



FORT MILL

TOWN OF FORT MILL PLANNING COMMISSION MEETING

May 17, 2016
112 Confederate Street
6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: April 19, 2016 *[Pages 3–11]*

NEW BUSINESS ITEMS

1. **Subdivision Plat: 202, 204 & 206 Main Street** *[Pages 12–17]*

Request from Pittman Professional Land Surveying, on behalf of Downtown Partners, to approve the subdivision of York County Tax Map Number 020-03-01-003, containing approximately 0.75 acre at the intersection of Main Street and Confederate Street, into seven parcels ranging in size from 0.03 acre to 0.52 acre

2. **Subdivision Request: Avery Plaza** *[Pages 18–22]*

Request from Pittman Professional Land Surveying, on behalf of Springland Associates LLC, to approve the subdivision of York County Tax Map Numbers 020-08-01-002 and 020-08-01-011, containing approximately 19.06 +/- acres at the intersection of SC 160 and Springfield Parkway, into five parcels ranging in size from 1.63 acres to 10.70 acres

3. **Request to Approve Street Names: Legacy Phase II** *[Pages 23–25]*

Request from GCI Legacy North Hills LLC to approve road names for the Legacy Phase II apartment complex off Pleasant Road

4. **Kingsley Village Street Names: Kingsley Village** *[Pages 26–30]*

Request from Charter Properties to approve a master road name list for the Kingsley Village apartment and retail complex in the Kingsley development

ITEMS FOR INFORMATION / DISCUSSION

1. **Unified Development Ordinance (UDO) Update**
2. **Preliminary Appearance Review: Fort Mill High School #3** *[Pages 31–41]*

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
April 19, 2016
112 Confederate Street
7:00 PM**

Present: James Traynor, Hynek Lettang, Tom Adams, Ben Hudgins, Chris Wolfe, Tom Petty, Jay McMullen, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Chris Blanton (Catalyst Group), Gary Furrow (Catalyst Group), David Meyer (QuikTrip), Brian Smith (Urban Design Group), Judy Allie (QuikTrip)

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

Planning Director Cronin introduced Tom Adams, who was appointed by Town Council to fill the seat formerly held by Mr. Garver. Chairman Traynor and members of the commission welcomed Mr. Adams.

Chairman Traynor stated that he had a conflict of interest on Old Business Item #1, and would be recusing himself from discussion of that item.

Mr. Petty made a motion to approve the minutes from the March 15, 2016, meeting, with a second by Mr. Wolfe. Mr. Wolfe noted a typo in the minutes, and recommended a correction. The minutes were approved, as corrected, by a vote of 7-0.

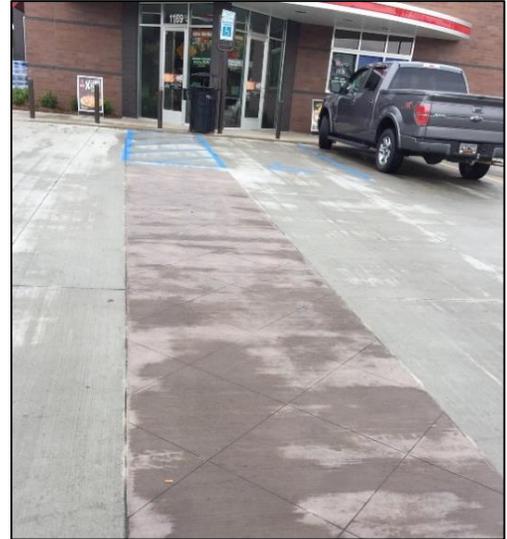
OLD BUSINESS ITEMS

Chairman Traynor stated that he had a conflict of interest on the next agenda item, and would recuse himself from discussion. Chairman Traynor left the meeting at 7:04 pm.

- 1. Commercial Appearance Review: QuikTrip:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to consider the request for appearance review approval for QuikTrip's proposed gas station/convenience store located at the corner of Highway 160 and Springfield Parkway. Assistant Planner Pettit noted that the project had previously received appearance review approval for all items except signage, landscaping, lighting, and crosswalk design.

Mr. Pettit took the Planning Commission through the staff report, noting how the applicant addressed comments from previous review sessions on all outstanding items. Regarding the signage, Mr. Pettit stated that the applicant had revised the signage to include a brick base using a brick also included on the principal structure. Mr. Pettit noted that the signage, as presented by the applicant, did include internal illumination which was not permitted along the corridor, however additionally noting that the applicant had proposed to utilize

the internal illumination to help with the illumination of the perimeter sidewalks along Highway 160 and Springfield Parkway. Mr. Pettit provided an overview of the landscaping revisions, noting that the applicant had revised the previous plan to include flowing lines of planting and a larger diversity in plant species. Mr. Pettit went through the applicant's proposed lighting plan, noting that the applicant had provided additional lighting from the interior of the project to spill onto the perimeter sidewalks to help provide a safe pedestrian realm per the COD-N overlay requirements. Finally, Mr. Pettit provided the commission with an example of the proposed crosswalk design (see example provided below).



In regards to lighting along the corridor, Mr. Hudgins stated that the first project on the corridor should meet all the requirements of the COD-N overlay district. A discussion occurred on providing lighting along the sidewalks on both the Highway 160 and Springfield Parkway frontages, as the applicant's original design included areas with no lighting provided especially in the corner nearest to the intersection. Mr. Wolfe questioned whether the lighting could be redesigned to get 0.5 footcandles at the sidewalk. Mr. Petty noted that he was not concerned with the sidewalk being pitch black, as its proximity to the intersection and other lighting would make it acceptable in reality. Mr. Petty additionally stated that the applicant was not at fault in regards to the location of the sidewalk as it is an existing sidewalk, noting that future project should bring the sidewalks interior to the property lines, thus providing more flexibility in providing lighting to them. Mr. Petty suggested that 0.2 footcandles was a more approachable target.

Mr. Hudgins stated that the signage should meet the requirements and intent of the COD-N overlay district requirements. Mr. McMullen questioned whether the brick work should be included on the sides and at the top of the monument sign. Planning Director Cronin noted that the planning commission's subcommittee for COD design guidelines did discuss recommending that architectural features extend to both the sides and top of the monuments. The applicants were asked whether or not all of their company's signs featured internal illumination, to which Mr. Meyer noted that they all feature internal illumination. Mr. McMullen discussed setting a precedent with the first project in that area along the corridor and that it should be designed accordingly. Ms. Allie noted that that external illumination is considered a tripping hazard for company employees and would not be ideal. Mr. Petty noted that external illumination could create issues with glare that could pose a problem for nearby drivers. Mr. Cronin noted that the COD overlay did provide areas of flexibility with some code requirements, while others, such as internal illumination, are explicit and should be met for all projects. Mr. McMullen concurred, noting that consistency along the entire corridor was the intent of the overlay district.

In regards to crosswalks, a discussion occurred related to the planning commission's subcommittee for COD design guidelines and their recommendation to use concrete pavers that are bituminous set, with a ribbon of contrasting color along the edges. Mr. Pettit noted that this was a recommended guideline, however not a strict requirement per code. Mr. Petty noted that the Department of Transportation may not allow pavers in the right-of-way along access driveways. Mr. McMullen questioned whether all crosswalks on the property would utilize the same design, to which Mr. Meyer noted that they were incorrectly marked on the included site plan and that they would all feature the same design. Mr. Wolfe and Mr. McMullen suggested that the designs should be consistent over the entire corridor and meet the intent of the design guideline recommendations. Mr. Petty noted that the applicant did not determine the sidewalk location, which was existing within the DOT right-of-way, and thus had no control over what could or couldn't be used as crosswalks since they were located in the right-of-way. Mr. Wolfe suggested that the specifics of what the crosswalks looked like should be up to the applicant as long as the design generally matches the design recommendations for the corridor. Mr. McMullen noted that the first project would be the one to set the tone for the entire corridor.

In regards to landscaping, Mr. McMullen suggested that all sides of the dumpster be screened with shrubs and that with over 700 shrubs, two types of species was not enough variation to protect the site should a species die and/or become diseased. Brian Smith, representing the engineer for the project, noted that the shrubs were a code requirement and that they would have to be replanted if they did die. Mr. McMullen noted that great property owners would certainly do that, while average applicants may or may not do so in an appropriate fashion. Mr. Wolfe questioned whether there were specific requirements related to landscaping, to which Mr. Pettit noted that the only thing spoken to in the code was related to the amount of landscaping and general location.

Hearing no further discussion, the commission decided to take up voting on each of the remaining items individually. In regards to the landscaping, Mr. Wolfe made a motion to approve as submitted. Mr. Lettang seconded the motion. The motion carried 5-1, with Mr. McMullen in opposed.

In regards to crosswalks, Mr. Hudgins made a motion to approve the crosswalks with a 45 degree herringbone pattern, ribbon apron, and concrete color to be determined by staff or as presented. Mr. McMullen seconded the motion. The motion carried by a vote of 6-0.

In regards to lighting, Mr. Wolfe made a motion to approve as submitted, contingent upon modifying the design to bring the sidewalk at the corner of Springfield Parkway and Highway 160 up to 0.2 footcandles. Mr. Petty seconded the motion. The motion carried by a vote of 6-0.

In regards to signage, Mr. Lettang made a motion to approve as submitted. Mr. Wolfe seconded the motion. The motion failed by a vote of 3-3, with Mr. Adams, Mr. Hudgins, and Mr. McMullen opposed. Ms. Allie asked if the planning commission would take up a vote on approving the design as submitted using external lighting as opposed to internal

lighting. Mr. Adams made a motion to approve the design as submitted using external lighting. Mr. Lettang seconded the motion. The motion carried 6-0.

Chairman Traynor returned to the meeting at 8:02 pm.

