

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
March 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: Matt Levesque (ESP Associates), Cisco Garcia (Pulte Homes), Kimberly Bainbridge

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

Mr. Hudgins made a motion to approve the minutes from the February 25, 2014, regular meeting, with a second by Mr. Couchenour. The minutes were approved by a vote of 6-0.

NEW BUSINESS

1. **Annexation Request: Springview Meadows (0.297 acres)**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to annex a small portion of York County Tax Map Number 719-00-00-157, currently owned by York Electric Coop, but under contract for sale to Pulte Homes. The 0.297 acre tract was the intended location of the primary access road for the Springview Meadows subdivision. Absent the annexation, a portion of the road would be in the county, and the remainder would be in the town. Mr. Couchenour made a motion to recommend in favor of the annexation with a zoning designation of R-5. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Development Updates**: Planning Director Cronin provided an update on the status of the following development projects:
 - a. **The Greens at Fort Mill**: Construction continues at the top of Main Street. The project is expected to be completed in May/June 2014.
 - b. **Springfield**: The final two phases of Springfield, Phases 3C and 4C, have been platted. All lots within the subdivision have now been platted. It is anticipated that the full 600+ lots in Springfield will be built out within the next 18-14 months.

- c. **Preserve at River Chase**: Meritage Homes has completed most of the infrastructure for Phase 1 and the neighborhood is beginning to take shape. The first six houses were permitted in February, and a grand opening is expected in April.
- d. **Springview Meadows**: Clearing and grading work has commenced in the new Springview Meadows subdivision. A final plat (bonded) is expected to be submitted for review in April, with site work expected to begin within the next few weeks.
- e. **Millridge (Formerly Sutton Park)**: The project formerly known as “Sutton Park” has been renamed “Millridge.” The applicant has submitted construction drawings for staff review. A preliminary plat is expected to be on the April agenda for review and approval.
- f. **Carolina Orchards**: Pulte Homes has submitted a sketch plan for a new subdivision on Springfield Parkway called Carolina Orchards. The sketch includes a total of 630 lots. The property is zoned Mixed Use and is covered by the 2008 development agreement between the town and Clear Springs. As the project goes through the platting process, the MXU district allows for subdivision documents to be reviewed and approved administratively, as long as they are consistent with the development agreement, MXU district requirements, and the town’s development ordinances.
- g. **Springfield Town Center**: Springfield Town Center, located near the intersection of US 21 Bypass and Springfield Parkway, is also covered by the 2008 development agreement between the town and Clear Springs. Development activities at Springfield Town Center have resumed, and a new Harris Teeter, as well as three other commercial buildings, were recently approved for construction.

There being no further business, the meeting was adjourned at 7:10 pm.

Respectfully submitted,

Joe Cronin
Planning Director