



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

REGULAR MEETING

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: January 28, 2014 *[Pages 2–3]*

NEW BUSINESS

1. **Commercial Appearance Review: Kingsley #6** *[Pages 4–8]*

Request from Shelco, LLC to grant commercial appearance review approval for a proposed office building at 234 Kingsley Park Drive (Kingsley #6)

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information / discussion.

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 28, 2014
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Scott Couchenour, Ben Hudgins, Chris Wolfe, Tom Petty, Tony White, Planning Director Joe Cronin

Absent: John Garver

Guests: Nick Stegall, Kevin Granelli (Trinity Land Group)

Chairman Traynor called the meeting to order at 7:00 pm.

Planning Director Cronin stated that Mr. Garver had contacted him earlier in the day and would be unable to attend the meeting.

Mr. Wolfe made a motion to approve the minutes from the January 14, 2014, special called meeting, with a second by Mr. Couchenour. Mr. Petty stated that the meeting time was incorrectly listed as 7:00 pm and should instead be 6:30 pm. Mr. Traynor noted that there was a typo on page 3 of the minutes. Mr. Wolfe amended his motion to include the two changes, with a second by Mr. Couchenour. The minutes were approved, as amended, by a vote of 6-0.

Mr. Nick Stegall requested an opportunity to address the Planning Commission. There was no objection.

Mr. Stegall stated that the previous owner and developer of the Massey subdivision had made promises to include a stub out to the Stegall family's neighboring property; however, there was no written agreement. The preliminary plat that was approved for Massey Phase 2 did not include any stub out or easement. Mr. Stegall requested that the Planning Commission consider amending the plat. Planning Director Cronin stated that the plat submitted by the current property owner, IOTA Doby Bridge LLC, has already been approved by the Planning Commission and is, therefore, vested in its current version. Any changes would need to come from the applicant. Chairman Traynor asked staff to reach out to IOTA Doby Bridge LLC and try to bring both parties together.

NEW BUSINESS

1. **Sketch Plan: Pecan Ridge**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a sketch plan for the Pecan Ridge subdivision on Whites Road. Planning Director Cronin stated that Town Council had rezoned the property and adopted a development agreement the previous morning. The proposed sketch plan was consistent with the requirements of the R-5 zoning district. Kevin Granelli of the applicant, Trinity Land Group, answered questions from Commission

members. Mr. Couchenour made a motion to approve the sketch plan as submitted. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Sketch Plan Update:** Planning Director Cronin stated that the pending owner of the Sutton Park subdivision, M/I Homes, had been requested by SCDOT to move the Harris Road entrance farther east from its original location. As a result, the applicant was requesting to amend its previously adopted sketch plan. Planning Director Cronin provided members with a revised sketch plan. The consensus of the commission was that the new sketch plan alignment was preferable to the original version. Planning Director Cronin stated that since it is only a sketch plan at this point, the applicant need not re-submit, but wanted to let the Planning Commission know that the revised version would be used as the project moves forward to the Preliminary Platting process.
- 2. Text Amendment: Off Premises Signs:** Planning Director Cronin stated council had requested feedback from the Commission as to whether the off-premises sign ordinance should be changed to allow “Welcome Signs” with names and logos of businesses or organizations not located on the same premises of the signs. The consensus of the Planning Commission was that the current regulations were an effective measure for limiting sign clutter, and that there were existing ways for businesses and organizations, including: Adopt-A-Highway/Stream signs, On-Premises Signs, LED signs owned by the town, and other options allowed under the current code.
- 3. Joint Meeting with Town Council:** Planning Director Cronin stated that the joint meeting with Town Council would take place during Council’s quarterly workshop on February 15th. Additional details will be provided closer to the meeting date.
- 4. Appointments:** Planning Director Cronin stated that several members’ terms had expired. Council is in the process of reorganizing the Planning Commission, Board of Zoning Appeals and Historic Review Board. Staff will be sending out a notice in the coming weeks, along with application materials. All current members will be eligible to re-apply for appointment.

There being no further business, the meeting was adjourned at 7:58 pm.

