



**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 28, 2015
The Spratt Building (215 Main Street)
6:30 PM**

AGENDA

CALL TO ORDER

ELECTION OF CHAIR & VICE-CHAIR FOR 2015

APPROVAL OF MINUTES

1. Joint Meeting with Town Council: November 19, 2014 *[Pages 3–4]*
2. Regular Meeting: November 25, 2014 *[Pages 5–7]*

NEW BUSINESS

1. **Final Plat: Sutton Mill Maps 1-4** *[Pages 8–14]*
Request from M/I Homes to review and approve a final plat for the Sutton Mill Subdivision, Maps 1-4 (Bonded)
2. **Final Plat: Preserve at River Chase Phase 3** *[Pages 15–18]*
Request from Meritage Homes to review and authorize road names associated with a final plat for the Preserve at River Chase Phase 3

ITEMS FOR INFORMATION / DISCUSSION

1. **Final Plat Update: Waterside at the Catawba, Phase 1, Maps 4-6** *[Pages 19–25]*
2. **Final Plat Update: Fort Mill Square / Walmart** *[Pages 26–27]*
3. **Walmart Neighborhood Market & Multi-Tenant Bldg. Update** *[Pages 28–30]*

4. Impact Fee Study Update

ADJOURN

**MINUTES
TOWN OF FORT MILL
TOWN COUNCIL & PLANNING COMMISSION JOINT MEETING
November 19, 2014
5:00 PM**

Present: Councilmen Huntley, Shirey, Helms, Adams, Councilwoman Savage, Mayor Funderburk, Manager Pieper, Planning Commission Chair, James Traynor, Tony White, John Garver, Tom Petty, Ben Hudgins, Chris Wolfe, Hynek Lettang

Guests: Planning Director, Joe Cronin, Parks and Recreation Director, Brown Simpson, Police Chief, Jeff Helms, Fire Chief, Jeff Hooper, Town Engineer, Paul Mitchell, Fort Mill Times, John Marks

Mayor Funderburk called the meeting to order at 5:11 pm.

ITEMS FOR DISCUSSION

1. Transportation Strategies: Consultants will be interviewed on Nov. 24 and 25. A draft transportation study will be submitted to council in December for their review. Planning initiatives will be send in an email to Town Council to review on own.
2. Roadway Maintenance: Demands have increased for maintaining and resurfacing roadways. The County will review the submitted list from Public Works regarding maintenance and resurfacing needs.
3. Presentation of Development Impace Fee Study Report: Matt Noonkester of Stantec provided an overview of the Impact Fee Study report. The Planning Commission will review and provide recommendations to Town Council. Town Council decided to move forward with a 20 year study versus the 17 year study.
4. Parks and Recreation Update: Parks and Recreation Director, Brown Simpson, provided an overview of upcoming Christmas Events.
5. Town Holiday Schedule: Town Manager, Dennis Pieper, asked Town Council to consider changing the Town holiday closing from full days on Dec. 24 and 25 to offices closing at 12 pm on Dec. 24 and closed full days on Dec. 25 and 26 due to increased vacation requests on Friday, Dec. 26. Town Council approved the request.

ADJOURN

Meeting was adjourned at 8:00 pm

Respectfully submitted,

Dana Powell
Municipal Clerk

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
November 25, 2014
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Hynek Lettang, Chris Wolfe, Tom Petty, John Garver, Ben Hudgins, Tony White, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Bryan Tuttle (Tuttle Co.), Kent Olson (Development Solutions Group)

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

Planning Director Cronin stated that a revised agenda had been distributed on November 24th. One item which was previously listed on the agenda, consideration of a Development Agreement with Hunton Capital Partners for the William and Sidney White property, had been removed after council failed to give first reading approval to the ordinance approving the agreement. The current agenda is marked by the word "REVISED" at the top.

Mr. Petty made a motion to approve the minutes from the October 28, 2014, meeting as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

OLD BUSINESS ITEMS

1. **Development Agreement: Development Solutions Group (Kimbrell Property):** Planning Director Cronin stated that the applicant, Development Solutions Group, had provided amendments to the original development agreement following discussion at the last Planning Commission meeting in October. Specifically, the applicant has provided additional language to protect the significant tree located at the intersection of North Dobys Bridge Road and Kimbrell Road. A concept plan was also included as an exhibit to the agreement.

Bryan Tuttle of the Tuttle Co. spoke on behalf of both the property owners and the applicant. Mr. Tuttle stated that this property was originally envisioned for 150 townhomes, but was later amended based on feedback from the planning commission, council and neighboring property owners. The current plan for the property would allow for development of 100 single-family detached residences, or 3.5 dwelling units per acre. The community is anticipated to be age-targeted, though not age-restricted. The development agreement would formalize the developer's commitment to providing enhanced design standards (brick, stone and hardie plank exteriors), transportation improvements (turn lanes at both ends of Kimbrell Road), voluntary financial contributions for transportation

infrastructure (\$50,000 total, paid \$500 per home at the time of C.O.) and preservation of the significant tree at the corner of North Dobys Bridge Road and Kimbrell Road.

