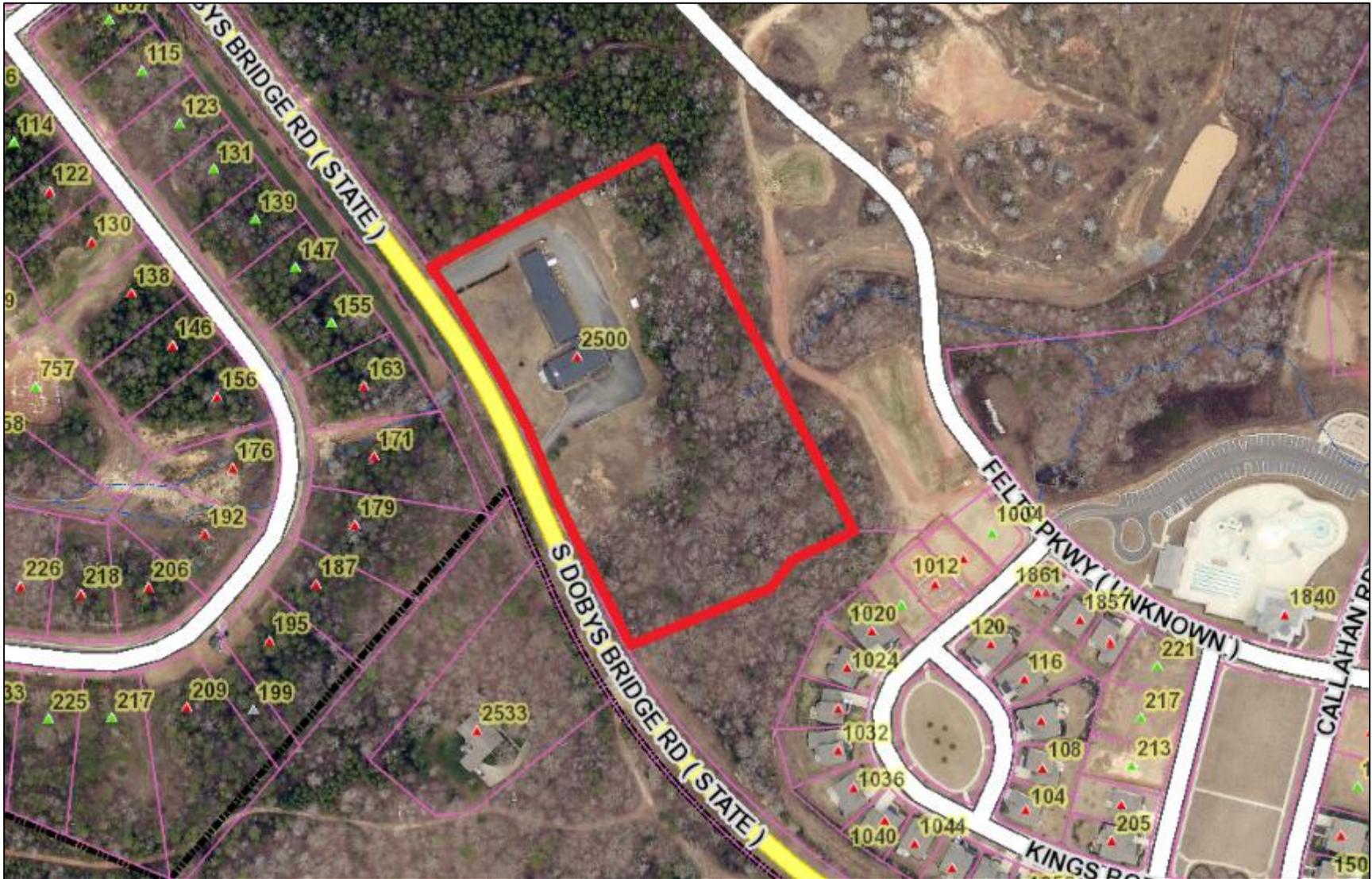
As Owner(s) of the property described below, I/we request that our property be rezoned as indicated.

TAX MAP NUMBER	PROPERTY ADDRESS	OWNER	OWNER'S SIGNATURE
6390000079	2500 S Dobys Bridge Road	Dobys Bridge Church	
020-12-01-265			
 12-1-15			