Respectfully submitted,

Joe Cronin
Planning Director

**Planning Commission Meeting
February 25, 2014
New Business Item #1**

Commercial Appearance Review: Kingsley #6

Request from Shelco, LLC to grant commercial appearance review approval for a proposed office building at 234 Kingsley Park Drive (Kingsley #6)

Background / Discussion

The Planning Commission is asked to consider a request from Shelco, LLC, to grant commercial development appearance review approval for a proposed commercial office building at 234 Kingsley Park Drive (Kingsley #6). This property is a part of the Kingsley Office Park adjacent to I-77. The property will be accessed from Kingsley Park Drive by a shared use driveway that serves this property, as well as a future building on a neighboring parcel (Kingsley #7). A map is attached for reference.

The property is zoned Highway Commercial (HC), and is properly zoned for an office building. The address for this parcel has been assigned by the county as 234 Kingsley Park Drive. The property was recently subdivided in December 2013, and the new tax map number assigned by York County is 020-09-01-008.

The proposed building elevations, site plans and landscaping plans are attached for review. A full set of building designs and site plans will be available during the Planning Commission meeting. The exterior of the building will consist primarily of architectural precast panels and glass. The building will also include a parapet.

The proposed three-story, 60,000 square foot, building measures 41' 4" from grade to the top of the flat roof. Parapets above the roofline are not included in this measurement, as allowed by the zoning ordinance when measuring the height of a flat roof. From grade to the top of the parapet, the building will measure approximately 50'. Because this parcel falls within 1,500 feet of the I-77 right-of-way, there is no maximum height limit under the zoning ordinance.

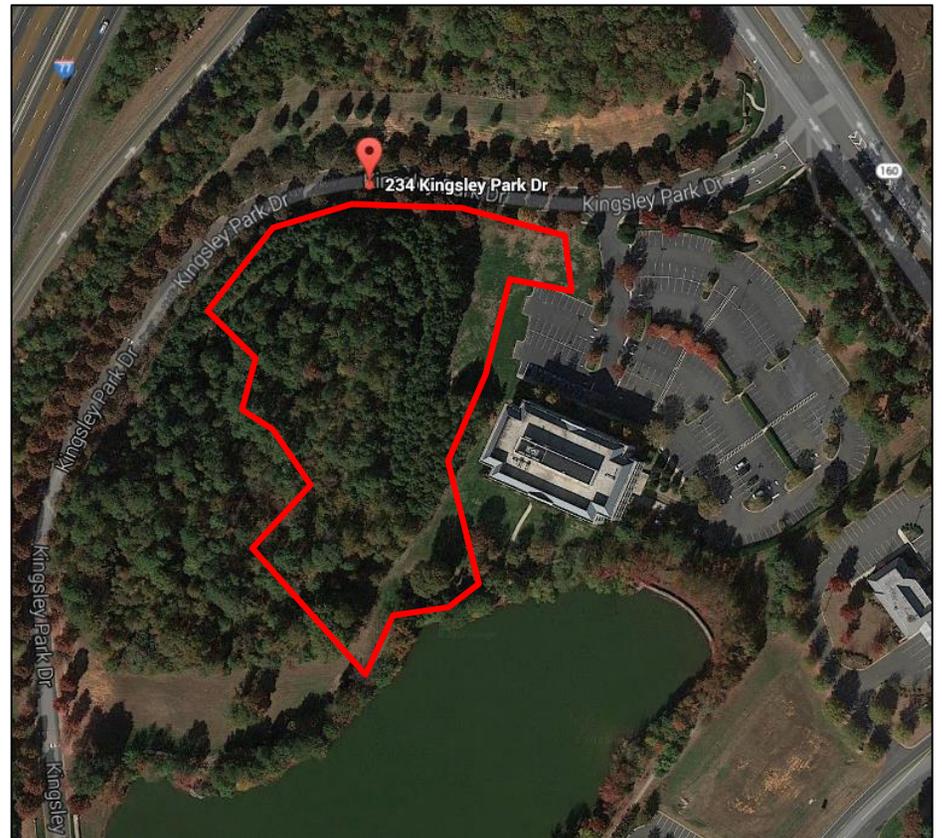
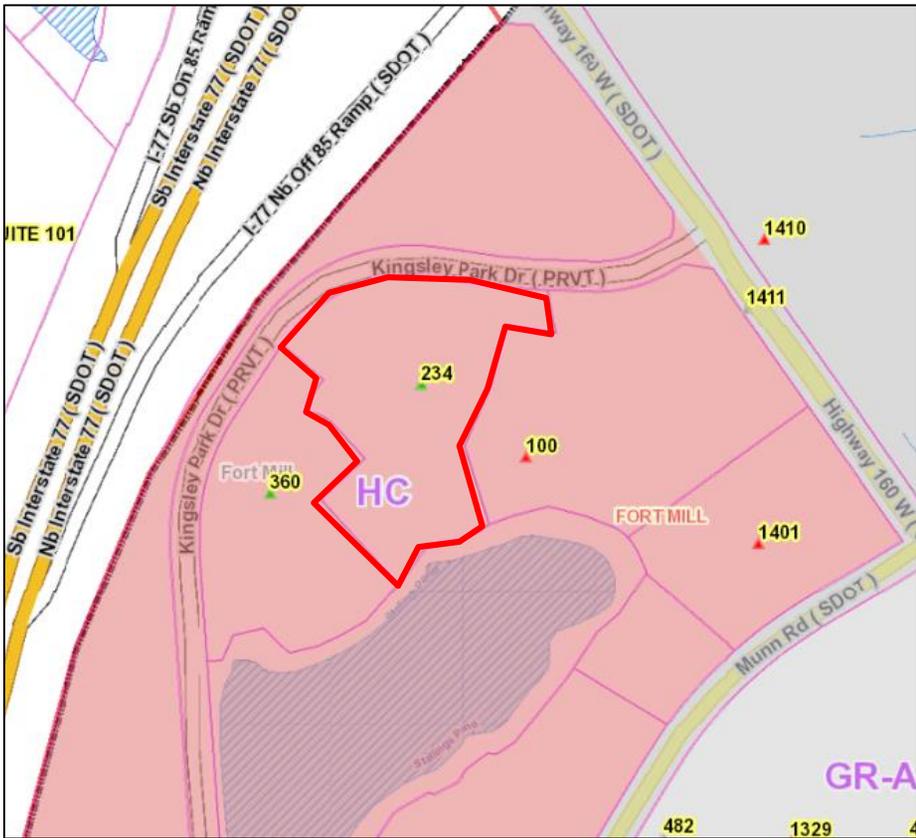
Photos of nearby buildings are attached for reference.

