



**TOWN OF FORT MILL
PLANNING COMMISSION SPECIAL CALLED MEETING
June 10, 2014
The Spratt Building – 215 Main Street
6:30 PM**

REGULAR MEETING

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: May 27, 2014 *[Pages 2–7]*

NEW BUSINESS

1. **Comm. Appearance Review: Walmart Neighborhood Market** *[Pages 8–24]*

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed Walmart Neighborhood Market located at 100 Fort Mill Square

2. **Comm. Appearance Review: Multi-Tenant Commercial Building** *[Pages 25–30]*

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed multi-tenant commercial building located at 100 Fort Mill Square Suite 107

ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of New Road Names & Name Changes** *[Pages 31–33]*

- Fort Mill Southern Bypass
- Doby's Bridge Road
- New Road

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
May 27, 2014
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Hynek Lettang, John Garver, Ben Hudgins, Chris Wolfe, Tom Petty, Tony White, Planning Director Joe Cronin

Absent: None

Guests: Brynne Fisher (Resident), Dusty Wiederhold (Sunbelt Ventures, LLC), Kelley Glenn (Sunbelt Ventures, LLC), Mack Cross (Sunbelt Ventures, LLC), Kurt Herkert (Walmart), Rob Klemple (SGA Design Group), Theron Pickens (Land Design), Bill White (Rutledge Realty), Kent Olson (Development Solutions Group), Keith Rains (Summit Engineering)

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

Chairman Traynor asked if there were any amendments or additions to the minutes. Mr. Wolfe stated that there was an error in the summary of new expiration dates for Planning Commission members. Chairman Traynor also stated that the minutes for action item #1 (Carolina Upholstery) should reflect that vinyl siding was only approved because the building being expanded already included vinyl siding. Mr. Hudgins made a motion to approve the minutes from the April 22, 2014, regular meeting, with the following amendments:

STAFF UPDATE REGARDING COMMITTEE REORGANIZATION

Planning Director Cronin provided an overview of the committee reorganization process recently completed by town council on April 14, 2014. Mr. White and Mr. Garver were reappointed to two-year terms. Mr. Wolfe was reappointed to a three-year term. Mr. Couchenour has rolled off the commission and onto the Historic Review Board, and was replaced by Mr. Lettang, who formerly served on the Board of Zoning Appeals. Existing member expiration dates were re-staggered so that all terms will end in April 2015 (Traynor & White), 2016 (Garver, Petty & Hudgins) or 2017 (Wolfe & Lettang).

NEW BUSINESS

- Commercial Appearance Review: Carolina Upholstery:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to construct a 36' x 36' addition to an existing 50' x 36' commercial building located at 201 Spratt Street. The applicant, Andy Burkholder of Carolina Upholstery, was on hand to answer questions from members of the Commission. The proposed addition will be identical in design and materials to the existing structure, to include tan vinyl siding and brick

accents. Mr. Traynor stated that vinyl siding would be appropriate in this location only because the existing building was constructed with the same materials and should not be considered a new precedent for commercial appearance review. Mr. Hudgins made a motion to approve the request to grant appearance review approval, with a second by Mr. Petty. The motion was approved by a vote of 7-0.

Mr. Garver seconded the motion to approve the minutes as amended. The motion was approved by a vote of 7-0.

NEW BUSINESS

- 1. Commercial Appearance Review: Walmart Neighborhood Market:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the architectural designs and site plan for a proposed Walmart Neighborhood Market at 100 Fort Mill Square. Rob Klemple of SGA Design Group provided a brief presentation on behalf of the applicant. Dusty Weiderhold of Sunbelt Ventures (applicant) provided additional information about the redevelopment plans for the old Fort Mill Square shopping plaza. After the presentation, members of the audience were allowed to comment on the proposal. Resident Brynne Fisher expressed concern that the proposed Walmart will negatively impact the already congested intersection of Doby's Bridge Road and Tom Hall Street. A discussion took place among members of the Planning Commission.

Mr. Petty questioned the type and location of fans and condensers on the building, and expressed concerns about possible noise issues given the grade separation between Walmart and the neighboring residence. Chairman Traynor stated that portions of the rear of the building would be visible from Doby's Bridge Road, especially during peak travel times, and did not feel that split block, EIFS and other materials met the criteria for "exceptional" or "exemplary" design needed to qualify for an additional 10% square footage allowance. Mr. Wolfe added that the Tom Hall Corridor Overlay District required quality building materials such as brick and stone, and felt that there was too much EIFS and not enough masonry materials on the proposed elevation. Mr. Hudgins expressed concerns about traffic impact at the intersection of Doby's Bridge Road and Tom Hall Street. Planning Director Cronin stated that he had been in contact with SCDOT, since Doby's Bridge Road and Tom Hall Street were both state-owned rights-of-way. The preliminary response from SCDOT was that some modifications would likely be required, however, the Asst. District Traffic Engineer did not anticipate any major modifications at this intersection due to this being a redevelopment of an existing grocery store and retail plaza. Mr. Hudgins and Mr. Wolfe asked Planning Director Cronin to raise the possibility of turn lanes and deceleration lanes on Doby's Bridge and Tom Hall Street with SCDOT. Mr. White and Mr. Wolfe commented on the design of the building, with both believing that it needed additional variations in depth to avoid the look of a long, flat wall. Mr. Lettang stated that he was looking for a quality look and feel, regardless of the occupant, and thought that this location would present Walmart with an opportunity to develop a positive image for its Neighborhood Market concepts in this area.