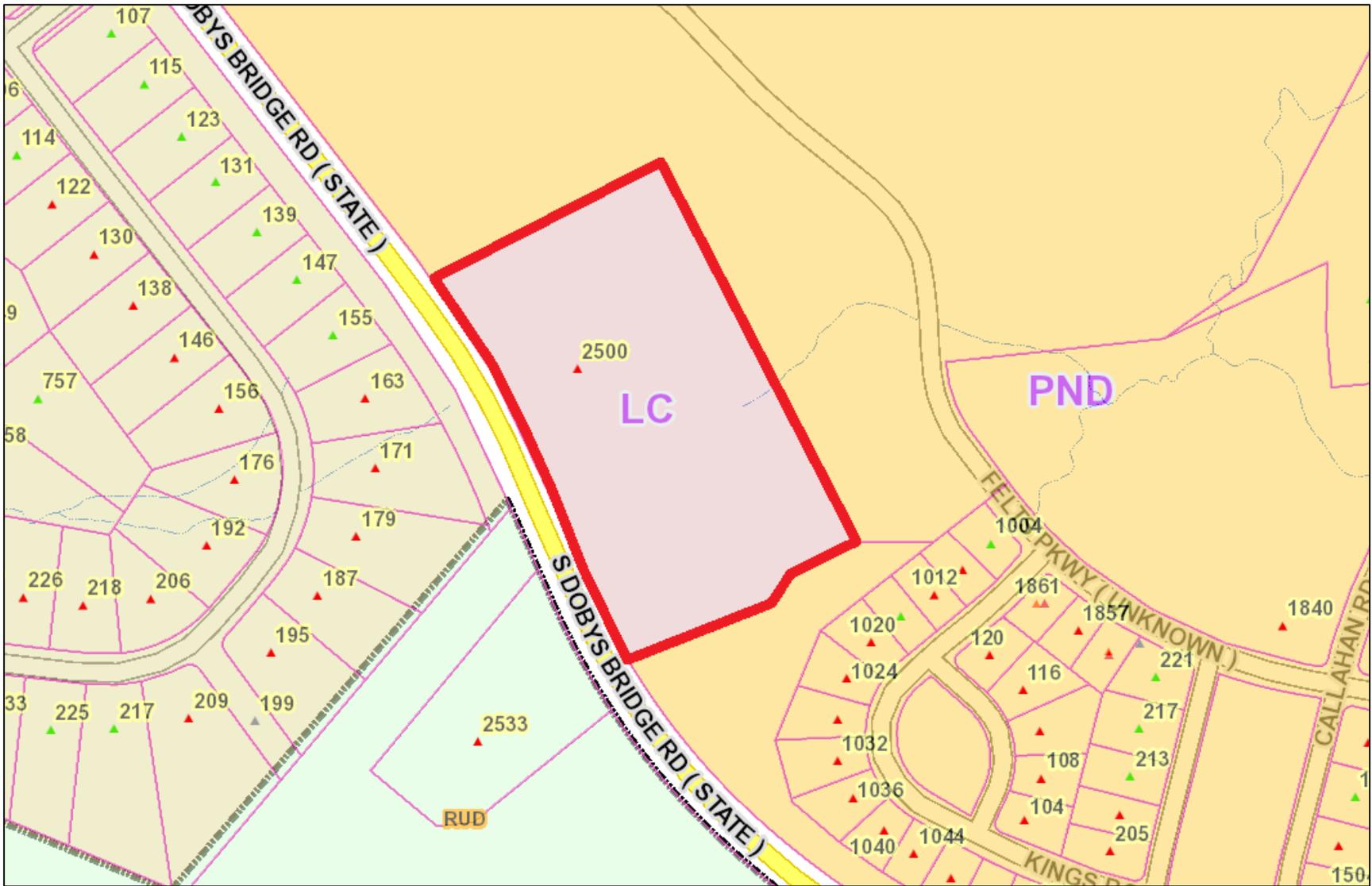
Please return application and fee to: Town of Fort Mill, PO Box 159, Fort Mill, SC 29716

\$200

Property Map



Zoning Map



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-__

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 020-12-01-265, CONTAINING APPROXIMATELY 6.52 +/- ACRES LOCATED AT 2500 S DOBYS BRIDGE ROAD, FROM LC LOCAL COMMERCIAL TO R-15 RESIDENTIAL

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

Section I. The Zoning Map of the Town of Fort Mill is hereby amended to change the zoning classification for York County Tax Map Number 020-12-01-265, containing approximately 6.52 +/- acres at 2500 S Dobys Bridge Road, from LC Local Commercial to R-15 Residential. A property map of the parcels subject to this rezoning ordinance is hereby attached as Exhibit A.

Section II. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading: February 8, 2016
Public Hearing: February 8, 2016
Second Reading: February 22, 2016