Recommendation

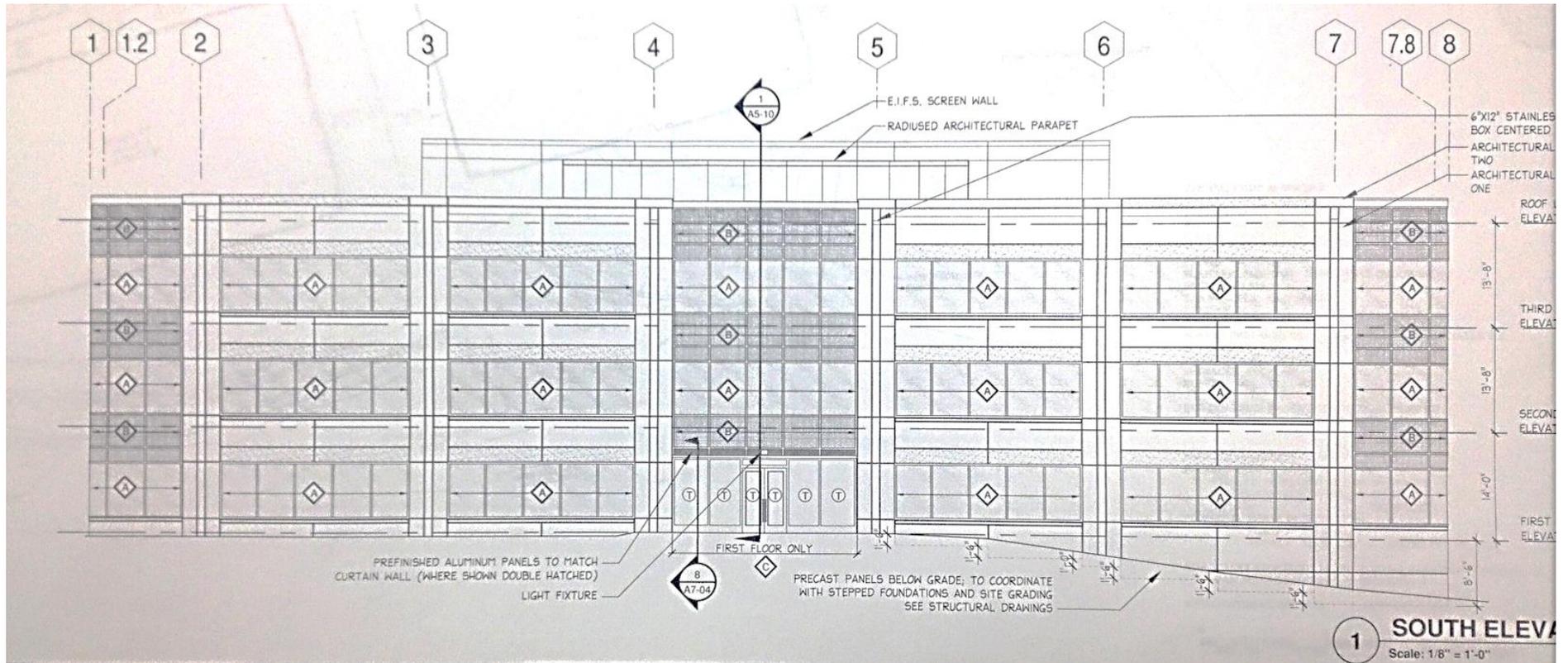
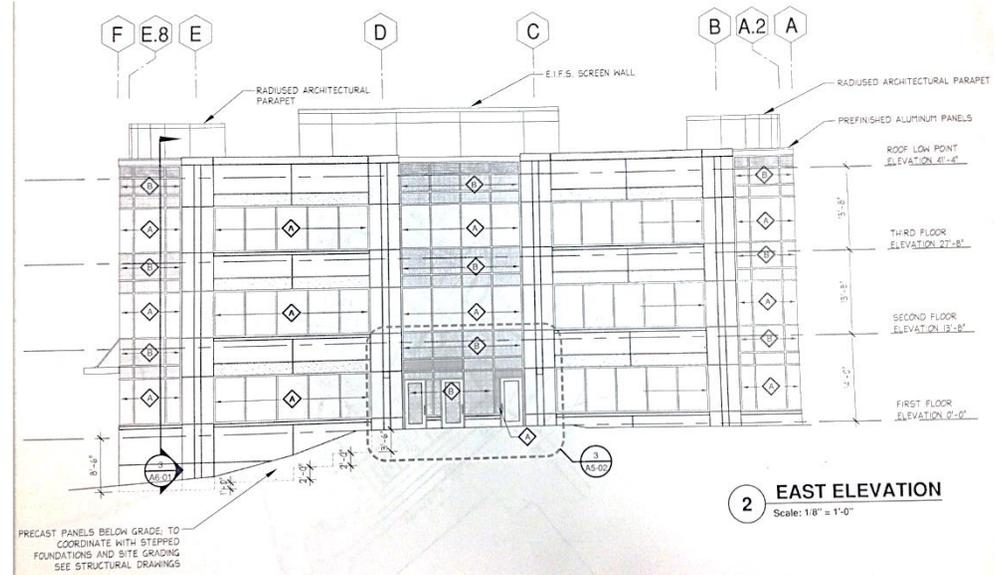
Staff has reviewed the site plan and found no major deficiencies. The plan appears to feature high quality building materials and architectural features that will be consistent with neighboring structures. Staff recommends in favor of approval