Mr. Wolfe pointed out that while the agreement stated it was the developer's *intent* to develop an age-targeted product, the agreement explicitly stated that the developer has no *obligation* to develop senior-targeted homes. Kent Olson of Development Solutions Group stated that it was indeed his intent to develop an age-targeted community; however, due to market conditions, he did not want to be tied only to senior housing. Mr. Olson added that he did not plan to include any playgrounds, pools or other amenities within the community, which he stated are geared primarily to children and families.

Mr. Lettang questioned whether there was a market for senior communities in the area. He stated that he had heard people were having difficulty re-selling homes in the Four Seasons community off of Gold Hill Road near Tega Cay. Mr. Lettang added that many senior communities do provide recreational amenities such as pools, clubhouses and other gathering places, mentioning Four Seasons and Sun City Carolina Lakes in Indian Land as examples.

Mr. Wolfe stated that language contained within Sections IX(D) and XVII regarding the inclusion of additional density (up to 100 units) as part of the platting process seemed redundant since the proposed concept plan included a total of 100 units. Planning Director Cronin stated that these sections could be amended to read that approval of subdivision plats would not be unreasonably withheld as long as the plats are materially consistent with the concept plan, and "provided the total number of units does not exceed 100."

Mr. Petty noted that the concept plan showed several lots backing up to Kimbrell Road and North Dobys Bridge Road. He asked whether a landscaped buffer would be provided so as to shield the backs of homes from public rights-of-way. Mr. Olson stated that he would be open to providing a landscaped buffer or fence along the public-rights of way. Chairman Traynor also suggested a brick or stone wall as a suitable screening option as well.

Mr. Petty also asked whether sidewalks would be provided along Kimbrell Road and North Dobys Bridge Road. Planning Director Cronin stated that sidewalks are generally required along all road frontages, and are typically addressed during the platting process. Mr. Petty stated his opinion that sidewalks should be required for this project, and included in the development agreement.

Mr. Wolfe made a motion to recommend in favor of the development agreement, with the following modifications: Section IX(D) shall require and specify the installation of turn lanes at both ends of Kimbrell Road; Sections IX(D) and XVII shall be amended to replace language regarding additional density with the words "provided the total number of units does not exceed 100;" the agreement shall require the installation of a minimum 10' landscaped buffer (or wall) along public rights-of-way; the agreement shall require the installation of sidewalks (min. 5' wide) along public rights-of-way; and the developer commitment page shall be included as an additional exhibit to the agreement. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

NEW BUSINESS ITEMS

There were no New Business Items for consideration.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Mixed Use (MXU) Subdivision Updates:** Planning Director Cronin provided a brief update regarding three Mixed Use subdivision projects which have either been approved, or were in the process of being approved, administratively. Earlier in the month, staff approved a preliminary plat for the Carolina Orchards subdivision located on Springfield Parkway. This project will include 632 single-family residences. The property is currently owned by Clear Springs, but is under contract for sale and will be developed by Pulte Homes. Town staff has also approved a preliminary plat for “Road A” in the Kingsley subdivision, which is being developed by Clear Springs. This road will be located on SC Highway 160 (across from Kingsley Park Drive) and will provide access to both the Lash Group and LPL sites. A subdivision plat for the Lash Group and LPL sites was also approved administratively (Tracts A-1, A-2, B and C). The Carolina Orchards and Kingsley subdivisions are both covered by the 2008 development agreement between the Town and Clear Springs, et al. Finally, staff was in the final stages of approving final plats for Waterside at the Catawba, Phase 1, Maps 1-3. Staff anticipated signing off on the final plats once the required bonds are received from the developer, Lennar Homes.
- 2. Unified Development Ordinance RFP Update:** Planning Director Cronin stated that a committee of staff members had interviewed four of the eight firms that had responded to the RFP. Interviews took place on November 24th and 25th in the Spratt Building. The committee unanimously selected a preferred firm on November 25th, and it was staff’s hope to have a contract on the December 8th town council agenda for approval. Planning Director Cronin thanked Assistant Planner Pettit for his work on the RFP, and other members of the committee, including Engineering Director Paul Mitchell, Stormwater Manager Zheng Zheng Wiley and Town Manager Dennis Pieper, for participating in the review process.
- 3. December Meeting Date:** Planning Director Cronin stated that the next Planning Commission meeting was scheduled for December 23rd. Commission members were asked if they wished to move the meeting forward or back due to the Christmas holiday. Chairman Traynor recommended moving the meeting date forward one week to December 16th at 7:00 pm. The consensus was that December 16th was preferable to December 23rd, so the meeting date was changed without objection.

There being no further business, the meeting was adjourned at 8:49 pm.