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

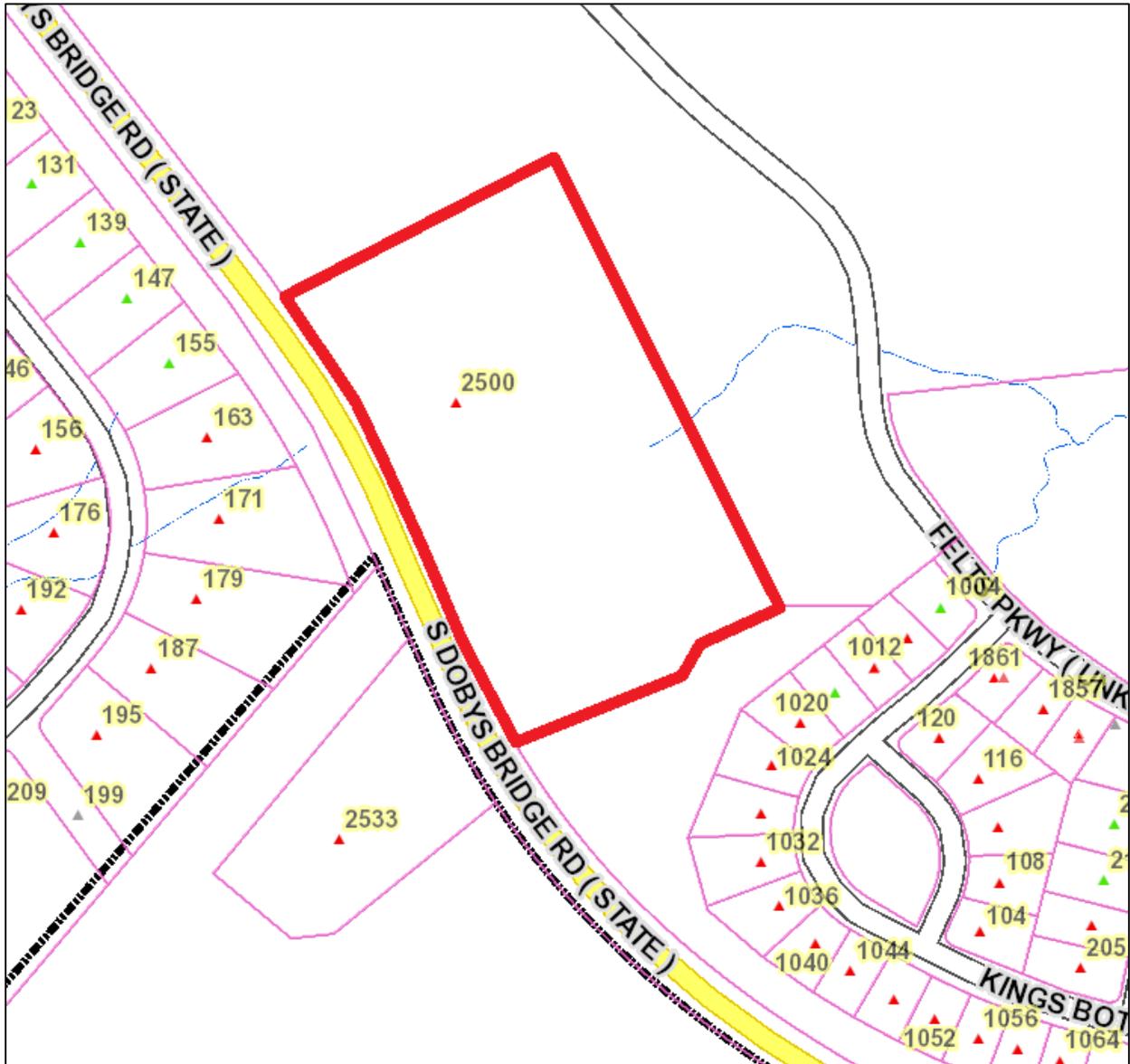
ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

Property Map
York County Tax Map Number 020-12-01-265



**Planning Commission Meeting
January 19, 2016
New Business Item**

Commercial Appearance Review: QuikTrip

Request from QuikTrip to approve commercial appearance review for a proposed gas station/convenience store located at the corner of Highway 160 and Springfield Parkway (*Ward 3: Huntley*)

Background / Discussion

The Planning Commission is asked to consider a request from QuikTrip to grant commercial development appearance review approval for a proposed gas station/convenience store located at the corner of Highway 160 and Springfield Parkway. A map and site plan are attached for reference.

The property (Tax Map # Pending), is zoned Highway Commercial (HC) and is also subject to the requirements of the COD-N Corridor Overlay (Node) district.

The Planning Commission provided a preliminary review of the site plan and elevations on 12/16/15. The revised building elevations, site plans and landscaping plans are attached for review. The exterior of the building and gas canopy features brick masonry with stone accents. The landscape plan includes a mixture of crape myrtle and skyline honeylocust trees within the parking lot and along the project perimeter. Shrubbery was included in two planting beds along the two road frontages.

Recommendation

1/19/16 STAFF REPORT ORGANIZATION:

The staff report is organized into multiple sections, with each section broken down into the original staff comment, the planning commission's 12/16/15 preliminary comments, and staff's review of the revised submission materials.

The revised submission contains several discrepancies from the code and from the comments provided at the 12/16/15 Planning Commission meeting. The Planning Commission shall have the discretion to determine whether the provided submission meets the intent of the overlay and whether the discrepancies meet the requirements of "alternative means of compliance" as allowed in the code.

The property is zoned HC and is, therefore, properly zoned for a gas station/convenience store. The COD-N overlay also allows gas stations/convenience stores.

The following paragraphs detail staff's review of the site plan's and elevation's compliance with COD-N requirements. A full copy of the overlay district's requirements will be attached, however

certain sections will be included within the text as well (highlighted in grey). Staff has highlighted key requirements but not necessarily all requirements of the COD-N overlay.

Setback and Height

The proposed building and associated improvements meet the setback requirements of the COD-N overlay. The building height requirements for the COD-N overlay district are listed as a 20' minimum building height. The definition of a minimum building height is as follows:

Height of building, minimum. The vertical distance between the average grade at the base of a structure and the lowest part of the top of the structure, including parapets, but not including the following: porches, porte-cocheres, other unheated appurtenances that enhance the building architecture or features that are deemed appropriate by the Planning Commission as determined in the commercial appearance review.

The Planning Commission, during the commercial appearance review process, shall have the discretion to determine whether the proposed building height meets the requirements, and intent, of the COD-N overlay district requirements.

12/16/15 PLANNING COMMISSION COMMENTS:

The brick portion of the building, which currently tops out at 16', would need to be increased to 20' so that the "lowest part of the top of the structure" is at least 20'. The gas canopy would also need to be at least 20' in height.

1/19/16 REVISION COMMENTS:

The gas canopy drawings were revised to show the bottom of the canopy at a 20' minimum height. The primary structure's drawings were not revised, still showing the brick portion of the building topping out at 16'.