- 2. Text Amendment: Convert R-5 Residential to R-7 Residential:** Planning Director Cronin reminded the Planning Commission that this item was initiated by town council during a council workshop in March. Because the UDO is expected to be completed and presented to town council in May, it was staff's recommendation to table this ordinance, and to address council's concerns regarding the R-5 district in the UDO.

Chairman Traynor stated that while he understood council's intent, he had serious concerns about the impact of this ordinance, which would make nearly 500 residential lots non-conforming with the zoning ordinance.

Mr. Petty added that he too had concerns about this ordinance, and didn't like the idea of current and future homeowners in approved R-5 subdivisions getting caught in the middle as a result of this amendment. Mr. Petty recommended that council should consider tabling the text amendment, and instead take the issue up during its consideration of the new UDO.

Mr. Adams made a motion to recommend that town council table the text amendment, and to address the question of the R-5 district in the new UDO. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.

- 3. Rezoning Request: Oakland Pointe:** Mr. Adams made a motion to recommend that town council table the rezoning request, and to address the question of the R-5 district in the new UDO. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.
- 4. Rezoning Request: Pecan Ridge:** Mr. Adams made a motion to recommend that town council table the rezoning request, and to address the question of the R-5 district in the new UDO. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.
- 5. Rezoning Request: Springview Meadows:** Mr. Adams made a motion to recommend that town council table the rezoning request, and to address the question of the R-5 district in the new UDO. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.
- 6. Rezoning Request: Sutton Mill:** Mr. Adams made a motion to recommend that town council table the rezoning request, and to address the question of the R-5 district in the new UDO. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.

NEW BUSINESS ITEMS

- 1. Annexation Request: Haire Village:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation on an annexation request for York County Tax Map Numbers 738-00-00-045, 738-00-00-046 and 738-00-00-077, containing approximately 48.0 +/- acres on Haire Road.

Planning Director Cronin stated that the property is currently owned by various members of the Haire family, but that the Catalyst Group LLC is serving as applicant. The applicant has requested a zoning designation of MXU Mixed Use. The intended use of the property (as defined in the corresponding concept plan and development conditions) includes 305 market rate apartments, 80 age restricted (55+) attached residential units, and an age restricted (55+) continuing care retirement facility with up to 200 dwelling units. Up to 16,000 square feet of retail, office and/or municipal uses would also be permitted on the property. Gary Furrow of the Catalyst Group LLC provided additional information on behalf of the applicant.

Mr. Adams, Mr. Wolfe and Mr. Hudgins expressed concerns about the residential density, particularly the 305 market rate apartments.

Chairman Traynor inquired about the status of Phase 2 of the Fort Mill Southern Bypass. Planning Director Cronin stated that he had spoken to the York County Pennies for Progress Manager, and had been given an estimated completion date of June 2016. Chairman Traynor stated that he would like to see language included in the development conditions regarding project phasing, to ensure that the road infrastructure would be in place to serve the project. Planning Director Cronin added that the age-restricted component of the project, particularly the continuing care component, would generate significantly less traffic (especially at peak travel times) than if the entire project was developed as regular single-family housing.

Mr. Petty asked Mr. Furrow to speak about the Catalyst Group's track record with similar projects. Mr. Furrow stated that the company has completed similar projects in several communities in Georgia and Florida. In regards to project density, Mr. Furrow added that the number of apartments could be reduced from 305 to a range of 180-220, but any number lower than this amount would likely make the project financially unfeasible.

Mr. McMullen stated that he would like to see a traffic impact analysis before voting on the request. He added that he would also like to see an increase in the amount of non-residential development, including a minimum amount of commercial square footage.

Mr. Adams made a motion to recommend that town council deny the annexation request with MXU zoning. Mr. Lettang seconded the motion.

Mr. Petty made a substitute motion to defer consideration of the request, and asked the applicant to bring back a revised plan that addresses the concerns expressed by members of the Planning Commission. Mr. McMullen seconded the motion.

Chairman Traynor called for a vote on the substitute motion:

In Favor of the Substitute Motion

Traynor
Hudgins

Opposed to the Substitute Motion

Lettang
Adams

Petty
McMullen

Wolfe

The substitute motion was approved by a vote of 4-3, and consideration of the annexation ordinance was deferred.

- MXU Concept Plan & Development Conditions: Haire Village:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on the proposed concept plan and development conditions for the Haire Village project.

As stated above, the intended use of the property includes 305 market rate apartments, 80 age restricted (55+) attached residential units, and an age restricted (55+) continuing care retirement facility with up to 200 dwelling units. Up to 16,000 square feet of retail, office and/or municipal uses would also be permitted on the property.

Mr. Adams made a motion to recommend that town council deny the proposed mixed use concept plan and development conditions. Mr. Lettang seconded the motion.

Mr. Petty made a substitute motion to defer consideration of the request, and asked the applicant to bring back a revised plan that addresses the concerns expressed by members of the Planning Commission. Mr. McMullen seconded the motion.

Chairman Traynor called for a vote on the substitute motion:

<u>In Favor of the Substitute Motion</u>	<u>Opposed to the Substitute Motion</u>
Traynor	Lettang
Hudgins	Adams
Petty	Wolfe
McMullen	

The substitute motion was approved by a vote of 4-3, and consideration of the MXU concept plan and development conditions was deferred.

- Street Renaming Request: Self Street:** Planning Director Cronin and Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to consider a request from the York County Addressing Office to re-name sections of Self Street, near Walter Y. Elisha Park in Fort Mill. Assistant Planner Pettit showed a map of the area on the screen, and highlighted the four sections of Self Street. Planning Director Cronin stated that none of the sections are contiguous, and that the county has requested that three of the sections be renamed so as to avoid confusion for emergency responders.

Assistant Planner Pettit noted that the county recommended several available street names, including: Millport Street, Looms Way, Spindle Street, Bobbin Street, and Spools Way. Each proposed name was intended to be a nod to the former Springs Mills, which were operated for a century in the current site of Elisha Park.

Planning Director Cronin noted that a public hearing will need to be held before the road names are finalized. He recommended that the Planning Commission select three names, and authorize staff to advertise a public hearing.

Mr. Adams made a motion to recommend in favor of Looms Way for the largest segment, and Spindle Street and Bobbin Street for two smaller sections, and to authorize staff to advertise a public hearing. Mr. Wolfe seconded the motion. The motion was approved by a vote of 7-0. Staff will advertise a public hearing at a subsequent meeting before a final vote is taken.

4. **Capital Improvements Plan Amendment:** Planning Director Cronin stated that the town's current CIP included the purchase of land and construction of a new town hall facility. The town is currently in contractual negotiations to purchase an existing building in the downtown area, with the intent of moving the town's administrative functions from 112 Confederate Street into the new building. The existing administrative offices would then be converted into office space for the Fort Mill Police Department. Because the current CIP anticipated the construction of a new building, with an estimated project cost of more than \$9 million, staff recommended amending the CIP to instead allow for the acquisition and expansion of an existing facility, at a significantly reduced cost.

Mr. Adams made a motion to go into Executive Session, with a second by Mr. Wolfe, to receive information about the proposed facility. The motion was approved by a vote of 7-0. The Planning Commission entered into Executive Session at 9:11 pm.

Mr. Adams made a motion to return to Open Session, with a second by Mr. Wolfe. The motion was approved by a vote of 7-0, and the Planning Commission returned to Open Session at 9:12 pm.

Mr. Adams made a motion to recommend in favor of the ordinance amending the CIP. Mr. Wolfe seconded the motion. The motion was approved by a vote of 7-0.

5. **Comprehensive Plan Amendment:** Planning Director Cronin stated that the town's CIP was included, by reference, in the town's comprehensive plan. Should council elect to amend the CIP, it was staff's recommendation that the comprehensive plan should also be amended so as to incorporate the amended CIP into the priority investment element contained within Volume 2: Fort Mill Tomorrow. In addition, staff was recommending several changes to the Future Land Use Map, also contained within Volume 2. These changes will be incorporated in the town-wide rezoning, which is expected to place on a parallel tract with adoption of the Unified Development Ordinance.

Mr. Adams made a motion to recommend in favor of the ordinance amending the comprehensive plan. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Site Plan Revisions for 120 Academy Street Shell Building**: Assistant Planner Pettit informed members of the Planning Commission that SCDOT had expressed concerns about the access plan for the shell building proposed for 120 Academy Street. Assistant Planner Pettit presented a modified site plan that was prepared to accommodate SCDOT's concerns. The site plan will remove the new driveway at 120 Academy Street, and would allow for internal connectivity between 120 Academy Street and the neighboring strip center. Staff asked for the Planning Commission's consent to approve this as a minor change. Members of the commission agreed that the proposed modification was preferable to the original plan, and expressed no concern with the amendments.
2. **Upcoming UDO Meeting Dates**: Planning Director Cronin reminded members that a series of UDO Focus Group meetings were scheduled to take place on Monday, May 2nd, and Tuesday, May 3rd. A public meeting was also scheduled for 6:30 to 8:00 pm on Monday, May 2nd. The UDO Advisory Committee will meet at 6:30 pm on Tuesday, May 3rd, to review and discuss the comments received during the focus group and public input meetings. All meetings will take place in the Spratt Building.
3. **York County Housing Freeze Ordinance**: Chairman Traynor asked if there was any update to the proposed York County Housing Freeze. Planning Director Cronin stated that he had watched streaming video from the county council meeting, and provided an update on the items discussed. He stated that county council voted 5-2 to give first reading to the ordinance, but that subsequent changes to the ordinance would be likely.

There being no further business, the meeting was adjourned at 9:38 pm.