Respectfully submitted,

Joe Cronin
Planning Director

**Planning Commission Meeting
January 28, 2015
New Business Item**

Final Plat Approval: Sutton Mill

Request from M/I Homes to review and approve a final plat for the Sutton Mill Subdivision, Maps 1-4 (Bonded)

Background / Discussion

The applicant, M/I Homes, has submitted a final plat for a new subdivision to be called Sutton Mill (formerly Millridge & Sutton Park).

The property is located near the intersection of Harris Road and Sutton Road. The property was annexed in January 2014 with a zoning designation of R-5 Residential. The annexation ordinance became effective with the owner's subsequent purchase of the property on May 7, 2014 (Book 14117, Page 140). A preliminary plat containing 93 single-family residential lots was approved by the planning commission in April 2014.

The proposed final plats, to be recorded as Maps 1-4, will contain 91 single-family lots on approximately 33.5 acres (2.72 units/acre). The final plat will be divided into four separate maps or phases:

Map 1	10 Lots
Map 2	29 Lots
Map 3	27 Lots
<u>Map 4</u>	<u>25 Lots</u>
TOTAL	91 Lots

Two lots, Lots 45 and 46 are currently removed from the final plat for Map 2. While these two lots are not proposed to be recorded at this time, the applicant may choose to record these two additional lots at a later date.

There are four new roads proposed within the Sutton Mill subdivision. The designs and cross sections for these roads were reviewed and approved during the preliminary plat process. The following four road names have been approved and reserved by York County Addressing.

- Still River Way
- Spring Blossom Trail
- Brookcrest Lane
- Misty Morning Court

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within these four phases. 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.

Recommendation

The final plat is consistent with the preliminary plat approved by the Planning Commission in April 2014. Therefore, staff recommends in favor of approval for all four maps.

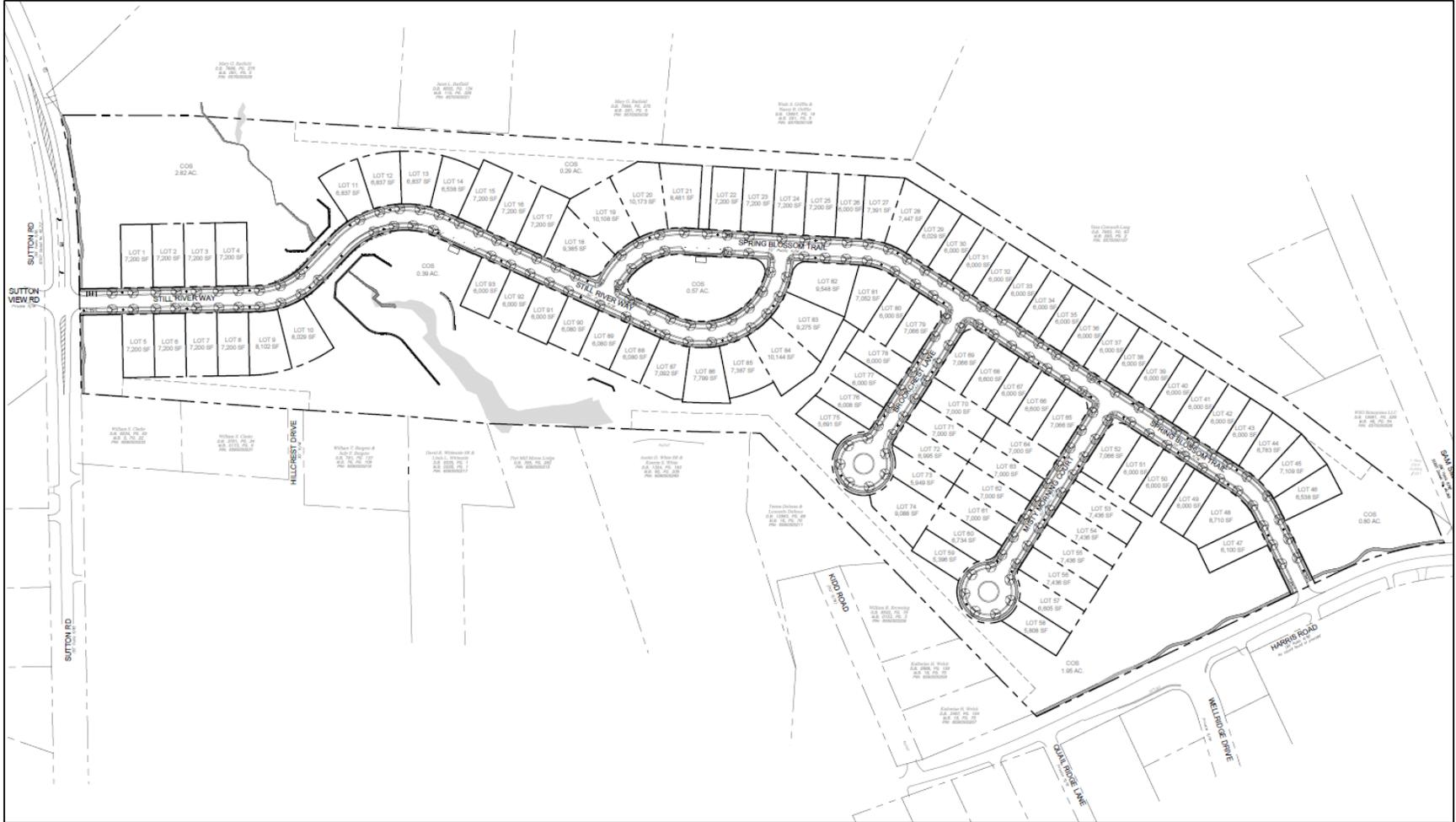
Because all required infrastructure has not yet been completed, staff also recommends that approval be contingent upon the applicant securing a bond or letter of credit to cover a minimum of 125% of any remaining improvements, including off-site roadway improvements at the intersection of Sutton Road and Suttonview Road.