Building Placement and Orientation

In regards to building placement/orientation, the COD-N overlay notes that buildings shall be oriented toward the public street(s) and:

...development will be designed to bring buildings closer to the road edge to better define the public space of the streets enhanced by landscaping and pathways and create a scale that is more appropriate for a pedestrian traffic.

Additional sections of the overlay also note that buildings are to be brought up to the street, oriented toward the street, to create a pedestrian scale atmosphere. The section regarding off-street parking notes that:

Off-street parking in the district shall be located to the side or rear of the structure(s) located nearest to the public road(s), to the extent practicable. Where parking is located between a structure and the corridor, it shall be limited to one bay of parking (i.e., two rows of parking spaces with one shared drive aisle between the rows of spaces).

The Planning Commission shall have the discretion to determine if the proposed plan meets the requirements, and intent, of the COD-N overlay district requirements.

12/16/15 PLANNING COMMISSION COMMENTS:

The building orientation and placement isn't optimal per the requirements of the code, but could be appropriate if the following were addressed:

- Since the building itself doesn't create the pedestrian scale atmosphere as is intended by the code, the applicant should use enhanced landscaping, pathways, and signage along the ROW frontages to create an appropriate pedestrian realm. These items should go beyond what is minimally required to create the intended atmosphere.
- The rear of the building should be enhanced to show a "faux" entrance or enhanced façade, to potentially include additional width between the building and surrounding sidewalk so that landscaping can additionally enhance the rear of the building. For an example of the "faux" entrance/façade, see the QuikTrip located at 5755 NC Hwy 49 S, Harrisburg, NC 28075

1/19/16 REVISION COMMENTS:

The applicant has provided a revised landscape plan showing additional landscaping, primarily enhanced along the northern property line (the rear side of the primary structure). For a more detailed review of these changes compared to the minimum required landscaping, see the landscaping section of the staff report.

Signage plans were not provided, therefore staff is unable to determine whether the signs are enhanced from a typical plan.

Enhancements to the sidewalks and internal pathways were also provided. For a more detailed review of these changes, see the section of pedestrian pathways within the staff report.

The rear façade of the building was not revised to incorporate the Planning Commission's preliminary comments. The submission appears to be unchanged from the preliminary submittal.

Building Materials

The proposed convenience store and gas canopy structures use brick with stone accents. The COD-N overlay provides the following requirements for building materials and architectural design:

Architectural features/façade treatments:

1) Materials:

- (a) Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood or Hardiplank.
- (b) No mirrored glass shall be permitted on any facades in COD-N, and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.

(c) Corrugated metal shall not be used on any facade.

- 2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.
- 3) In COD-N, any nonresidential façade facing the corridor or any other street shall be articulated with architectural features and treatments, such as windows, awnings, scoring, trim, and changes in materials (i.e., stone "water table" base with stucco above), to enhance the quality of pedestrian environment of the public street, particularly in the absence of a primary entrance.

The Planning Commission shall have the discretion to determine whether the proposed design and materials best meets the requirements, and intent, of the COD-N overlay district.

12/16/15 PLANNING COMMISSION COMMENTS:

The building materials as presented are appropriate for the COD-N overlay. For bullet #3 listed above, see the Planning Commission comments made regarding “Building Placement and Orientation”

1/19/16 REVISION COMMENTS:

No changes were requested regarding building materials, and the revised elevations contain the same materials as the preliminary submission.

Landscaping

The applicant has supplied a landscape plan showing a mixture of crape myrtle and skyline honeylocust trees within the parking lot and along the project perimeter. Shrubbery was also included in two locations. Staff will note the following requirements of the COD-N:

1. Street trees are to be provided at a rate of one tree per 50 linear feet of frontage. In this case, the frontage would include Highway 160 as well as Springfield Parkway. The applicant has provided the appropriate number of plantings, however these plantings are to all be located within 15’ of the frontage ROWs. As shown, these trees surround the entire property perimeter.
2. Additional plantings are determined by calculating the “planting area” defined in “Streetscape” section of the COD-N overlay requirements. Per staff’s calculation (756.05 LF – (2)45’ entrances), the following would need to be planted within 35’ of the frontage ROW:
 - a. 19 trees, with 50% being canopy trees (required street trees may be used to meet this requirement, therefore only 3 additional trees required for a total of 19)
 - b. 94 shrubs, with 50% being evergreen (the applicant has shown a total of 106 shrubs located in two planting areas). See bullet #4.
3. A tree survey marking significant trees to be removed/protected was not provided, therefore compliance cannot be determined. Any trees 30 inches or more in diameter that are saved shall count towards the required planting requirements. Any trees 30 inches or

more in diameter that are removed shall be replaced with a 6” caliper tree of a similar species.

4. Off-street parking areas are to be screened from frontage ROWs by a minimum of one row of evergreen shrubs planted no more than 5’ on center. Staff calculates a total of 133 shrubs would be required to meet this requirement. These shrubs may be used to meet the requirements listed in bullet #2(b).
5. The proposed dumpster enclosure would require three sides of landscaped screening.
6. The parking lot would be required to have a total of 7 trees. Such trees cannot be utilized to meet both parking lot landscaping requirements and other requirements listed previously.
7. The trees provided are to be from the approved tree species list provided in Section 38-71 of the Code of Ordinances. Staff will defer compliance with this requirement to the resident landscape architect on the commission.

12/16/15 PLANNING COMMISSION COMMENTS:

The landscaping as presented by staff is the minimum required by code. Because of the building orientation and placement, as mentioned in a previous comment, the applicant should go beyond what is minimally required to create an enhanced pedestrian realm.

