

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

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

Absent: Tony White

Guests: None

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

Mr. Couchenour made a motion to approve the minutes from the January 28, 2014, regular meeting, with a second by Mr. Wolfe. The minutes were approved by a vote of 6-0.

Planning Director Cronin noted a typo on the cover sheet of the published agenda. The header for New Business Item #1 should state "Commercial Appearance Review: Kingsley #6" instead of "Commercial Appearance Review: Hampton Inn & Suites." All accompanying information in the staff write up and background materials were correct.

Chairman Traynor stated that he had a conflict of interest on New Business Item #1. Chairman Traynor left the meeting at 7:01 PM. Vice Chairman Wolfe presided as Acting Chair in the Chairman's absence.

NEW BUSINESS

1. **Commercial Appearance Review: Kingsley #6:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve the architectural plans for a new 60,000 square foot commercial building in the Kingsley Office Park. Planning Director Cronin shared the architectural renderings submitted by the applicant, and stated staff's opinion that the proposed structure was consistent with both the zoning ordinance, as well as existing buildings within Kingsley Park. Mr. Hudgins made a motion to grant commercial appearance review approval for the project, with a second by Mr. Petty. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Fort Mill Southern Bypass Overlay District Update:** Planning Director Cronin stated that Town Council adopted the Fort Mill Southern Bypass Overlay District during its morning meeting on February 24th. Only one major change was included at second reading, which allowed for a waiver to be granted for certain parcels meeting pre-defined eligibility

criteria. Planning Director Cronin thanked members of the commission for their work on preparing and reviewing the draft ordinance.

2. **Crescent Annexation**: Planning Director Cronin stated that Town Council adopted the Crescent annexation ordinance for 280 +/- acres at the end of Suttonview Road during its morning meeting on February 24th. The recommended zoning designation of MXU, as well as the concept plan and development conditions were also approved with minor modifications.

There being no further business, the meeting was adjourned at 7:31 pm.

Respectfully submitted,

Joe Cronin
Planning Director

RECUSAL STATEMENT

Member Name: JAMES TRAYNOR

Meeting Date: TUESDAY 2/25/14

Agenda Item: Section NEW BUSINESS Number: 1

Topic: KINGSLEY PARK - KINGSLEY #6
OFFICE BUILDING

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: _____

Date: 2/24/14

JAMES TRAYNOR
Member 

Approved by Parliamentarian: _____