

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 24, 2015
112 Confederate Street
7:00 PM**

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

Absent: None

Guests: Dusty Wiederhold (WSB Retail Partners), Daniel Senden (WSB Retail Partners), Dehler Hart (Springland Inc.)

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

APPROVAL OF MINUTES

Mr. Hudgins made a motion to approve the minutes from the January 28, 2015, meeting, as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

NEW BUSINESS ITEMS

1. **Fort Mill Square Multi-Tenant Commercial Building:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve amendments to the design of a 7,200 square foot (formerly 8,000 SF) multi-tenant commercial building to be constructed in front of the new Walmart Neighborhood Market on Dobys Bridge Road. Dusty Wiederhold and Daniel Senden of WSB Retail Partners provided additional information to members of the commission. Mr. Traynor stated that any trash and storage areas should be screened from public view. Mr. Lettang asked why the landscaped seating area had been removed from the original design, to which the applicant replied that the area was removed to accommodate additional parking. Mr. Lettang, Mr. Garver and Mr. Wolfe all expressed concern about the removal of the seating area, adding that it softened the exterior of the building and made the area more pedestrian friendly. Mr. Hudgins asked if the patio was retained, whether it would include a fence or seat wall to provide separation between the seating area and vehicular areas. Mr. Wiederhold stated that they would include such a separation if required to do so. Mr. Hudgins made a motion to approve the revisions to the 7,200 SF multi-tenant commercial building, with the following notes and conditions: the outdoor seating and landscaped area should be restored as shown on the original design; the outdoor seating area may include outdoor dining space if adjacent to a full service restaurant, or if otherwise, a public seating and gathering space only; the parking space requirement may be reduced to accommodate the patio (as allowed by the zoning ordinance); all service areas shall be appropriately

screened from public view; and any dumpsters shall be screened by a brick enclosure with gate. Mr. Petty seconded the motion. Mr. Wolfe offered a friendly amendment to require a brick seat/knee wall or aluminum fence between the outdoor seating area and vehicular areas. Mr. Hudgins and Mr. Petty accepted the amendment to the main motion. The amended motion was approved by a vote of 7-0.

2. **Rezoning Request: Hardee's Parking Lot:** Planning Director Cronin stated that the property owner, Hardee's Restaurants LLC, was seeking to recombine its parking lot parcel at the corner of Springs Street and Tom Hall Street with the neighboring restaurant parcel; however, the two parcels had different zoning designations. The applicant requested a rezoning of the parking lot parcel (Tax Map # 020-04-24-016) from UD Urban Development to LC Local Commercial. Staff recommended in favor of the request. Mr. Petty made a motion to recommend in favor of the ordinance rezoning the parking lot parcel from UD to LC. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.
3. **Rezoning Request: Founders House & Springs Insurance:** Planning Director Cronin stated that the applicant, Springland Inc., was seeking a rezoning of a total of eight parcels from R-15 Residential to LC Local Commercial. Dehler Hart of Springland Inc. stated that Springs was seeking to move some of its existing administrative offices to the property, but could not do so if they were zoned residential. The property at N. White Street and Skipper Street containing Springs Insurance and the Fort Mill History Museum had always been used as a commercial property, despite its residential zoning designation. Planning Director Cronin added that the properties were contiguous to other parcels zoned LC. Mr. Wolfe made a motion to recommend in favor of the ordinance rezoning the eight parcels from R-15 to LC. Mr. Lettang seconded the motion. Chairman Traynor stated that he was employed by a company that was affiliated with Springland Inc. and would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.
4. **Text Amendment: Bed & Breakfasts in the LC District:** Planning Director Cronin presented a draft text amendment to the LC Local Commercial district for the purpose of allowing bed and breakfasts as a conditional use. Staff recommended that B&B's be allowed in the LC district under the following conditions: the use shall be located on a parcel at least two acres in size; the B&B shall have no more than 10 guest rooms; meals may be served to registered guests only; no cooking facilities shall be permitted in individual guest rooms; the property owner or manager must reside on the property; only short-term lodging shall be allowed; two parking spaces shall be provided for the operator plus one space for each additional guest room; all guest quarters shall be located within the principal structure; and the use shall produce no alterations or changes in the character or exterior appearance of the principal building from that of a dwelling. Mr. Wolfe stated that the long-term rentals condition should include a maximum length of stay, and recommended no more than 30 days. Mr. Petty questioned why the minimum parcel size was set at two acres. Planning Director Cronin stated that the two acre requirement would limit the number of B&B's in the downtown area, given the small number of parcels two acres or larger. Interested parties would still have the option of assembling multiple parcels

to meet this requirement. He added that there are also several residential areas zoned LC, and staff didn't feel that B&B's were appropriate on smaller lots in existing residential areas. Mr. White stated that there were several historic homes that would be good locations for future B&B's, but did not have two acres or more in property. Planning Director Cronin recommended an amendment to keep the minimum property area at two acres in the LC district, but allow for a reduction to one acre for LC zoned parcels within the Historic District. Mr. Petty made a motion to recommend in favor of the text amendment, including the amendments offered by Mr. Wolfe regarding the maximum length of stay, and by staff to reduce the minimum property size to one acre for parcels located within the Historic District. Mr. White seconded the motion. Chairman Traynor stated that he was employed by an affiliate of a company which may benefit from this text amendment, and therefore, would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.