It is recommended that the Planning Commission approve and authorize the following road names within the Sutton Mill subdivision: Still River Way, Spring Blossom Trail, Brookcrest Lane and Misty Morning Court.

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

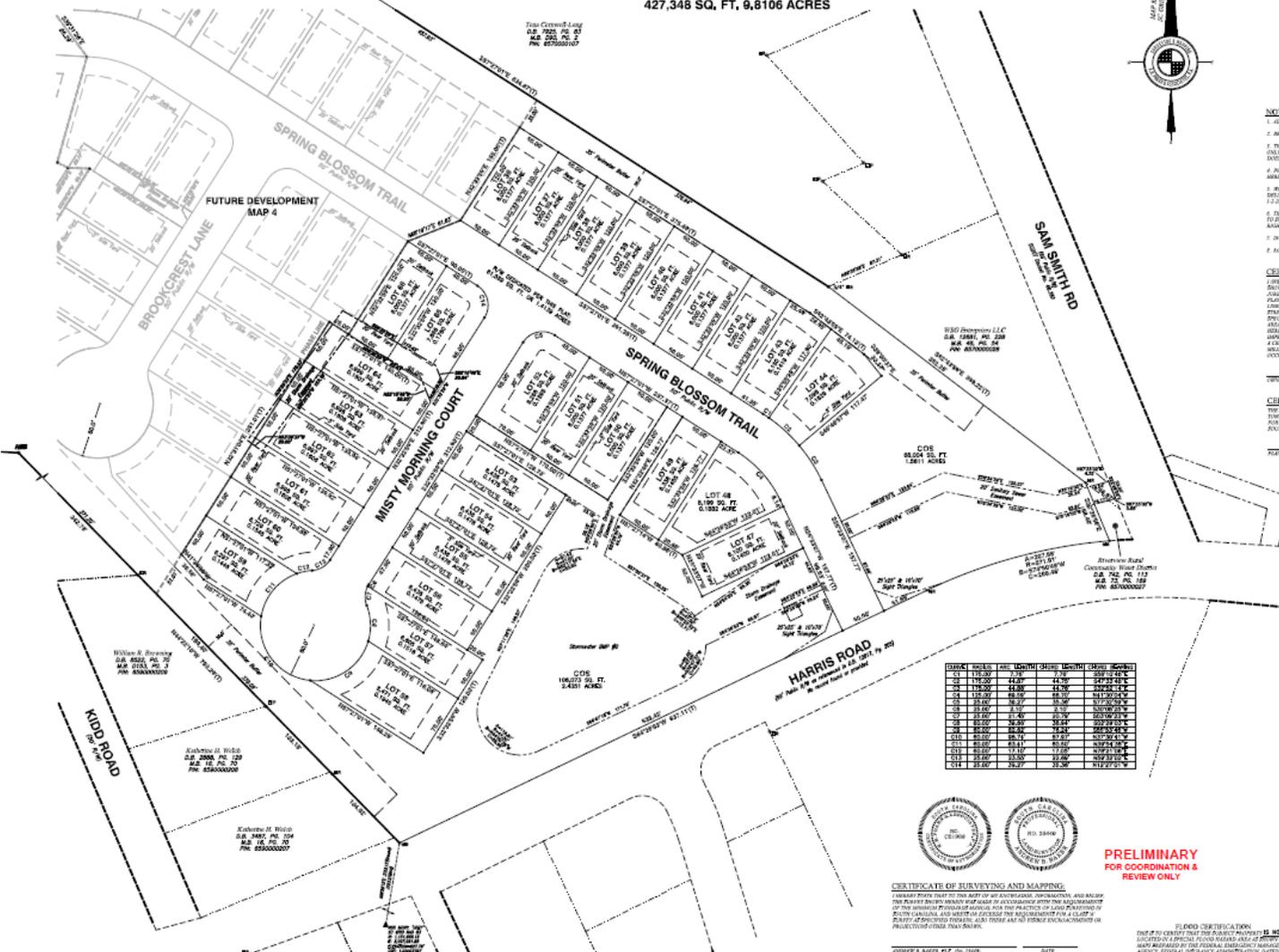
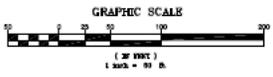
Joe Cronin
Planning Director
January 20, 2015

