TOWN OF FORT MILL
PLANNING COMMISSION SUBCOMMITTEE MEETING
March 9, 2016
112 Confederate Street
6:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **February 10, 2016: Subcommittee Meeting**

REVIEW OF ITEMS DISCUSSED DURING FEB. 10TH MEETING

1. **Design Requirements for COD/COD-N**

    a. Street & Sidewalk Lighting Requirements
    b. Parking Lot Lighting Requirements
    c. Crosswalk Requirements
    d. Fence & Retaining Wall Requirements

ITEMS FOR INFORMATION / DISCUSSION

1. **Design Requirements for COD/COD-N**

    a. Landscape Requirements
    b. Sign Requirements

ADJOURN

MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION SUBCOMMITTEE MEETING
February 10, 2016
112 Confederate Street
6:30 PM

Present: James Traynor, Jay McMullen, Tom Petty, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: None

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

Planning Director Cronin and Assistant Planner Pettit reminded subcommittee members of the purpose of the meeting. The Corridor Overlay District (COD/COD-N) requires a variety of enhancements for new development along the Fort Mill Southern Bypass Corridor, including: street and sidewalk lighting, parking lot lighting, crosswalk design, landscaping, fences and retaining walls. The subcommittee was asked to prepare a draft set of design guidelines for adoption and use by the Planning Commission when reviewing development requests along the corridor. Mr. Petty recommended that signage should also be included among the design requirements for new development along the corridor, to which the other members agreed.

ITEMS FOR INFORMATION / DISCUSSION

1. Sidewalk Lighting Requirements: The subcommittee reviewed a number of different options for street and sidewalk lighting. A discussion took place regarding SCDOT requirements, particularly in instances where light may spill from a lighted area onto the neighboring right-of-way. The subcommittee discussed a variety of guidelines, including the following: all lights should be downward facing, pagoda style lighting along sidewalk areas should be encouraged to reduce light spill, general height and spacing requirements, standard bulb types and wattage requirements, finish type and color of lighting fixtures, provisions for building and parking lot lighting, and safety considerations along lighted pathways. Planning staff was asked to consult with York Electric Cooperative to determine what types of standard lights the coop offers. The subcommittee recommended a general standard that would allow a limited number of options for street and sidewalk lights. This would ensure conformity, but would also allow for lights to be sourced from more than one vendor.

"Baxter" Style Acorn Light

2. Street & Parking Lot Lighting Requirements: Planning staff was asked to consult with York Electric Cooperative to determine what types of standard lights the coop offers. The

general preference was in favor of "Baxter" style acorn lights and taller "shoebox" style lights, depending on the context of the specific building and use. The subcommittee recommended in favor of having a limited number of options to ensure consistency across the corridor. The subcommittee also discussed lighting options for landscaped areas, and building-mounted lighting.

3. Crosswalk Requirements: A discussion took place regarding design requirements for crosswalks and pedestrian areas. The subcommittee recommended that as a general guideline, new development should include colored concrete pavers (such as Charlotte pavestone) to distinguish pedestrian areas. The crosswalks and pedestrian areas should be 8' in width (same as the standard sidewalk width), unless the Planning Commission allows a modification. The subcommittee discussed having an approved color palette that applicants may choose from. For high traffic areas, including primary access driveways or areas where heavy duty asphalt will be used, the pavers should be bituminous set. All crosswalks should include a different colored concrete border or ribbon, and the 45 degree herringbone pattern was recommended as the standard design pattern.

Concrete Paver Crosswalk

4. Landscape Requirements: Discussion of this item was deferred to the next subcommittee meeting.

5. Fence & Retaining Wall Requirements: A discussion took place regarding design requirements for fences and retaining walls along the corridor. The consensus of the committee was that all fences along the corridor should be decorative fences with natural wood and adequately spaced masonry columns. The fence used at the Preserve at River Chase along S Dobys Bridge Road was mentioned as a suitable model for the corridor, as were 3-4 rail wood fences (though not split rail design). Anodized aluminum could be permitted on the side and rear of buildings, or in other appropriate areas located off the road right-of-way, including enclosed seating areas or amenities.

River Chase Fence

Masons Bend Wall (Fieldstone)

For retaining walls, the subcommittee determined that monolithic walls should be discouraged, and a maximum wall height was discussed. It was suggested that walls should be curved and/or terraced. Any wall located along the right-of-way would be held to a higher design standard, including brick, stone or masonry (fieldstone was noted as a

common feature in the Fort Mill area); however, architectural block or pavers may be permitted for walls which are not visible from the right-of-way, or which will be screened by a building or other feature. All walls should also be capped and heavily landscaped, and walls over 30" in height should also include a fence for safety purposes.

6. Monument Sign Requirements: Discussion of this item was deferred to the next subcommittee meeting.

There being no further business, the meeting was adjourned at 9:20 pm.

Respectfully submitted,

Joe Cronin
Planning Director