Respectfully submitted,

Joe Cronin
Planning Director

RECUSAL STATEMENT

Member Name: JAMES TRAYNOIR

Meeting Date: TUESDAY APRIL 19, 2016

Agenda Item: Section OLD BUSINESS Number: 1

Topic: COMMERCIAL APPEARANCE REVIEW QUICK TRIP

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: PROPERTY UNDER CONTRACT WITH
AFFILIATED COMPANY OF MY EMPLOYER

Date: 4/18/16

J. Traynoir
Member

Approved by Parliamentarian: [Signature]
4/18/16

**Planning Commission Meeting
May 17, 2016
New Business Item**

Subdivision Plat: 202, 204 & 206 Main Street

Request from Pittman Professional Land Surveying, on behalf of Downtown Partners, to approve the subdivision of York County Tax Map Number 020-03-01-003, containing approximately 0.75 acre at the intersection of Main Street and Confederate Street, into seven parcels ranging in size from 0.03 acre to 0.52 acre

Background / Discussion

The Planning Commission is asked to consider a request from Pittman Professional Land Surveying, submitted on behalf of the property owners, Downtown Partners, to approve a subdivision plat for York County Tax Map Number 020-03-01-003. The property contains a total of 0.75 acre located at the intersection of Main Street and Confederate Street. The property contains an existing parking lot, as well as structures with the following addresses: 202, 204 and 206 Main Street.

The Planning Commission last considered this request in May 2015. Since that time, the plat has been amended to add a new parcel (Parcel G), and to reduce the lot size for Parcel F from 24,379.09 square feet to 22,603.56 square feet. The property is now proposed to be subdivided as follows:

<u>Parcel</u>	<u>Square Footage</u>	<u>Acreage</u>	<u>Change from May 2015 Plat</u>
A	1,568.86	0.04	None
B	1,371.89	0.03	None
C	1,825.81	0.04	None
D	1,904.66	0.04	None
E	1,278.33	0.03	None
F	24,379.09	0.52	<i>Was 24,379.09 SF (0.56 AC)</i>
G	1,776.45	0.04	<i>New Parcel</i>

The subject property is currently zoned LC Local Commercial. The LC district contains the following requirements for lots:

- Minimum lot area: 1,500 square feet
- Minimum lot width (at building line): 20 feet
- Minimum front yard: None Required
- Minimum side yard: None required
- Minimum rear yard: None required

Recommendation

Based on the LC district regulations, the proposed parcels A, C, D, F and G will conform with the minimum requirements of the zoning ordinance. At 1,371.89 and 1,278.33 square feet respectively,

Parcels B and E will be smaller than the minimum lot size requirement of 1,500 square feet. Parcel B will also have a slightly smaller lot width along Main Street (17') than the 20' minimum required by the zoning ordinance.

While the proposed subdivision would result in the creation of two non-conforming lots, it is worth pointing out that the town's subdivision ordinance does allow the following:

Sec. 32-11. Variance. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the chapter would result in substantial hardship or inequity, the planning commission may vary or modify, except as otherwise indicated, requirements of design, but not of procedure or improvements, so that the subdivider may develop his property in a reasonable manner, but so, at the same time, the public welfare is protected and the general intent and spirit of this chapter is preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and may be waived by an affirmative vote of two-thirds of the membership of the planning commission.

Sec. 32-12. Conditions of Modification. In granting variations and modifications, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Based on these two sections, it is the opinion of staff that the Planning Commission may, at its discretion, allow a lot variance for the subdivision of the proposed Parcels B and E, provided the commission determines that the subject property meets the minimum criteria for such a variance.

Because the proposed property lines will follow shared common walls between several historic buildings, it is staff's opinion that an unusual condition exists in this situation, and that strict application of the minimum lot area and width requirements would create a hardship for current and future property owners. For example, strict application of the minimum lot width requirement would necessitate a property line being drawn down the middle of an existing building, rather than the common wall. Staff, therefore, recommends in favor of approval.

The Planning Commission previously approved a lot variance for Parcels B and E in May 2015. Because this is being submitted as a new (revised) plat, the Planning Commission will again need to vote to approve the revised plat.

Joe Cronin
Planning Director
May 10, 2016



May 2016 (Current) Version

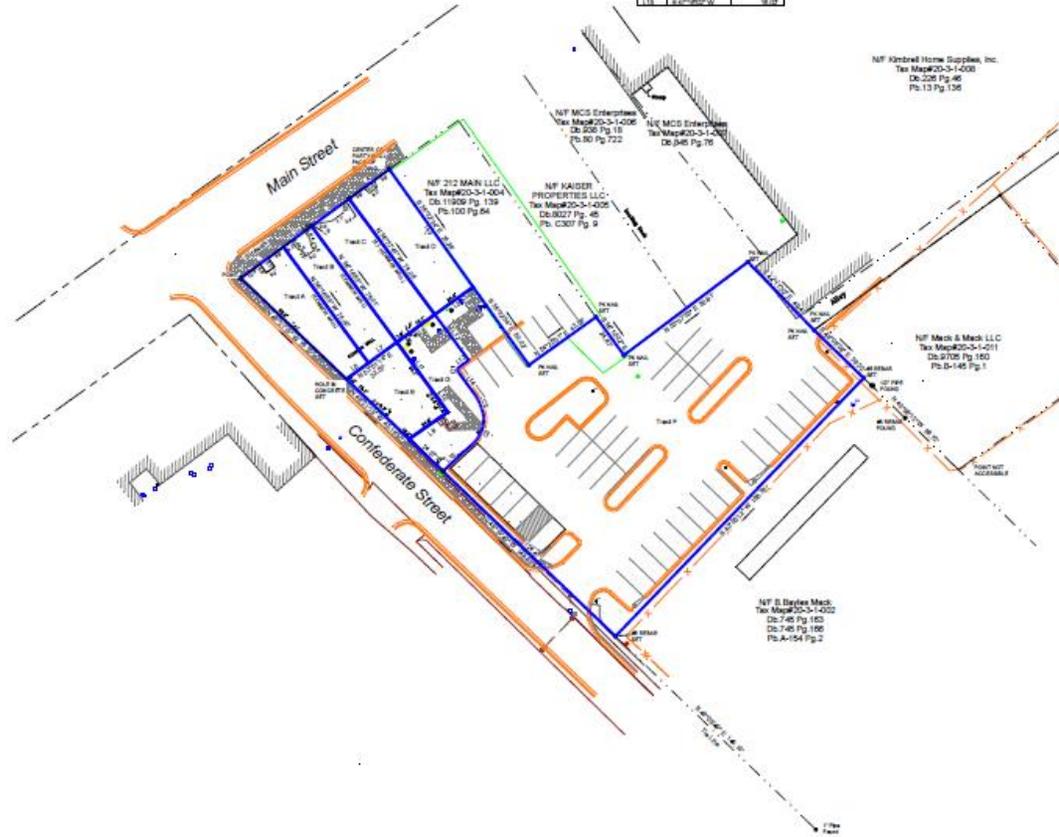


VICINITY MAP (NOT TO SCALE)

COURSE	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
10	1.80	1.80	1.80	S 89°51'30" E
11	88.50	1.80	1.80	S 01°08'30" E
12	88.50	1.80	1.80	S 89°51'30" E
13	1.80	1.80	1.80	S 01°08'30" E

LINE	BEARING	DISTANCE
10	S 89°51'30" E	25.00
11	S 01°08'30" E	25.00
12	S 89°51'30" E	25.00
13	S 01°08'30" E	25.00
14	S 89°51'30" E	25.00
15	S 01°08'30" E	25.00
16	S 89°51'30" E	25.00
17	S 01°08'30" E	25.00
18	S 89°51'30" E	25.00
19	S 01°08'30" E	25.00
20	S 89°51'30" E	25.00
21	S 01°08'30" E	25.00
22	S 89°51'30" E	25.00
23	S 01°08'30" E	25.00
24	S 89°51'30" E	25.00
25	S 01°08'30" E	25.00

Surveyed 03/28/15 SCALE 1" = 30'



TRACT A
A Portion of
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1560.08 ac.±
0.04 Acres

TRACT B
A Portion of
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1371.09 ac.±
0.03 Acres

TRACT C
A Portion of
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1628.01 ac.±
0.04 Acres

TRACT D
A Portion of
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1904.09 ac.±
0.04 Acres

TRACT E
NF Downtown Partners
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1278.33 ac.±
0.03 Acres

TRACT F
NF Downtown Partners
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
2280.36 ac.±
0.02 Acres

TRACT G
A Portion of
Tax Map#20-3-1-003
Cb.2040 Pg.271
Pb.A-291 Pg.8
1775.45 ac.±
0.04 Acres



General Notes:
1. Measurements on this map are in feet and decimals thereof.
2. All set corners are #8 (2.0/7) Rebar, unless otherwise noted.
3. This plot is subject to any Easements, Agreements, or Rights of Way of Record prior to date of this plot, which was not visible at the time of our survey.

References:
1. As Shown.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standard Code of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein, and there are no visible encroachments or projections shown thereon.

Signed: James Jeffrey Pittman PLS#14818
jpitman@jpsurvey.com

- 1. LOT
- 2. CURB
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- 100. DRIVE

SECTION

PROJECT No. 5328022

DATE 03/28/15

SCALE 1"=30'

DR. J.P.

CKD.

PITTMAN
Professional Land Surveying

100-800-985-9999 FAX 800-985-9999

SUBDIVISION SURVEY FOR BAYLES MACK

LOCATED TOWN OF FORT MILL - YORK COUNTY - SOUTH CAROLINA

SHEET NO. 51

**Planning Commission Meeting
May 17, 2016
New Business Item**

Subdivision Request: Avery Plaza

Request from Pittman Professional Land Surveying, on behalf of Springland Associates LLC, to approve the subdivision of York County Tax Map Numbers 020-08-01-002 and 020-08-01-011, containing approximately 19.06 +/- acres at the intersection of SC 160 and Springfield Parkway, into five parcels ranging in size from 1.63 acres to 10.70 acres

Background / Discussion

The Planning Commission is asked to consider a request from Pittman Professional Land Surveying, submitted on behalf of the property owners, Springfield Associates LLC, to approve a subdivision plat for York County Tax Map Numbers 020-08-01-002 and 020-08-01-011. The property contains a total of 19.06 +/- acres located at the northeast quadrant of SC Highway 160 and Springfield Parkway. The majority of the property contains the existing Avery Plaza (anchored by the Food Lion grocery store), as well as several other commercial uses. The portion of Tax Map Number 020-08-01-011 contains a stormwater detention pond for Avery Plaza.