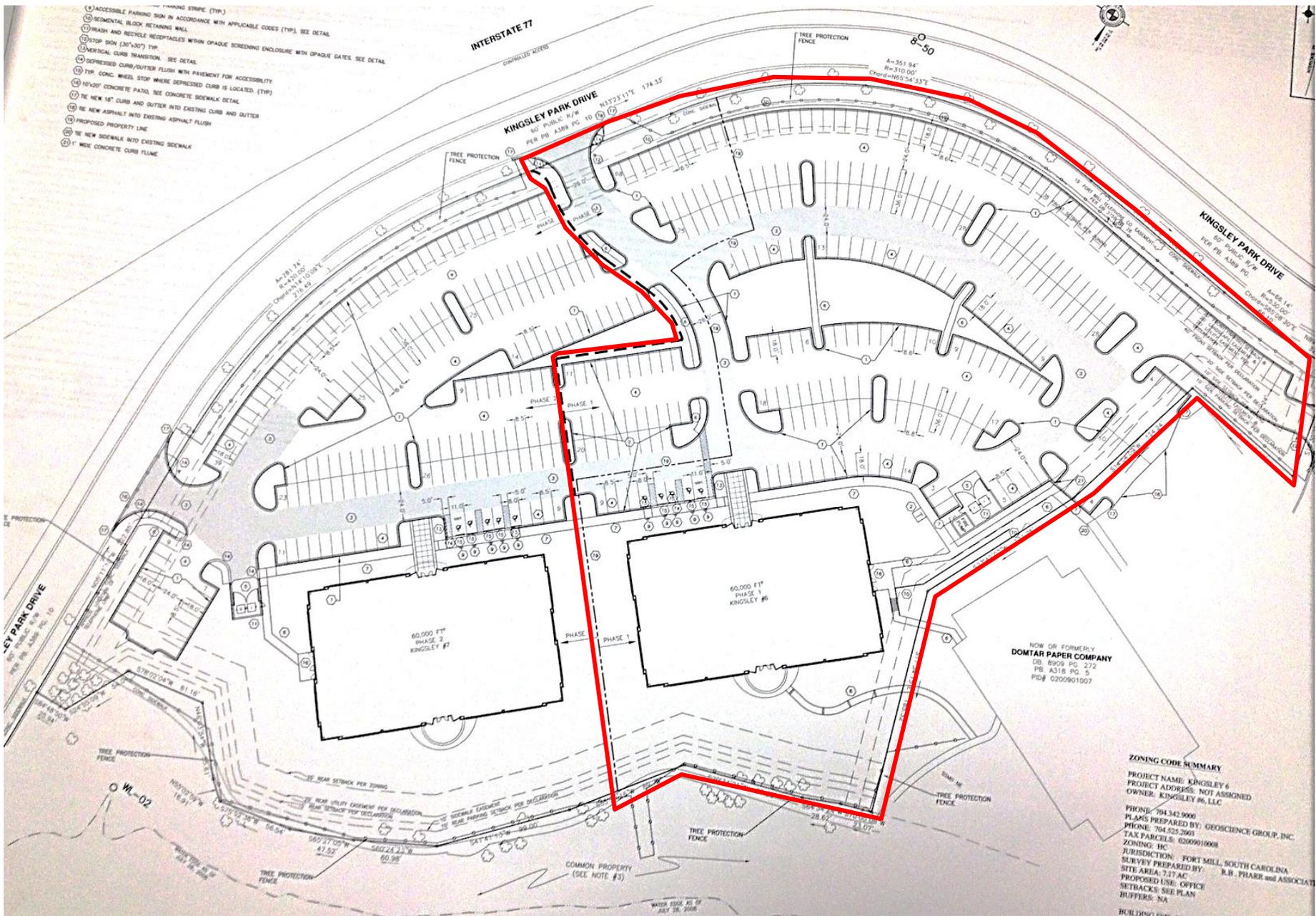
Large copies of the development plans will be available during the meeting for review.

Joe Cronin
Planning Director
February 20, 2014



MATERIAL LEGEND	
	VISION UNIT (1" INSULATED) VIRACON VRE 6-54 OR EQUAL
	SPANDREL UNIT (1" INSULATED) VIRACON VRE 6-54 W/OPACIFIER ON #3 SURFACE
	VISION UNIT (1" INSULATED) VIRACON VRE 1-2M
	ARCHITECTURAL PRECAST FINISH ONE
	ARCHITECTURAL PRECAST FINISH TWO
	PROVIDE TEMPERED GLASS PANELS





PLANTING SCHEDULE

** QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE
SO	13	QUERCUS SHUMARDII 'PANACHE'	'PANACHE' SHUMARD OAK	B & B	2.5" CAL, MIN. 8'
AE	12	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' LACEBARK ELM	B & B	2.5" CAL, MIN. 8'

