

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 28, 2015
215 Main Street
6:30 PM**

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

Absent: Tom Petty

Guests: James Shirey (Town Council), Paul LeBlanc (LSL Planning), Fredalyn Frasier (LSL Planning), Jim Thomas (BOZA), John Marks (Fort Mill Times)

Chairman Traynor called the meeting to order at 6:31 pm and welcomed everyone in attendance.

ELECTION OF CHAIR & VICE CHAIR FOR 2015

Chairman Traynor stated that since this was the first meeting of the year, a new chair and vice-chair would need to be elected for the 2015 calendar year.

Mr. Wolfe nominated James Traynor to serve as chairman for 2015. Mr. Lettang seconded the nomination of Mr. Traynor. Mr. Traynor asked if there were any additional nominations. There being no further nominations, Mr. Traynor called for a vote. The vote to elect Mr. Traynor as chair was approved by a vote of 5-0, with Mr. Traynor abstaining.

Mr. Garver nominated Ben Hudgins to serve as vice-chairman for 2015. Mr. Wolfe seconded the nomination of Mr. Hudgins. Mr. Hudgins nominated Chris Wolfe to serve as vice-chairman for 2015. Mr. White seconded the nomination of Mr. Wolfe. Mr. Traynor asked if there were any additional nominations. There being no further nominations, Mr. Traynor called for a vote.

Voting for Mr. Hudgins as vice-chair: Mr. Wolfe, Mr. Garver and Mr. Lettang.

Voting for Mr. Wolfe as vice-chair: Chairman Traynor, Mr. Hudgins and Mr. White.

Chairman Traynor announced that the vote resulted in a 3-3 tie. Mr. Wolfe stated that he wished to remove himself from consideration for the position of vice-chair. With only one candidate remaining, Mr. Traynor called for a vote on the nomination of Mr. Hudgins as vice-chair. The vote to elect Mr. Hudgins as vice-chair was approved unanimously.

APPROVAL OF MINUTES

Mr. Garver made a motion to approve the minutes from the November 19, 2014, joint meeting with town council, as presented. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0.

Mr. Hudgins made a motion to approve the minutes from the November 25, 2014, meeting, as presented. Mr. White seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

- 1. Final Plat: Sutton Mill, Maps 1-4:** Planning Director Cronin stated that the applicant, M/I Homes, has submitted a final plat for the Sutton Mill project located near the intersection of Harris Road and Sutton Road. The plat is divided into four separate maps and contains a total of 91 lots. Staff has reviewed the maps and found them to be substantially consistent with the 93-lot preliminary plat approved by the Planning Commission in April of 2014. Staff did note that two previously approved lots were not currently included in the final plat, but may be recorded at a later date. Since all required infrastructure was not yet completed (including off-site improvements to the intersection of Sutton and Suttonview Roads, and external sidewalks along the Harris and Sutton Road frontages), a bond equal to 125% of the total cost would be required prior to recording the plats. Staff recommended in favor of approval, contingent upon the applicant securing the required bond. Chairman Traynor noted that the Planning Commission would also be approving four new road names, as shown in the plats: Still River Way, Spring Blossom Trail, Brookcrest Lane and Misty Morning Court. Mr. Wolfe made a motion to approve the final plats, contingent upon the applicant securing the required bonds. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.
- 2. Final Plat: Preserve at River Chase Phase 3:** Planning Director Cronin stated that staff was in the process of reviewing a final plat for the Preserve at River Chase Phase 3. Because this is a Mixed Use (MXU) project, staff has the authority to review and approve the plats administratively. However, pursuant to state law, all road names must be approved by the Planning Commission prior to recording. The final plat for Phase 3 will include one new road name: Drave Lane. Planning Director Cronin stated that the staff write up included a typo (Drive Lane), and the Drave Lane was the correct spelling. Mr. Wolfe asked staff if the county had approved the street name. Planning Director Cronin responded that Drave Lane was on the list of street names approved and reserved by the York County Addressing Office. Mr. White made a motion to approve the recording of the name Drave Lane. Mr. Lettang seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Final Plat Update: Waterside at the Catawba, Phase 1, Maps 4-6:** Planning Director Cronin stated that staff had received, and was in the process of reviewing, final plats for Waterside at the Catawba, Phase 1, Maps 4-6. As a Mixed Use (MXU) project, these plats may be reviewed and approved administratively. A master road name list was previously approved by the Planning Commission. Maps 4-6 will include a total of 282 lots, and will contain all lots east of Whites Road. Staff has received bond estimates for Maps 4 and 5, while estimates for Map 6 are still pending.

2. **Final Plat Update: Fort Mill Square / Walmart:** Planning Director Cronin stated that staff had received an amended version of the subdivision plat for Fort Mill Square that was previously approved by the Planning Commission in October. The original plat showed a straight line running between the future Walmart property and the parcel that would house a future multi-tenant commercial building. In order to meet parking requirements on both lots, the line was adjusted slightly to move spaces between each lot. Since no new lots would be created by the change, the town's subdivision code would have allowed the applicant to record the original version approved by the Planning Commission, and then subsequently have staff administratively approve the new lot line. In order to prevent unnecessary time and expense, staff approved the revised plat administratively, eliminating the need to record two separate plats. Staff wanted to inform the Planning Commission of this change, in case anyone noticed that the recorded plat was slightly different than the one approved by the Planning Commission in October.

3. **Walmart Neighborhood Market & Multi-Tenant Commercial Building Update:** Planning Director Cronin stated that he and Assistant Planner Pettit had met with the developer of the Walmart Neighborhood Market during the previous week. The developer plans to close on the property in February, and demolition and site work is expected to begin shortly thereafter. The applicant has stated that their schedule calls for building pads to be completed in May, and construction to be completed during the fall of 2015.

The developer also stated that Walmart had requested a reduction in size of the multi-tenant commercial building along the Sanders Street frontage. The building would be reduced from 8,000 square feet to 7,200 square feet. The applicant was proposing that one storefront would be removed from the original design, but no additional changes to the building's design, architecture or materials were being requested. Planning Director Cronin stated that although minor, this was a substantive change to the original plans approved by the Planning Commission in June 2014. The Planning Commission was asked whether they wanted to re-review the changes, or if they were satisfied as long as the design, architecture and materials remained unchanged. A discussion took place. Mr. Lettang made a motion to request that the revised drawings be brought back to the Planning Commission for additional review in February. Mr. Wolfe seconded the motion. The motion was approved by a vote of 6-0.

4. **Impact Fee Study Update:** Planning Director Cronin stated that staff was still awaiting direction from town council as to whether, and how, they wish to proceed with the development of an impact fee ordinance. It is staff's hope that this item will be on the agenda for additional discussion during council's next quarterly workshop in February.

There being no further business, the meeting was adjourned at 7:06 pm.

Respectfully submitted,

Joe Cronin
Planning Director