The Planning Commission last considered this request in July 2015. Since that time, the plat has been amended to revise the boundaries of Lots 4 and 5, and to reduce both lots from 10.93 acres to 10.70 acres, and 4.89 acres to 1.38 acres, respectively. The property is now proposed to be subdivided as follows:

<u>Parcel</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Change from May 2015 Plat</u>
Lot 1	10.70	HC	<i>Was 10.93 AC</i>
Lot 2	3.55	HC	None
Lot 3	1.80	HC	None
Lot 4	1.63	HC	None
Lot 5	1.38 AC	R-10	<i>Was 4.89 AC</i>

York County Tax Map Number 020-08-01-002 (Avery Plaza) is currently zoned HC Highway Commercial, while Tax Map Number 020-08-01-002 (Detention Pond) is zoned R-10. The HC and R-10 districts both contain the following requirements for lots:

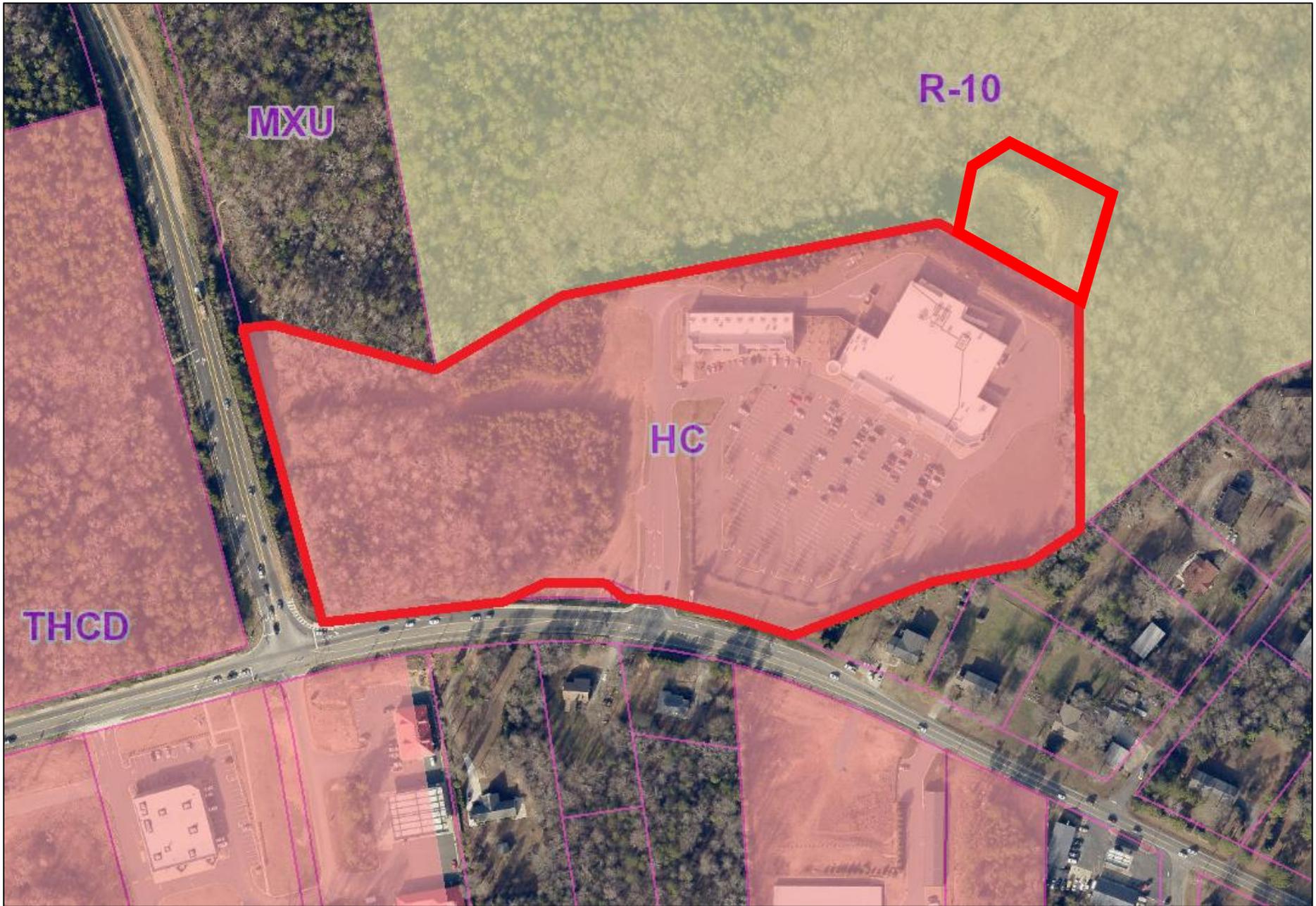
- Minimum lot area: 10,000 square feet
- Minimum lot width (at building line): 75 feet
- Minimum front yard: 35'
- Minimum side yard: 10'
- Minimum rear yard: 35'

Large copies of the subdivision plat will be available during the meeting on May 17th.

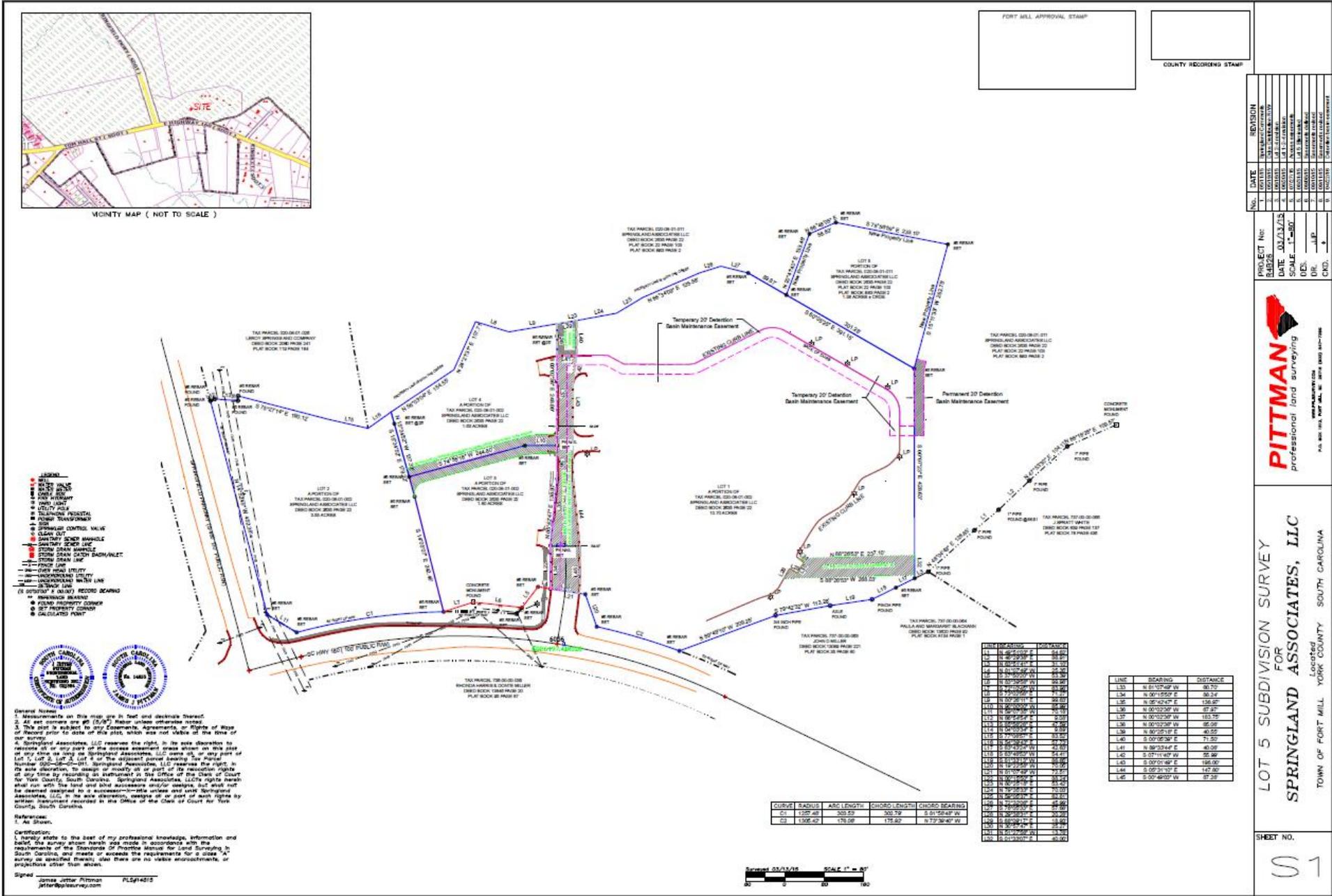
Recommendation

Based on the HC and R-10 district regulations, the proposed parcels will be in conformity with the minimum requirements of the zoning ordinance. Access to the R-10 zoned parcel will be provided via a 20' Detention Basin Maintenance Easement across York County Tax Map Number 020-08-01-011. Therefore, staff recommends in favor of approval.

Joe Cronin
Planning Director
May 10, 2016



May 2016 (Current) Version



**Planning Commission Meeting
May 17, 2016
New Business Item**

Request to Approve Street Names: Legacy Phase II

Request from GCI Legacy North Hills LLC to approve road names for the Legacy Phase II apartment complex off Pleasant Road.