Approved Preliminary Plat
(April 2014)



SUTTON MILL SUBDIVISION - MAP 2

OWNER: M/I HOMES OF CHARLOTTE LLC SUITE 100
 1568 HARRIS ROAD
 TOWN OF FORT MILL, YORK COUNTY, SOUTH CAROLINA
 DEED REFERENCE: BOOK 14117, PAGE 148
 TAX PARCEL NO: 0202501029
 427,348 SQ. FT, 9,8106 ACRES



- NOTES**
1. ALL CONSENT INDICATED OTHERWISE.
 2. ALL LOTS INDICATED OTHERWISE ARE UNIMPROVED.
 3. THE OWNERS HEREBY WARRANT AND AGREE TO WAIVE ALL RIGHTS OF FIRST REFUSAL ONLY THE UNDERSIGNED CERTIFY ONLY TO THE BEST OF HIS KNOWLEDGE AND BELIEF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 4. PHYSICAL DIMENSIONS MAY VARY ON THIS PLANNING THAT ALL LOTS SHOWN HEREIN.
 5. WITHIN THE BOUNDARIES AND AREAS OF A PUBLIC HIGHWAY, INCLUDING INTERSECTION FOR AN AVENUE, PREPARED BY A PROFESSIONAL ENGINEER DATED 1-1-2014.
 6. THAT THE SURVEY OF AN EXISTING PARCEL OF LAND, THE PORTION OF THE PLAT IS TO DISCLOSE THE EXISTING PROPERTY, AROUND AND ABOUT AND DEDICATE ANY PART OF SAID EXISTING PARCEL.
 7. IN ANY CASE, CONTACT THE PLANNING.
 8. FUTURE DEVELOPMENT MAP 4.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HEREBY DEDICATE TO THE PUBLIC USE AND BENEFIT OF THE TOWN OF FORT MILL, SOUTH CAROLINA, THE PORTION OF THE PLAT OF SAID EXISTING PARCEL OF LAND, THE PORTION OF THE PLAT IS TO DISCLOSE THE EXISTING PROPERTY, AROUND AND ABOUT AND DEDICATE ANY PART OF SAID EXISTING PARCEL TO THE PUBLIC USE AND BENEFIT OF THE TOWN OF FORT MILL, SOUTH CAROLINA, AND I HEREBY WARRANT AND AGREE TO WAIVE ALL RIGHTS OF FIRST REFUSAL ONLY THE UNDERSIGNED CERTIFY ONLY TO THE BEST OF HIS KNOWLEDGE AND BELIEF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

CERTIFICATE OF APPROVAL FOR RECORDING
 THE SUBDIVISION PLAT SHOWS HEREIN HAS BEEN REVIEWED TO COMPLY WITH THE REQUIREMENTS OF THE SOUTH CAROLINA PLANNING AND ZONING ACT AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

PLANNING DEPARTMENT DATE

GRID	RAILS	AND	CHAINS	CHAINS	CHAINS	CHAINS	CHAINS
13	119.00	7.00	11.00	11.00	11.00	11.00	11.00
14	119.00	7.00	11.00	11.00	11.00	11.00	11.00
15	119.00	7.00	11.00	11.00	11.00	11.00	11.00
16	119.00	7.00	11.00	11.00	11.00	11.00	11.00
17	119.00	7.00	11.00	11.00	11.00	11.00	11.00
18	119.00	7.00	11.00	11.00	11.00	11.00	11.00
19	119.00	7.00	11.00	11.00	11.00	11.00	11.00
20	119.00	7.00	11.00	11.00	11.00	11.00	11.00
21	119.00	7.00	11.00	11.00	11.00	11.00	11.00
22	119.00	7.00	11.00	11.00	11.00	11.00	11.00
23	119.00	7.00	11.00	11.00	11.00	11.00	11.00
24	119.00	7.00	11.00	11.00	11.00	11.00	11.00



CERTIFICATE OF SURVEYING AND MAPPING
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE PLAT IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR AND MAPPING ENGINEER IN THE STATE OF SOUTH CAROLINA AND I HEREBY WARRANT AND AGREE TO WAIVE ALL RIGHTS OF FIRST REFUSAL ONLY THE UNDERSIGNED CERTIFY ONLY TO THE BEST OF HIS KNOWLEDGE AND BELIEF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY FOR COORDINATION & REVIEW ONLY

FLOOD CERTIFICATION
 THAT I CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL EMERGENCY ASSISTANCE ADMINISTRATION, DATED OCTOBER 14, 2008.
 MAP NUMBER 40010021E 2014 X

DATE	BY	SCALE	FILE NO.
JANUARY 2, 2014	R/J PHARRIS & ASSOCIATES, P.A.	1" = 50'	14-00000000

**Planning Commission Meeting
January 28, 2015
New Business Item**

Final Plat Review: Riverchase Phase 3

Request from Meritage Homes to review and authorize road names associated with a final plat for the Preserve at River Chase Phase 3

Background / Discussion

The John R. McAdams Company has submitted a final plat, on behalf of Meritage Homes, for Phase 3 of the Preserve at River Chase subdivision on Doby’s Bridge Road.