1/19/16 REVISION COMMENTS:

- 16 street trees, located in the first 15’ from the frontage ROWs, are required. The applicant shows very few trees actually located within the first 15’.
- In addition to the 16 required street trees, 3 additional trees (50% canopy trees) would be required in the first 35’ adjacent to HWY 160 and Springfield Parkway ROWs. The applicant currently shows approximately 15 trees in the general location along the ROWs (not necessarily within the first 35’). **The landscape plan would ultimately need to be revised to show 16 trees in the first 15’ from the street and an additional 3 trees located within the first 35’ from the street.**
- A tree survey was not provided showing significant trees to be removed. Any trees 30” or more that are saved shall count toward the required plantings requirements. Any trees 30” or more that are removed must be replaced with a 6” caliper tree of similar species.
- A total of 133 evergreen shrubs would be required to screen the parking lot from the adjacent street ROWs. The landscape plan includes shrubbery, however it is not utilized to screen the parking lot. Those shrubs would need to be placed along the frontages to screen the parking lot.
- The proposed dumpster enclosure was revised to include appropriate screening.
- The parking lot is to have a minimum of 7 trees. It appears as though the plan meets this requirement.

Lighting

A lighting plan would be required for the project, however one was not provided with the submission. The COD-N overlay notes that “Lighting shall be installed within the streetscape zone (the first 15 feet of the setback closest to the corridor)” in accordance with a master plan for the corridor, if it exists. The purpose of the lighting would be to provide a safe pedestrian realm. The

Town hasn't adopted a master lighting plan for the corridor, so a discussion will need to occur to set the tone for this area of the corridor. Lighting within the interior of the project would need to be a maximum of 28' in height.

12/16/15 PLANNING COMMISSION COMMENTS:

The Planning Commission will create a sub-committee to work in January to create standards for lighting within the COD-N overlay. The required lighting will need to be compliant with those standards.

1/19/16 REVISION COMMENTS:

A lighting plan was not provided by the applicants. Any lighting would require a subsequent approval and would need to meet any of the requirements set by the Planning Commission for the overlay district.

Pedestrian Pathways

An 8' pathway is required along the frontages of Springfield Parkway and Highway 160. The COD-N overlay notes that the pathway shall be no closer than 8' to the edge of pavement of the adjacent streets, in an attempt to bring the pedestrians away from traffic to create a safer pedestrian realm. The applicant shows an 8' path directly beside the edge of pavement for the streets. The Planning Commission, at their discretion, would need to approve this deviation using the procedure noted in Subsection 17 "Alternative means of compliance" within the COD-N overlay code. Staff will note that the pedestrian pathway adjacent to the road already exists along Highway 160.

The pathways along the street frontages would additionally be required to connect to the internal network of sidewalks so that a pedestrian could access the internal site/building without getting off of a pathway. Internal pathways that are to be provided shall be distinguished from asphalt surfaces "through the use of durable, low maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete".

12/16/15 PLANNING COMMISSION COMMENTS:

Pedestrian pathways should extend the entire length of the ROW frontages and stub out to neighboring parcels. The 8' pathways are to not be located on the edge of pavement, and are generally supposed to be at least 8' off the edge of pavement to provide a safer pedestrian realm. The pathway along the frontages should have some connection to the internal site, providing a pathway to the main building. Internal pathways that go through parking lots or driveways are to be distinguished from asphalt surfaces "through the use of durable, low maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete." The Planning Commission will have a sub-committee determining a standard for the style of "distinguished" surfaces allowed throughout the node.

1/19/16 REVISION COMMENTS:

The applicant has revised their sidewalk plan to show all newly installed sidewalks to be setback from the street pavement, with the exception of the sidewalks north of the Springfield Parkway driveway. In speaking with the applicant, the topography was noted as an issue in that location and therefore the is shown adjacent to the street pavement and only 5’ in width. The applicant shows expanding existing sidewalk widths to 8’, but not moving them off the edge of pavement.

The applicant has shown a connection from the perimeter sidewalk to the interior using a scored 5’ crosswalk. The specific design of the internal sidewalk should follow any standards set by the Planning Commission for the overlay.

Driveways

In relation to driveways, the COD-N overlay code notes that no driveway shall be allowed within 400 feet of an intersection of any other public road on the corridor. The driveway shown appears to be generally in compliance with that requirement. Further development on the subject parcel could utilize the driveway as planned on the attached site plan, and the development plans as proposed do not block the possibility of future inter-parcel connectivity. Staff will note that the adjacent parcel along Springfield Parkway would not be required to follow the same access management regulations since it is not located within the COD-N overlay.

12/16/15 PLANNING COMMISSION COMMENTS:

Driveways are to be, at minimum, 400 feet from an intersection of any other public road on the corridor. Therefore, the driveways are to be 400 feet from the center of the Tom Hall / Springfield Parkway intersection. Please provide a measurement to show compliance with this requirement.

1/19/16 REVISION COMMENTS:

Exact measurements were not provided for the distance between the intersection and the proposed driveways, however staff estimates the distances as follows:

- Springfield Parkway driveway: Approximately 315’ from the middle of the intersection
- HWY 160 driveway: Approximately 330’ from the middle of the intersection

Parking

Parking, as shown on the attached site plan, exceeds the requirements of the zoning ordinance. As mentioned previously, the parking is to be located to the side or rear of the structure(s) to the extent practical. The Planning Commission, at their discretion, shall determine whether the proposed design meets the requirements, and intent, of the COD-N overlay district.