Background / Discussion

The Planning Commission is asked to review and approve road names for the Legacy Phase II apartment complex, which is located off of Pleasant Road and is being developed as a part of the Pleasant Vista MXU project.

Section 6-29-1200(A) of the SC Code of Laws Requires the following:

A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.

As a result, Planning Commission approval is required to authorize new road names within the development. The applicant has provided a site plan showing the following new roads:

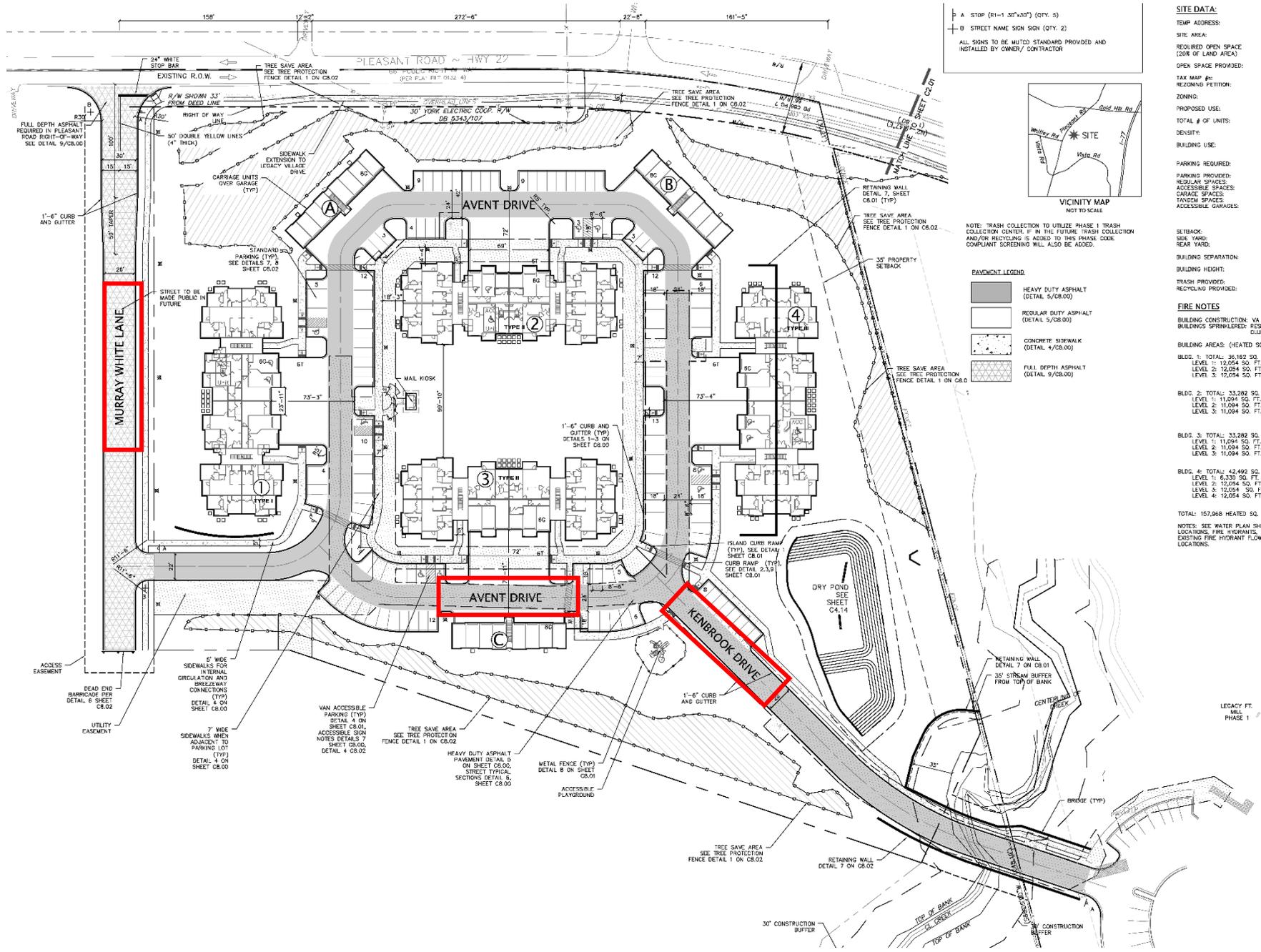
- Murray White Lane
- Avent Drive
- Kenbrook Drive

Recommendation

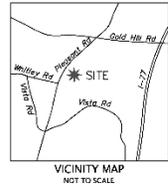
The applicant has submitted the proposed road names to the York County Addressing Office for review and approval. The county has approved and reserved all requested names.

Staff recommends in favor of the request to approve road names for the proposed Legacy Phase II apartment complex. Staff will note that Avent Drive and Kenbrook Drive are proposed private streets, with Murray White Lane to be made public in the future.

Chris Pettit, AICP
Assistant Planner
May 11, 2016



A STOP (81-1 30"x30") (QTY: 3)
 B STREET NAME SIGN SIGN (QTY: 2)
 ALL SIGNS TO BE MUTCO STANDARD PROVIDED AND INSTALLED BY OWNER/ CONTRACTOR



NOTE: TRASH COLLECTION TO UTILIZE PHASE 1 TRASH COLLECTION CENTER IF IN THE FUTURE TRASH COLLECTION AND/OR RECYCLING IS ADDED TO THIS PHASE CODE COMPLIANT SCREENING WILL ALSO BE ADDED.

PAVEMENT LEGEND

[Pattern]	HEAVY DUTY ASPHALT (DETAIL 5/CB.00)
[Pattern]	REGULAR DUTY ASPHALT (DETAIL 5/CB.00)
[Pattern]	CONCRETE SIDEWALK (DETAIL 4/CB.00)
[Pattern]	FULL DEPTH ASPHALT (DETAIL 9/CB.00)

SITE DATA:
 TEMP ADDRESS:
 SITE AREA:
 REQUIRED OPEN SPACE (20% OF LAND AREA)
 OPEN SPACE PROVIDED:
 TAX MAP #:
 RECORDING PERMIT:
 ZONING:
 PROPOSED USE:
 TOTAL # OF UNITS:
 DENSITY:
 BUILDING USE:
 PARKING REQUIRED:
 PARKING PROVIDED:
 REGULAR SPACES:
 ACCESSIBLE SPACES:
 GARAGE SPACES:
 TANDUM SPACES:
 ACCESSIBLE GARAGES:

SETBACK:
 SIDE YARD:
 REAR YARD:
 BUILDING SEPARATION:
 BUILDING HEIGHT:
 TRASH PROVIDED:
 RECYCLING PROVIDED:

FIRE NOTES
 BUILDING CONSTRUCTION: VA
 BUILDINGS SPRINKLERED: RESI
 CURB
 BUILDING AREAS: (HEATED SQ)
 BLDG. 1: TOTAL: 35,162 SQ. F
 LEVEL 1: 12,054 SQ. FT.
 LEVEL 2: 12,054 SQ. FT.
 LEVEL 3: 12,054 SQ. FT.
 BLDG. 2: TOTAL: 33,282 SQ. F
 LEVEL 1: 11,094 SQ. FT.
 LEVEL 2: 11,094 SQ. FT.
 LEVEL 3: 11,094 SQ. FT.
 BLDG. 3: TOTAL: 43,490 SQ. F
 LEVEL 1: 6,330 SQ. FT.
 LEVEL 2: 12,094 SQ. FT.
 LEVEL 3: 12,094 SQ. FT.
 LEVEL 4: 12,054 SQ. FT.
 TOTAL: 157,866 HEATED SQ. F
 NOTES: SEE WATER PLAN SHE
 LOCATIONS, FIRE HYDRANTS, &
 EXISTING FIRE HYDRANT FLOW
 LOCATIONS.

From: Moore, Jeanne [<mailto:jeanne.moore@yorkcountygov.com>]
Sent: Wednesday, April 20, 2016 11:12 AM
To: Scott Kiger <Scott@drgrp.com>
Cc: Chris Pettit (Cpettit@fortmillsc.gov) <Cpettit@fortmillsc.gov>
Subject: RE: Legacy Ft. Mill Phase II street names

Murray White Lane-----street coming of Pleasant Rd
Avent Drive
Kenbrook Drive

The purple and green "streets" will have to have two different names.

I will reserve the above three listed names for Legacy Ph II

Jeanne

From: Scott Kiger [<mailto:Scott@drgrp.com>]
Sent: Tuesday, April 19, 2016 2:05 PM
To: Moore, Jeanne
Cc: Chris Pettit (Cpettit@fortmillsc.gov)
Subject: Legacy Ft. Mill Phase II street names

Jeanne,
It was a pleasure talking with you earlier. Attached is a copy of the site plan, can you verify if the Purple and Green highlighted road could be the same name or 2 different? Following is the 3 street names that I wanted to run by you to see if they are acceptable for this project:

Murray White Lane
Avent Drive
Kenbrook Drive

The client had asked if the main street off of Pleasant Road could be Murray White Lane?

Let me k now if those names are acceptable and we will forward a plan on to Chris for planning commission review / approval.

Thanks,
Scott

SCOTT R. KIGER > PLA
principal



2459 Wilkinson Boulevard, Suite 200, Charlotte, NC 28208
P: 704.343.0608 x321

Planning Commission Meeting
May 17, 2016
New Business Item

Request to Approve Street Names: Kingsley Village

Request from Charter Properties to approve a master road name list for the Kingsley Village apartment and retail complex in the Kingsley development.

Background / Discussion

The Planning Commission is asked to review and approve a master road name list for Kingsley Village apartment and retail complex, which is being developed as a part of the Kingsley project.

Section 6-29-1200(A) of the SC Code of Laws Requires the following:

A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.