- 5. Request to Approve Road Name: Adventure Road:** Planning Director Cronin stated that the town had received a request from Leroy Springs & Co. to approve the platting and naming of an existing driveway on the Anne Springs Close Greenway as a private road called "Adventure Road." The driveway is located across from the Springfield subdivision on Springfield Parkway, and provides access to the Greenway's Field Trial Barn and Adventure Center. Planning Director Cronin stated that the Fire Marshal had visited the site, and had no objection to designating the driveway as a private road. The York County Addressing Office had also approved the use of the name "Adventure Road." Mr. Hudgins made a motion to authorize staff to approve a plat designating the existing driveway as a private road named "Adventure Road." Mr. Garver seconded the motion. Chairman Traynor stated that he was employed by a company that was affiliated with Leroy Springs & Co. and would be abstaining from voting on the request. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Impact Fee 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. This item will be on the agenda for the next council workshop, currently scheduled for March 11th. Once additional direction has been provided by council, the Planning Commission will be tasked with finalizing the report and reporting its recommendations back to council.
- 2. Final Plat Update: Waterside at the Catawba, Phase 1, Maps 4 & 5:** Planning Director Cronin stated that the applicant, Lennar Homes, had submitted the required bonds for Waterside at the Catawba, Phase 1 Maps 4 & 5. Staff signed and released the final plats for recording within the past week.
- 3. Final Plat Update: Sutton Mill, Maps 1 & 2:** Planning Director Cronin stated that the applicant, M/I Homes, has submitted the required bonds for Sutton Mill, Maps 1 & 2, and staff would be signing off on the final plats later in the week.

4. **Notification of Upcoming Term Expirations:** Planning Director Cronin stated the terms of Mr. Traynor and Mr. White would be expiring in April 2015. Both members are eligible to reapply if they wish to be considered for reappointment. Additional vacancies will be advertised for the Board of Zoning Appeals and Historic Review Board. Council is scheduled to make appointments during their meeting on April 13, 2015.

Prior to adjourning, Chairman Traynor asked if there were any additional items for discussion.

Mr. Hudgins inquired about Rock Hill's effort to revive discussion of a third bridge over the Catawba River between Mount Gallant Road and Sutton Road. Planning Director Cronin stated that the RFATS Policy Committee had tabled discussion of the bridge a couple years ago, and it would take a vote of the Committee to bring it back up. Since the project was tabled, Crescent purchased and has begun developing the Kanawha tract near the Sutton Road interchange. The Fort Mill School District also owns property in what would have been the future corridor. Staff believed that it would be difficult to revive the project with development now taking place within the "preferred" alignment. Planning Director Cronin also stated that the town had concerns about the way the bridge study was originally completed, especially the validity of the traffic data used to project future volumes on the Fort Mill side of the river as a result of the Fort Mill Southern Bypass tying in to the Sutton Road interchange. The consultant performing the study for RFATS also failed to meet with the town staff until after the preferred alignment was identified. As a result, the original recommendations did not take into account the Kanawha development agreement, the Catawba archaeological sites, the planned school, or the presence of federally endangered species.

Mr. Wolfe asked about the Dave Lyle Boulevard extension. He stated that the town's previous Planning Director, Andy Merriman, had discussed a third bridge linking the Dave Lyle corridor with the southern and eastern part of Fort Mill several years ago. Planning Director Cronin stated that he had had informal discussions with planners from Rock Hill and York County about a connection between Dave Lyle Boulevard and Dobys Bridge Road, which would link the Dave Lyle corridor, via Fort Mill, to the 521 corridor. Following the existing Dobys Bridge corridor would allow the project to be completed at a fraction of the cost of the Dave Lyle Boulevard extension, currently estimated to be \$200+ million.

Mr. Traynor asked if there were any additional projects planned for the downtown area. Assistant Planner Pettit stated that the Subway and insurance office at the top of Main Street were nearing completion, and a new restaurant/bar called Hobo's was expected to open in March. Planning Director Cronin added that the town recently issued a RFP to solicit proposals to develop a 2.5 acre site at the bottom of Main Street, which is currently leased by the town. The town will be accepting proposals for a mixed use project until the end of March.

Mr. Lettang inquired about the status of the old antique shop on Main Street that has had paper in the windows since last year. Planning Director Cronin stated that the town has re-issued a business license for the former store; however, if the store does not re-open within a timely manner, it is staff's intent to classify the existing use as warehouse/storage, which is not permitted within the LC district.

There being no further business, the meeting was adjourned at 8:27 pm.

Respectfully submitted,

Joe Cronin
Planning Director