A key to the overlay requirements is to create a pedestrian/bicycle friendly environment. As such, the overlay requires that bicycle parking be present in addition to vehicular parking. A minimum of 2 “spaces” would be required for the convenience store. The current plan does not show bicycle parking.

12/16/15 PLANNING COMMISSION COMMENTS:

The requirements as listed above would have to be met for bicycle parking per the code.

1/19/16 REVISION COMMENTS:

The revised site plan includes bicycle parking per the code.

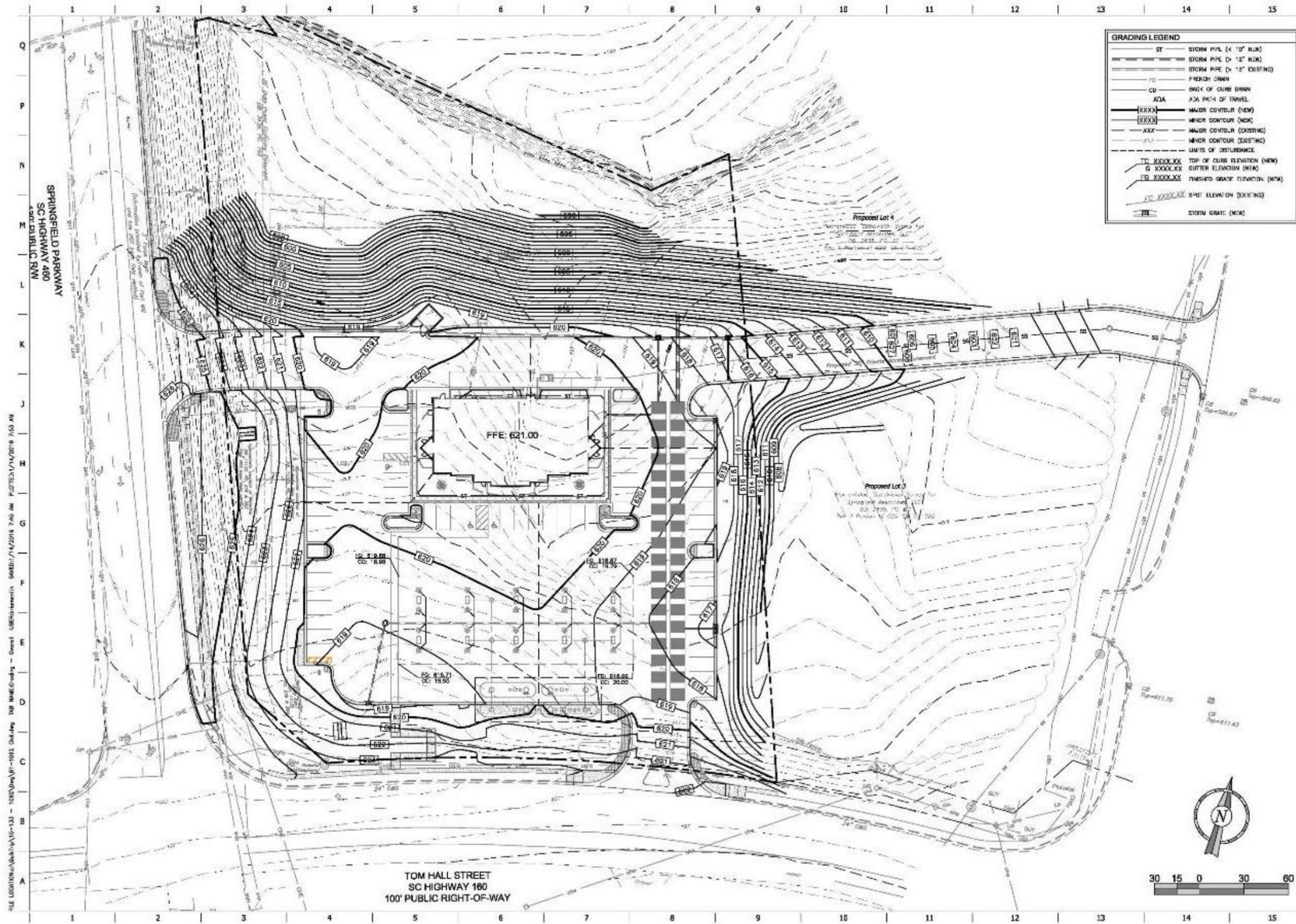
District Purpose

As a final note, staff has included the purpose of the COD/COD-N overlay district:

Purpose. The corridor overlay district is established for the purpose of maintaining a safe, efficient, functional and attractive roadway corridor for the Fort Mill Southern Bypass (the "Bypass") and surrounding areas. It is recognized that, in areas of high visibility, the protection of features that contribute to the character of the area and enhancements to development quality promote economic development and stability in the entire community.

Should the Planning Commission feel as though strict interpretation and application of the requirements creates a hardship, the code does provide a procedure for "alternative means of compliance."