As a result, Planning Commission approval is required to authorize new road names within the development. The applicant has provided the following list of proposed road names:

- Linen Lane
- Denim Road
- Flannel Road
- Plaid Place Lane
- Tartan Way

Recommendation

The applicant has submitted the proposed road names to the York County Addressing Office for review and approval. The county has approved all names listed and provided the following additional suggestions in the event that more names are required:

- Damask ...
- Burlap ...
- Houndstooth ...
- Seersucker ...
- Twill ...

Staff recommends in favor of the request to approve a master list of road names for the apartment / retail portion of the Kingsley development. Staff recommends approving the applicant provided names in addition to the suggested names from the County, should they be needed in the event that the development would require more than five road names. Upon approval by the Planning Commission, the applicant will work with the County to reserve only those names required for the development.

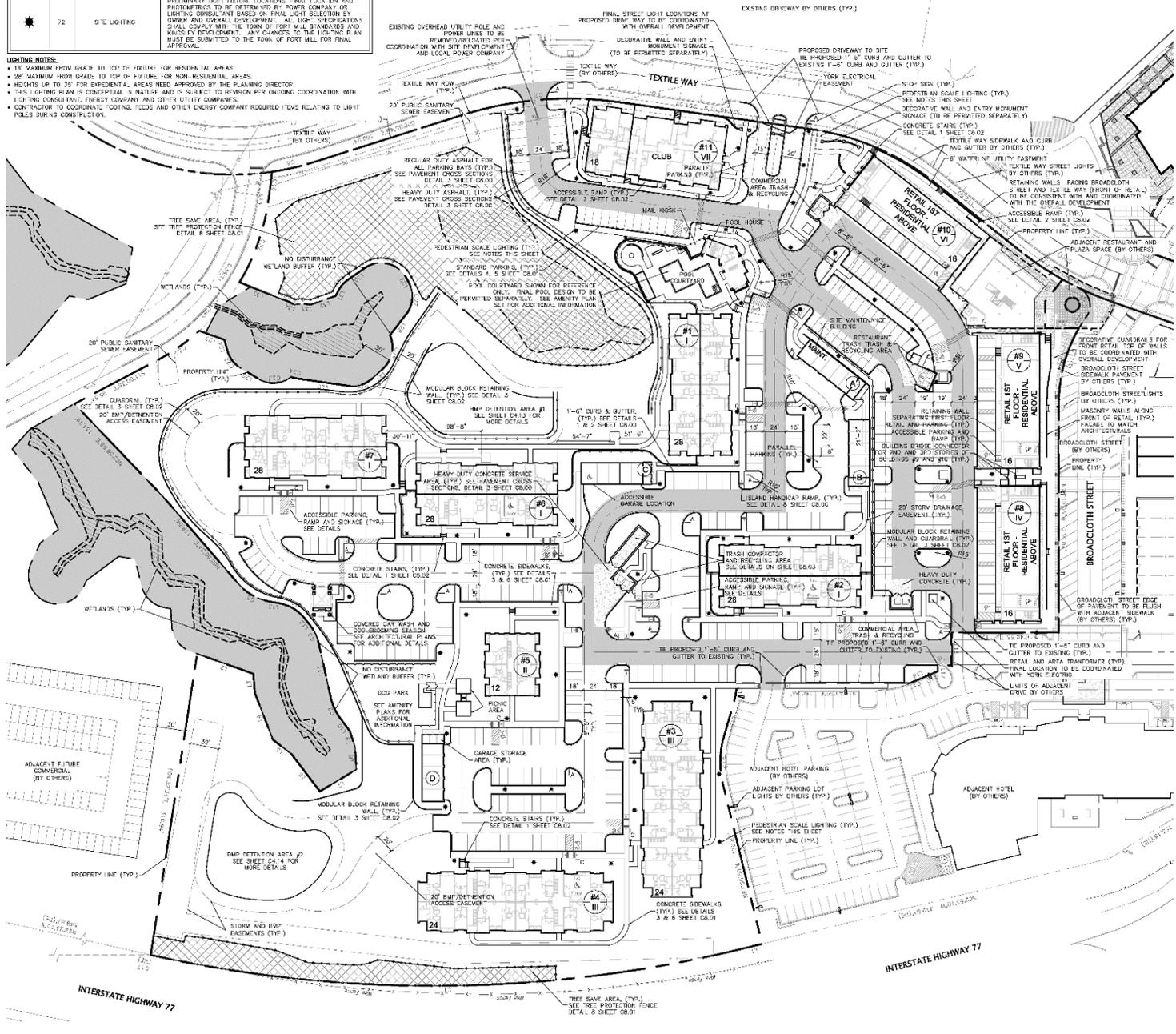
Chris Pettit, AICP
Assistant Planner
May 11, 2016

LIGHTING LEGEND

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTES
	72	S/E LIGHTING	PER PRIMARY LIGHT FIXTURE LOCATIONS, FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY POWER COMPANY OR LIGHTING CONSULTANT BASED ON FINAL LIGHT SELECTION BY OWNER AND OVERALL DEVELOPMENT. ALL LIGHT SELECTIONS SHALL COMPLY WITH THE TOWN OF FORT WALK STANDARDS AND KNOWNLY DEVELOPMENT. ANY CHANGES TO THE LIGHTING PLAN MUST BE SUBMITTED TO THE TOWN OF FORT WALK FOR FINAL APPROVAL.

LIGHTING NOTES:

- 18" MAXIMUM FROM GRADE TO TOP OF FIXTURE FOR RESIDENTIAL AREAS.
- 26" MAXIMUM FROM GRADE TO TOP OF FIXTURE FOR NON-RESIDENTIAL AREAS.
- HEIGHTS UP TO 35' FOR EXTERIOR AREAS NEED APPROVED BY THE PLANNING DIRECTOR.
- THIS LIGHTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO REVISION PER ONGOING COORDINATION WITH LIGHTING CONSULTANT, ENERGY COMPANY AND OTHER UTILITY COMPANIES.
- CONSULTOR TO COORDINATE WITH THE ENERGY COMPANY REQUIRED ITEMS RELATING TO LIGHT POLES DURING CONSTRUCTION.



From: Jim Homan [<mailto:JLH@charterproperties.com>]
Sent: Thursday, May 05, 2016 11:36 AM
To: Moore, Jeanne <jeanne.moore@yorkcountygov.com>; Chris Pettit <Cpettit@fortmillsc.gov>
Cc: Grooms, Cynthia <cynthia.grooms@yorkcountygov.com>
Subject: Re: kingsley

Jeanne,

I have forwarded the list of acceptable street names for the Kingsley Apartments to Chris Pettitt with the Town of Fort Mill. He had indicated the Town must also approve the final names. When I hear back from Chris, I'll provide you and Cynthia a final list and we can move on to the building addressing.

Thank you for checking in.

Jm Homan

Sent from my iPad

On May 5, 2016, at 10:04 AM, "Moore, Jeanne" <jeanne.moore@yorkcountygov.com> wrote:

An e-mail was sent with the approved names listed and some alternate names as well. I am waiting for a response from Charter Properties on which names to reserved for the project.

Jeanne

The following names are approved for use:

Linen Lane

Denim Road

Flannel Road

Corduroy Way not approved; already in use

Plaid Place Lane

Tartan Way

Other suggestions that are available for use:

Damask

Burlap

Houndstooth

Seersucker

Twill

Please let me know as soon as possible your selections so I can place them on the reserve list.

Thanking you in advance

Jeanne

Jeanne M Moore
GIS 9-1-1 Address Specialist
Dept of Public Safety Communications/911
P O Box 12430, 149 W Black St
Rock Hill SC 29731
Direct Line (803)-909-7483
Admin Line (803)-329-0911
Fax Number (803)-328-6225
e-mail: jeanne.moore@yorkcountygov.com

**Planning Commission Meeting
May 17, 2016
Items for Information / Discussion**

Preliminary Appearance Review: Fort Mill High School #3

Request from the Fort Mill School District for a preliminary review of a proposed high school #3 located on the Fort Mill Parkway.

Background / Discussion

The Planning Commission is asked to consider a request from the Fort Mill School District for a preliminary review of a proposed high school #3 located on the Fort Mill Parkway. A map and site plan are attached for reference.

The property (Tax Map # 020-12-01-201, 020-13-01-074, others pending) is zoned R-10 Residential and portions of the property (500' from the outer edge of the Fort Mill Parkway ROW) are also subject to the requirements of the COD Corridor Overlay district and the COD-N Corridor Overlay (Node) district.

A selection of building elevations and site plans are attached for review. These plans are representing a full submittal for the building, but represent only a portion of the required site/civil drawings. A tree survey is included for review, however a landscape plan has not yet been submitted for review.

Recommendation

The property is zoned R-10 and is, therefore, properly zoned for a high school site. The COD and COD-N overlays also allow high school sites.

The following paragraphs detail staff's preliminary review of the site plan's and elevation's compliance with COD and COD-N requirements. Staff has highlighted key requirements but not necessarily all requirements of the COD and COD-N overlays.

Setback and Height

The proposed building and associated improvements meet the setback requirements of the COD and COD-N overlay. The building height requirements for the COD-N overlay district, which will cover the majority of the buildings, is listed as a 20' minimum and 45' maximum height. The proposed building design appears to meet the 20' minimum building height requirement (need architect verification), however it also exceeds the 45' maximum height. The Planning Commission, at their discretion, could approve any deviation using the procedure noted in Subsection 17 "Alternative means of compliance" within the COD-N overlay code. If the Planning Commission does not approve the deviation, the applicant would need to submit a request for variance to the Board of Zoning Appeals. The applicant has noted that significant grade changes and creek/stream buffers limits the buildable area, which is why portions may exceed the 45' maximum height.

Building Placement and Orientation

In regards to building placement/orientation, the COD-N overlay notes that buildings shall be oriented toward the public street(s) and:

...development will be designed to bring buildings closer to the road edge to better define the public space of the streets enhanced by landscaping and pathways and create a scale that is more appropriate for a pedestrian traffic.