A preliminary plat containing 231 single-family residential lots was approved for the entire Riverchase subdivision on August 7, 2013. The preliminary plat was consistent with the requirements of the Riverchase MXU Concept Plan and Development conditions, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill. As allowed by the MXU ordinance, the preliminary plat was reviewed and approved administratively.

Phase I of the project, containing 74 lots, was approved by the Planning Commission in November 2013. Phase II, which includes a total of 59 single-family lots, was approved in August 2014. The proposed plat for Phase 3 includes a total of 72 residential lots.

Total Lots Approved per Preliminary Plat:	231	(Approved Aug. 2013)
Total Lots Recorded to Date:	133	(Phase 1 – 11/13, Phase 2 – 08/14)
Total Lots Proposed:	72	(Phase 3 – Pending Approval)
Total Lots Remaining:	26	

Phase 3 will also include one new road name: Drave Lane. This proposed name has been approved for use by York County E-911/Addressing. The remaining road names within this phase – Arges River Drive and Thames Circle – are extensions of previously approved and recorded streets.

Though the MXU ordinance does not require full Planning Commission approval of the final plat, Section 6-29-1200(A) of the SC Code of Laws requires the following:

A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.

As a result, Planning Commission approval is required to authorize the new road name.

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within this phase of the subdivision. 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.