Chris Pettit, AICP
Assistant Planner
January 15, 2016



FILE LOCATION: \\quiktrip\10-133 - 1062\Drawings\10-133 - 1062\Drawings - General\URBAN\1062\1062.dwg PLOT DATE: 8/20/16 7:46 AM PLOT SCALE: 1/4"=1'-0"

GRADING LEGEND	
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ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TO XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FD XXXX.XX	FRENCH DRAIN ELEVATION (NEW)
ST XXXX.XX	STORM PIPE ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

PROJECT NO. 10-133

URBAN DESIGN PARTNERS

12108 UNIVERSITY PARKWAY
FORT MILL, SC 29708
TEL: 803.547.1234
WWW.URBANDESIGNPARTNERS.COM

QuikTrip No. 1062
HIGHWAY 160 & SPRINGFIELD PARKWAY
FORT MILL, SC 29708

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INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PROTOTYPING: PAB (CJG/US)
DESIGNER: LANCE/US
VERSION: 001
DESIGNED BY: LEP
DRAWN BY: LEP
REVIEWED BY: TK

REV	DATE	DESCRIPTION

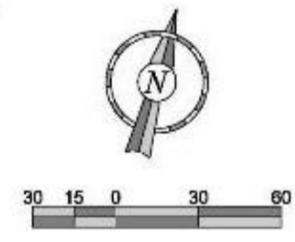
ORIGINAL ISSUE DATE: 12.01.15

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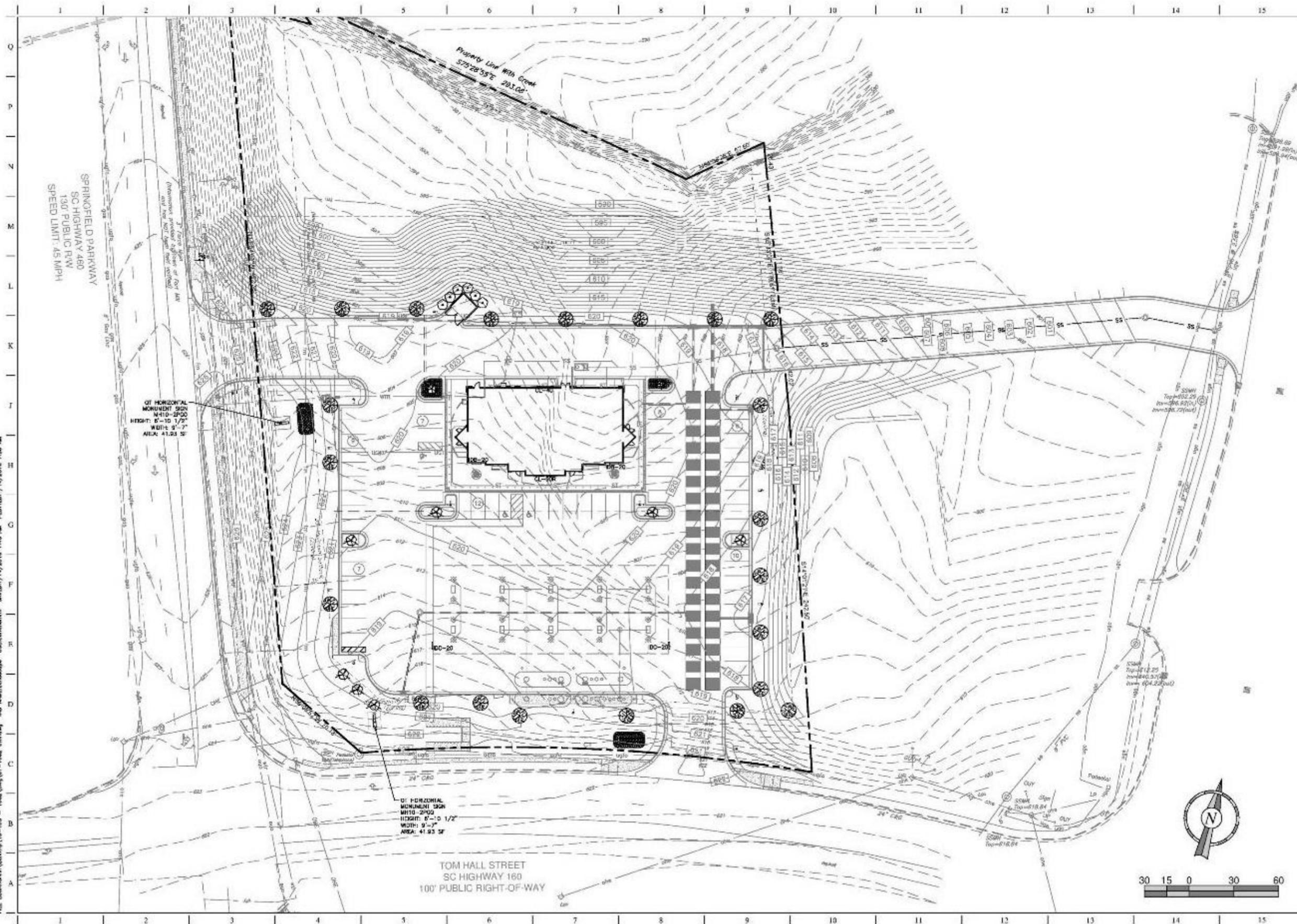
SHEET NUMBER:
C110

SPRINGFIELD PARKWAY
SC HIGHWAY 480
400' PUBLIC RIGHT-OF-WAY

TOM HALL STREET
SC HIGHWAY 160
100' PUBLIC RIGHT-OF-WAY



FILE LOCATION: \Gourine\18-133 - 1062\DWG\18-133 - 1062 Landscape L100.dwg 300 NAME: Landscape L100.dwg 14/2016 7:45 AM PLOTTED: 1/4/2016 7:36 AM