Additional sections of the overlay also note that buildings are to be brought up to the street, oriented toward the street, to create a pedestrian scale atmosphere. The section regarding off-street parking notes that:

Off-street parking in the district shall be located to the side or rear of the structure(s) located nearest to the public road(s), to the extent practicable. Where parking is located between a structure and the corridor, it shall be limited to one bay of parking (i.e., two rows of parking spaces with one shared drive aisle between the rows of spaces).

The Planning Commission shall have the discretion to determine if the proposed plan meets the requirements, and intent, of the COD-N overlay district requirements. Staff will note that pedestrian access from the street is encouraged and the current plan does not show internal sidewalks connecting to the sidewalks on the corridor.

Building Materials

The proposed high school #3 uses brick veneer with stone accents as well as fiber cement architectural wall panels. The COD-N overlay provides the following requirements for building materials and architectural design:

Architectural features/façade treatments:

1) **Materials:**

(a) Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood or Hardiplank.

(b) No mirrored glass shall be permitted on any facades in COD-N, and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.

(c) Corrugated metal shall not be used on any facade.

2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.

3) In COD-N, any nonresidential façade facing the corridor or any other street shall be articulated with architectural features and treatments, such as windows, awnings, scoring, trim, and changes in materials (i.e., stone "water table" base with stucco above), to enhance the quality of pedestrian environment of the public street, particularly in the absence of a primary entrance.

The Planning Commission shall have the discretion to determine whether the proposed design and materials best meets the requirements, and intent, of the COD-N overlay district.

Landscaping and Buffers

The applicant has not provided a landscape plan for review. Landscaping, buffering, and screening will be required as established in the COD and COD-N overlay districts. As a general note, buffers per the COD overlay requirements will be required along the corridor on the lot currently noted as Tax Map # 020-13-01-074 (easternmost). Screening shall be required along the corridor to screen parking lots from view. Additional screening shall be required to screen parking/driveway areas from the neighboring residential property, Tax Map # 707-00-00-030.

In regards to the provided tree survey, a 6” tree of similar species should be used to replace all 30” trees that are removed. Staff has asked the applicant to note which trees are to be removed in all future submittals.

Lighting

A lighting plan would be required for the project, however one was not provided with the submission. Lighting will be required as established in the COD and COD-N overlay districts.

Pedestrian Pathways

An 8’ pedestrian pathway shall be required along the Fort Mill Parkway and Whites Road per the COD and COD-N overlay district requirements.

The pathways along the street frontages would additionally be required to connect to the internal network of sidewalks so that a pedestrian could access the internal site/building without getting off of a pathway. Internal pathways within parking areas and crosswalks over entry driveways shall be distinguished from asphalt surfaces “through the use of durable, low maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete”.

In regards to the sidewalk along the parkway, staff would recommend that the eastern portion extend into the right-of-way going toward the intersection as opposed to following the property line. This would need to be worked out through an encroachment permit through SCDOT. The western portion should extend to the edge of the creek, wherein a fee-in-lieu will be required to pay for the required creek crossing.

Fences and Retaining Walls

Full details on the location and design of all fencing and retaining walls will be required for the project, however these details were not provided in the submission. The material(s), color(s) and texture(s) of the sides of the walls and fences visible from public view shall complement the finishes of the structures of the associated development and must be approved by the planning commission.

Parking

Parking, as shown on the attached site plan, exceeds the requirements of the zoning ordinance. As mentioned previously, the parking is to be located to the side or rear of the structure(s) to the extent practical. The Planning Commission, at their discretion, shall determine whether the proposed design meets the requirements, and intent, of the COD-N overlay district.

A key to the overlay requirements is to create a pedestrian/bicycle friendly environment. As such, the overlay requires that bicycle parking be present in addition to vehicular parking. Bicycle parking shall be provided at a rate equal to 5% of the required vehicle parking (0.0175 per student). Bicycle Parking is not shown on the provided plans.

Parking lots are to have landscaped medians every 25 spaces. The provided plan set appears to meet this requirement.

Signage

A signage plan would be required for the project, however one was not provided with the submission. Signage would need to meet the requirements as established in the COD and COD-N overlay districts.

Traffic Signals

In locations where town and SCDOT warrants for signals are met and to the extent practicable, new traffic signals shall be installed using steel poles with mast arm. Such poles shall be installed in accordance with the standards set forth in 690.1 of the SCDOT Traffic Signals Supplemental Specifications, and style and finish shall be consistent with the black, decorative mast arms approved by the town and installed elsewhere within the municipal limits.

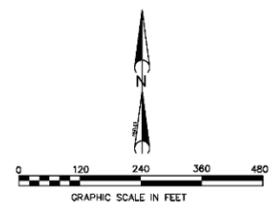
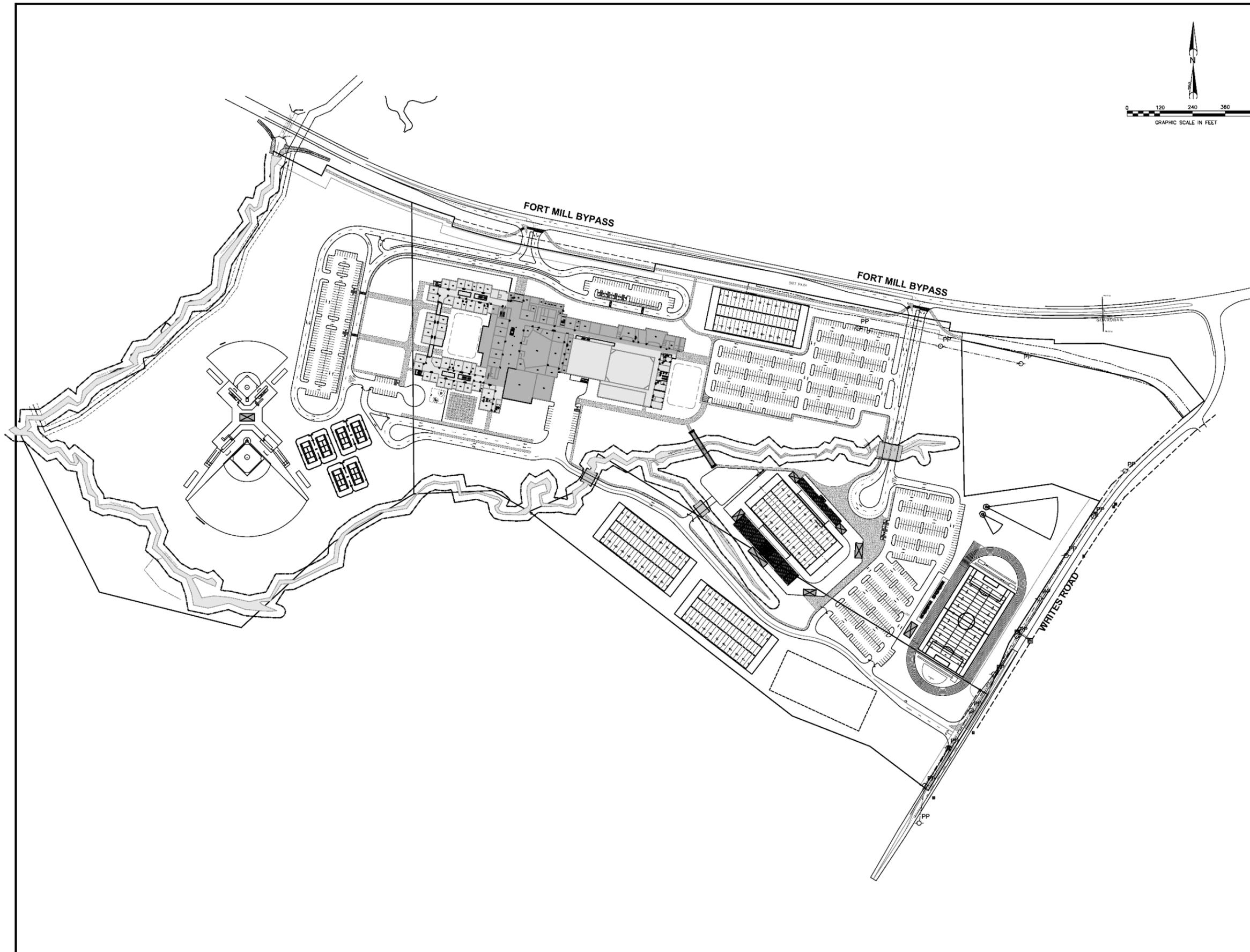
District Purpose

As a final note, staff has included the purpose of the COD/COD-N overlay district:

Purpose. The corridor overlay district is established for the purpose of maintaining a safe, efficient, functional and attractive roadway corridor for the Fort Mill Southern Bypass (the "Bypass") and surrounding areas. It is recognized that, in areas of high visibility, the protection of features that contribute to the character of the area and enhancements to development quality promote economic development and stability in the entire community.

Should the Planning Commission feel as though strict interpretation and application of the requirements creates a hardship, the code does provide a procedure for "alternative means of compliance."