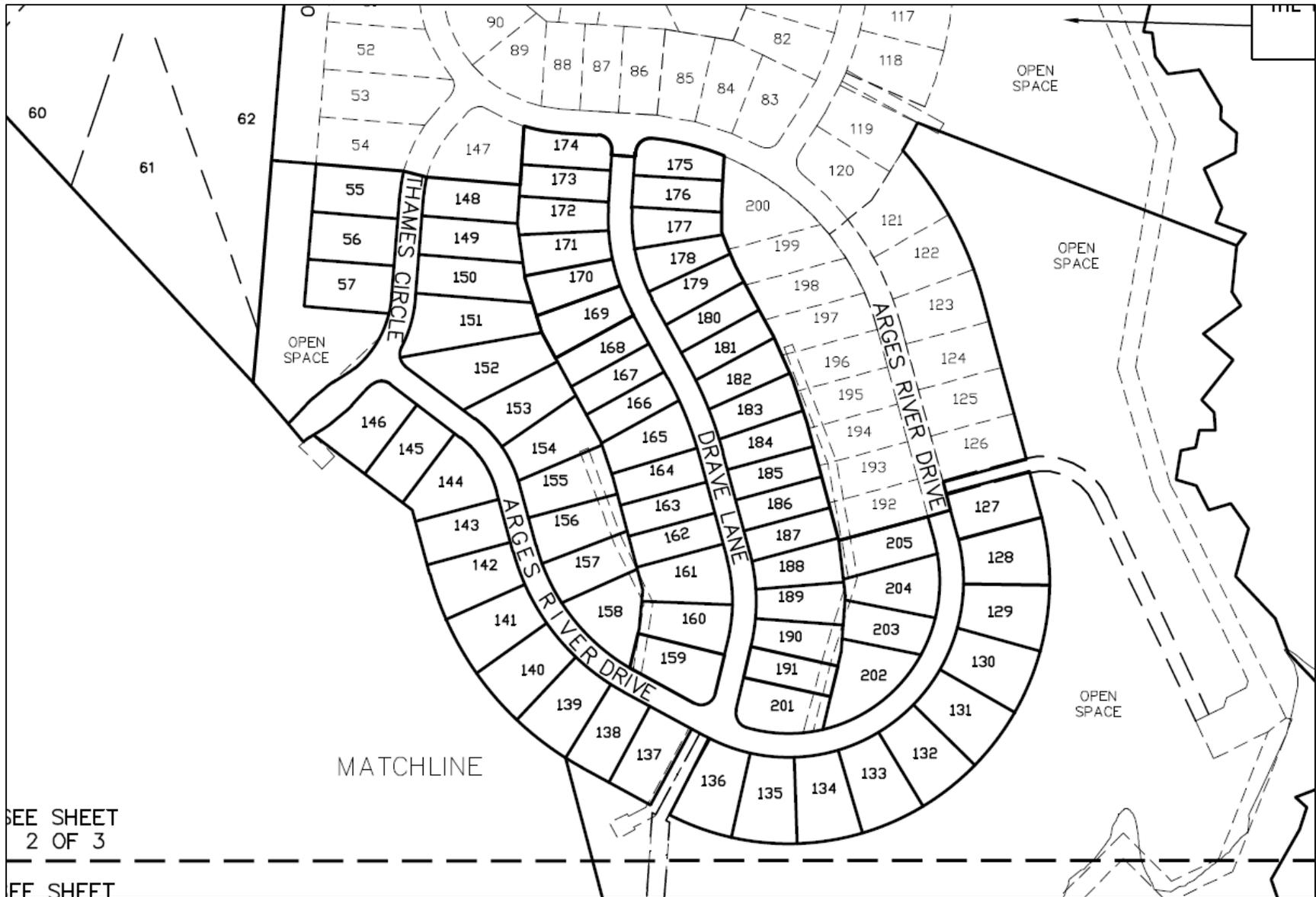
Recommendation

The final plat is consistent with the preliminary plat approved by town staff on August 7, 2013. It is staff's intent to approve the final plat for Phase 3 of the Riverchase subdivision, contingent upon the applicant securing a bond to cover a minimum of 125% of any remaining improvements.

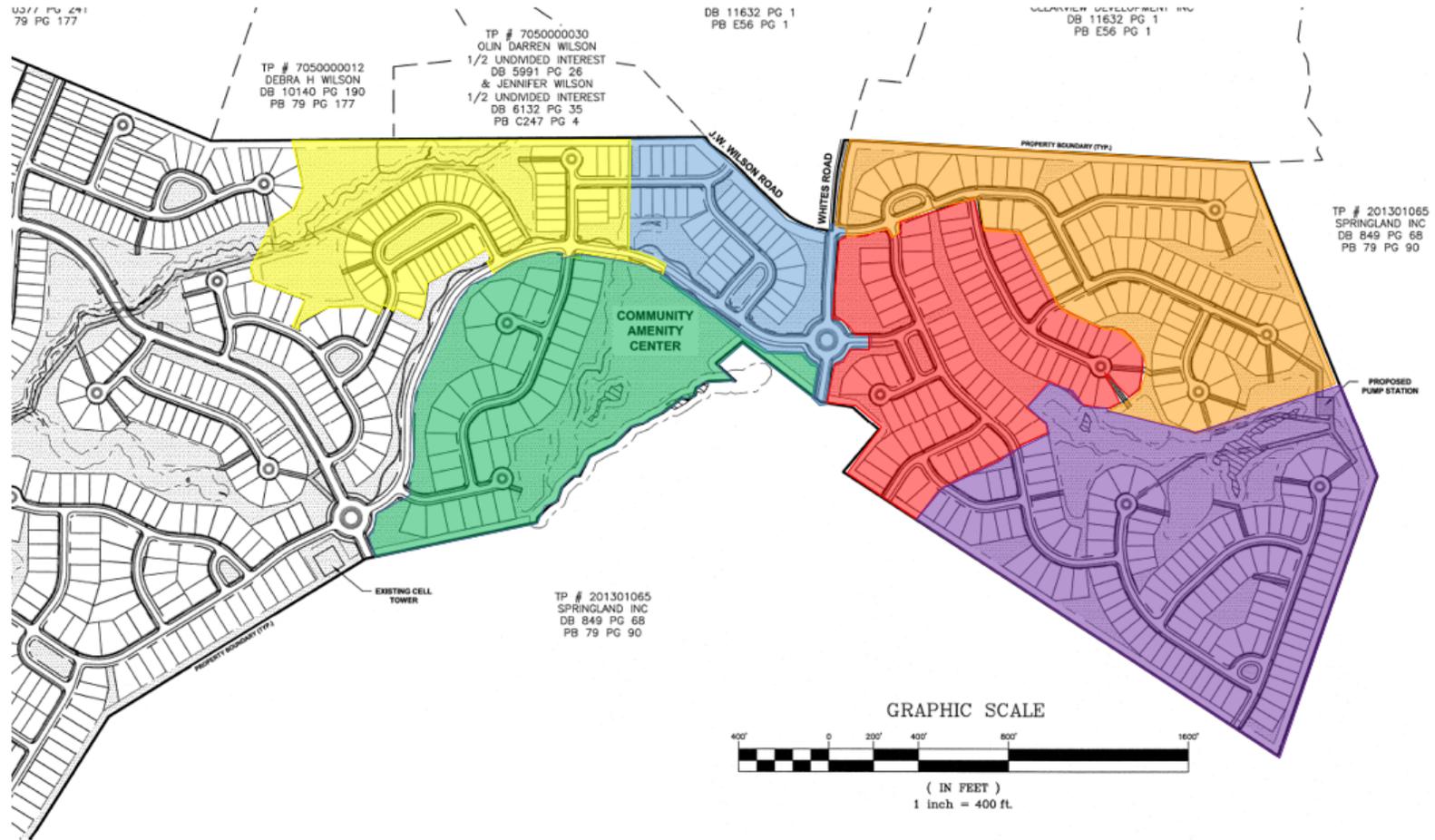
It is recommended that the Planning Commission approve and authorize the following road name within Riverchase Phase 3: Drive Lane.