PROJECT NO. 18-133



**URBAN
DESIGN
PARTNERS**
111 Broad Street, Suite 200
Columbia, SC 29201
Phone: 803.733.1111
www.urbandesignpartners.com

QuikTrip No. 1062
HIGHWAY 160 & SPRINGFIELD PARKWAY
FORT MILL, SC 29705



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PROJECT NO.	18-133
DIVISION	CORPORATE
VERSION	001
DESIGNED BY	LEP
DRAWN BY	LEP
REVIEWED BY	TC

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12.01.15

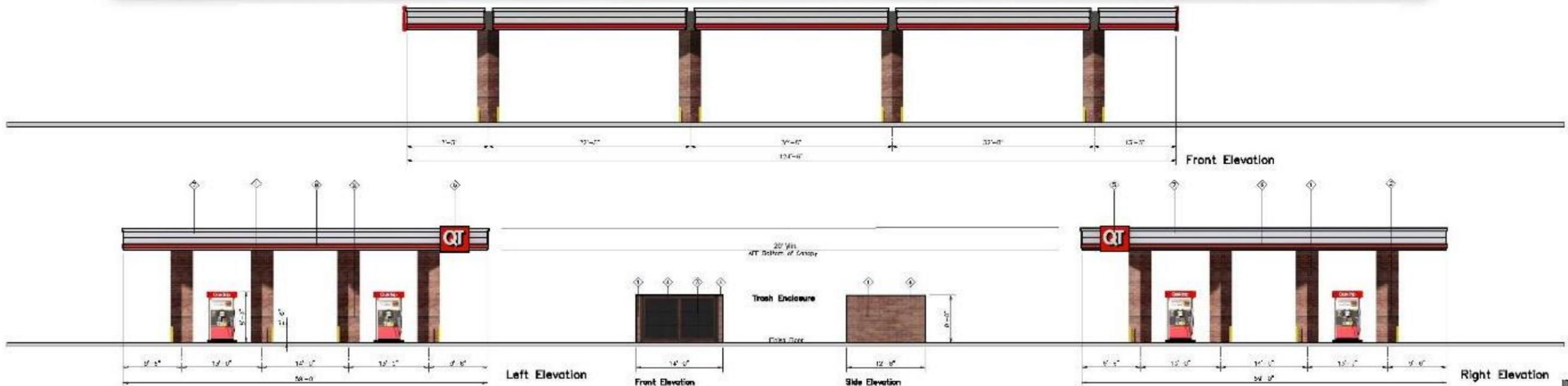
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100





 QuikTrip. <small>4100 South 12th East Ave. Tulsa, OK 74124-7109 P.O. Box 5475 Tulsa, OK 74101-3475 (918) 815-7700</small>	Store #	1062	Address:	160 HWY & Springfield Parkway	City, State:	Fort Mill, SC	<table border="1"> <thead> <tr> <th>NO.</th> <th>REV.</th> <th>MANUFACTURER</th> <th>SPECIFICATIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>BRONZESTONE</td> <td>EXTERIOR BRICK</td> </tr> <tr> <td>2</td> <td></td> <td>MASONRY</td> <td>EXTERIOR BRICK</td> </tr> <tr> <td>3</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>4</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>5</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>6</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>7</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>8</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>9</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>10</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>11</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> <tr> <td>12</td> <td></td> <td>GLASS</td> <td>EXTERIOR GLASS</td> </tr> </tbody> </table>	NO.	REV.	MANUFACTURER	SPECIFICATIONS	1		BRONZESTONE	EXTERIOR BRICK	2		MASONRY	EXTERIOR BRICK	3		GLASS	EXTERIOR GLASS	4		GLASS	EXTERIOR GLASS	5		GLASS	EXTERIOR GLASS	6		GLASS	EXTERIOR GLASS	7		GLASS	EXTERIOR GLASS	8		GLASS	EXTERIOR GLASS	9		GLASS	EXTERIOR GLASS	10		GLASS	EXTERIOR GLASS	11		GLASS	EXTERIOR GLASS	12		GLASS	EXTERIOR GLASS
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Ser/ol # 81-1062-BSTI	Scale: NTS	Issue Date: 12/04/15	Drawn By: CDC	Rev/Notes:	<small> COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THIS PLAN AND PATENTS IN THIS ENTRY BY QUIKTRIP AND INTERIORS. COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN. </small>																																																						



Store #	1062	Double Stack 8 Canopy Elevations	Address:	160 HWY & Springfield Parkway	City, State:	Fort Mill, SC	
Serial #	81-1062-GD08	Scale:	NTS	Issue Date:	12/04/15	Drawn By:	CDC
			Rev/Notes:				

Q	ISSUE	MANUFACTURER	SPECIFICATION
1	FOUNDATION	INTERSTATE BRICK	AS PER SPECIFICATIONS
2	CONCRETE	INTERSTATE BRICK	AS PER SPECIFICATIONS
3	ROOFING	INTERSTATE BRICK	AS PER SPECIFICATIONS
4	GLASS	INTERSTATE BRICK	AS PER SPECIFICATIONS
5	PAINT	INTERSTATE BRICK	AS PER SPECIFICATIONS
6	MECHANICAL	INTERSTATE BRICK	AS PER SPECIFICATIONS
7	ELECTRICAL	INTERSTATE BRICK	AS PER SPECIFICATIONS

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