Chris Pettit, AICP
Assistant Planner
May 11, 2016



Jumper
Carter
Sease
Architects
PA
412 Meeting Street
West Columbia
South Carolina



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FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT - YORK 4
FORT MILL, SOUTH CAROLINA

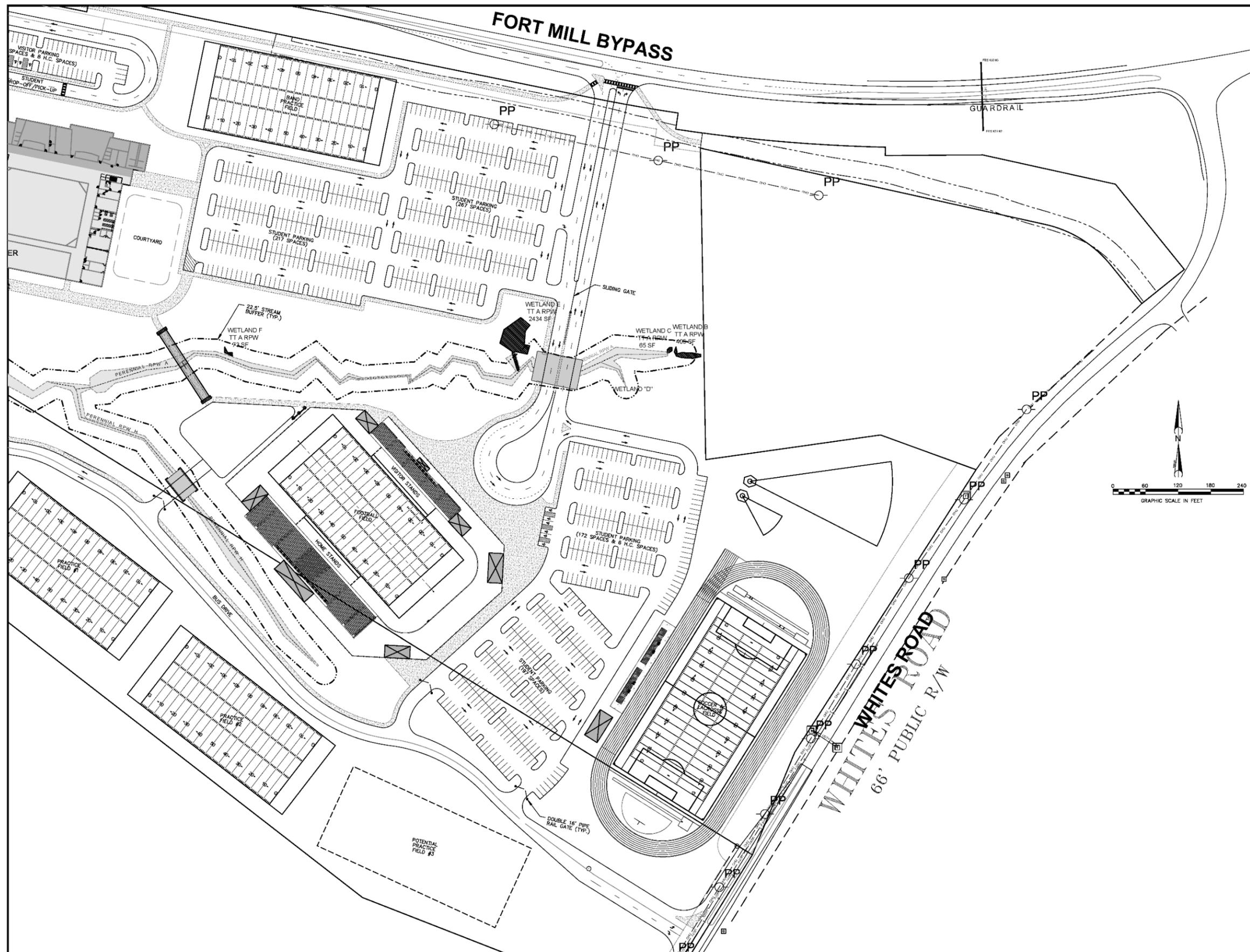
DESIGN DOCS

No	Description	Date

DRAWN BY: RPI
CHECKED BY: JCS
FORM NO: 16001
DATE: MAY 3, 2016
SHEET TITLE:

SITE PLAN
OVERALL

SHEET NO:
C106

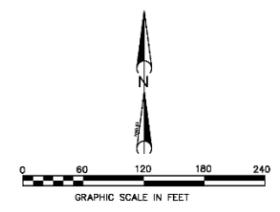


Jumper
Carter
Sease

Architects
PA
412 Meeting Street
West Columbia
South Carolina



FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT - YORK 4
FORT MILL, SOUTH CAROLINA



DESIGN DOCS

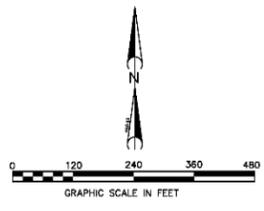
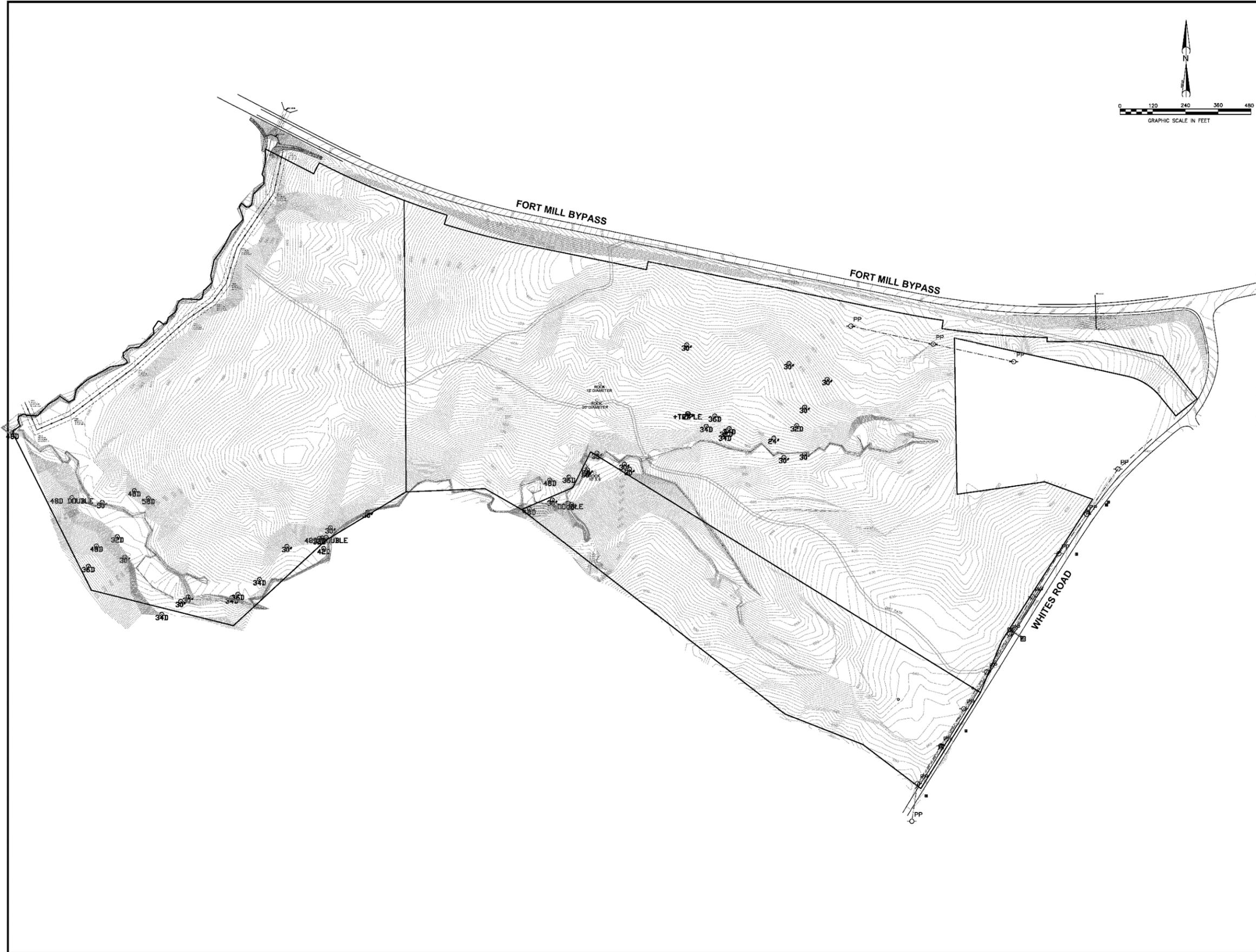
No	Description	Date

DRAWN BY: RPI
CHECKED BY: JCS
CADD NO: 16001
DATE: MAY 3, 2016
SHEET TITLE:

SITE PLAN
AREA 2

SHEET NO:
C108

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Jumper
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Sease

Architects
PA
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South Carolina



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FORT MILL HIGH SCHOOL #3
FORT MILL SCHOOL DISTRICT - YORK 4
FORT MILL, SOUTH CAROLINA

DESIGN DOCS

No	Description	Date

DRAWN BY: RPJ
CHECKED BY: JCS
DRAWN NO: 16001
DATE: MAY 3, 2016

SHEET TITLE:
TOPOGRAPHIC SURVEY OVERALL

SHEET NO:
C102





May 3, 2016

Mr. Chris Pettit
Assistant Planner, Zoning Administrator
Town of Fort Mill
112 Confederate Street
Fort Mill, SC 29715



RE: New High School #3
Fort Mill School District

Dear Chris:

Thank you for your previous comments. JCS is resubmitting the plans for the New High School #3. We are seeking a review by the Planning Department and Planning Commission.

The school property is adjacent to the new Fort Mill Bypass and Whites Road. There is a creek that bisects the property along the southern edge. The grade slopes from elevation 640 ft at the right-of-way to 530ft at the creek. This creek limits the amount of developable space on the site for the new school building. The new high school main building will be approximately 390,000sf. In order to meet the district's needs the school will be a combination of two (2) story and three (3) story.

The school will have associated student drop-off loop, faculty/staff parking lot, student parking lot, athletic fields for fall, winter and spring sporting events.

Traffic will flow over three (3) road bridges across the creeks and walkers will cross one (1) pedestrian bridge between the school and football stadium. No landscaping plan is included in this package. This will be included in a future submittal.

This project will also consist of pressbox buildings, practice fields, retaining walls, fencing, site lighting, signage elements and other appurtenances that necessitate a high school campus.

We look forward to attending the upcoming Planning Commission meeting on Tuesday May 17, 2016. If you have any questions, please do not hesitate to call me at (803) 791-1020.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Jackson".

Richard Jackson, PE