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

Joe Cronin
Planning Director
January 22, 2015



Waterside at the Catawba
Phase 1



- Phase 1, Map 1
29 lots - Recorded
- Phase 1, Map 2
51 lots - Recorded
- Phase 1, Map 3
36 lots - Recorded
- Phase 1, Map 4
85 lots - Pending
- Phase 1 Map 5
82 lots - Pending
- Phase 1, Map 6
115 lots - Pending

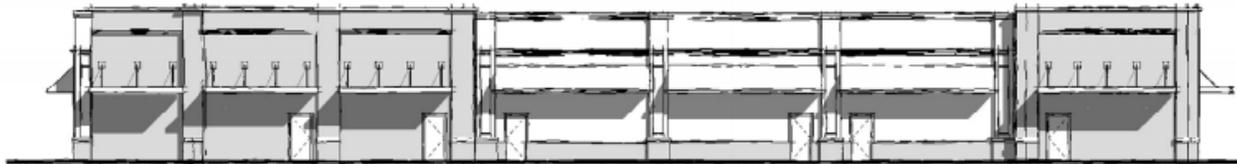




EAST ELEVATION



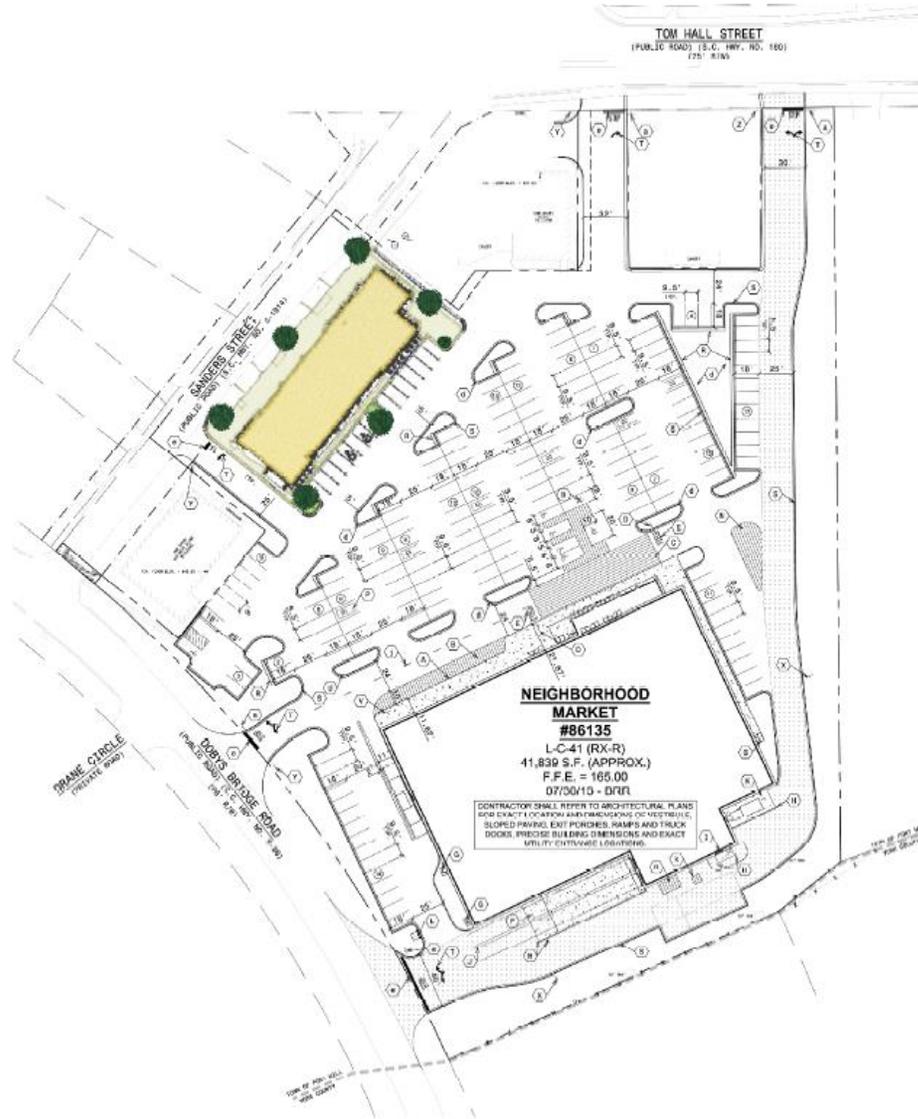
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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CONCEPT SITE PLAN