Mr. Wolfe made a motion to defer the request and allow the applicant to bring back modifications based on the Planning Commission’s comments and recommendations. The motion was seconded by Mr. Hudgins. The motion was approved by a vote of 7-0.

2. **Annexation Request: Kimbrell Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the annexation request for York County Tax Map Numbers 736-00-00-080, -081, and -144, located at the intersection of Doby’s Bridge Road and Kimbrell Road, with a zoning designation of R-5 Residential. Kent Olson of Development Solution Group spoke in regards to the request. Mr. Olson is under contract to purchase the property with the intent of developing 150 townhomes at the site. Mr. Olson added that the townhomes may be targeted to senior citizens. Keith Rains of Summit Engineering provided additional details about the site, including topography and water/sewer infrastructure needs. Planning Director Cronin stated that the future land use map contained within the 2013 comprehensive plan update identifies the future use of this location as “medium-density residential,” with a recommended density of 3-5 dwelling units per acre. Planning Director Cronin cautioned that Mr. Olson’s proposed site plan was non-binding; because R-5 district allows townhomes with a minimum lot size of 1,500 square feet, the district could allow significantly more than the currently planned 150 units. Planning Director Cronin stated staff’s opinion that the request would only be consistent with the comprehensive plan if the zoning designation was tied to a development agreement limiting the total density to 3-5 units per acre (86-143 units). A discussion took place.

Chairman Traynor and Mr. Wolfe expressed concerns that the R-5 zoning designation and proposed townhomes would be inconsistent with neighboring residential densities (Kimbrell Crossing, Savannah Place, Ardrey Acres, and Kanawha Court). Mr. Hudgins expressed concerns about the traffic impact of 150 townhomes along a section of Doby’s Bridge Road that is already over capacity. Mr. Petty stated his opinion that the request was consistent with the comprehensive plan, as long as there was a limit placed on the total density. Mr. White stated that the comprehensive plan also identified a need for a greater diversity of housing options, including townhomes, and more specifically, senior targeted housing.

Mr. Petty made a motion, seconded by Mr. White, to recommend in favor of the annexation request with a zoning designation of R-5, contingent upon the negotiation and execution of a development agreement limiting the total density to no more than 4 dwelling units per acre. Chairman Traynor called for a vote

<u>In Favor</u>	<u>Opposed</u>
Mr. Petty	Chairman Traynor
Mr. White	Mr. Lettang
	Mr. Garver
	Mr. Hudgins
	Mr. Wolfe

The motion failed with two votes in favor and five opposed.

Mr. Wolfe made a motion, seconded by Mr. Hudgins, to recommend in favor of the annexation request with a zoning designation of R-5, contingent upon the negotiation and execution of a development agreement limiting the total density to no more than 100 dwelling units. This would result in a total density of 3.5 dwelling units per acre, based on a 28.6 acre site. Chairman Traynor called for a vote

<u>In Favor</u>	<u>Opposed</u>
Mr. Wolfe	Chairman Traynor
Mr. Hudgins	Mr. Lettang
Mr. Petty	Mr. Garver
Mr. White	

The alternate motion was approved by a vote of 4-3.

3. **Annexation Request: Rutledge Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the annexation request for York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, containing approximately 47.0 acres at the southwest quadrant of the intersection of Springfield Parkway and U.S. Highway 21 Bypass, with a zoning designation of MXU Mixed Use. The applicant's intent is to seek approval for a Mixed Use Concept Plan and Development Conditions (See New Business Item #4) for a mixed use development containing up to 235 residential dwelling units and a maximum of 175,000 square feet of commercial development. Planning Director Cronin commented that the requested zoning was consistent with the future land use map contained within the 2013 Comprehensive Plan Update, particularly the mixed use recommendations of Node 3a. Mr. Petty made a motion to recommend in favor of the annexation request with MXU zoning, with a second by Mr. Lettang. The motion was approved by a vote of 7-0.
4. **Mixed Use Concept Plan & Dev. Conditions: Rutledge Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review a draft Mixed Use Concept Plan and Development Conditions for York County Tax Map Numbers 717-00-00-004 & 717-00-00-005, which are currently pending annexation (See New Business Item #3). Theron Pickens of Land Design, presenting on behalf of the applicant, provided additional details about the request. The applicant is seeking approval for a mixed use development containing up to 235 residential dwelling units, as well as a minimum of 50,000 and a maximum of 175,000 square feet of commercial development. Planning Director Cronin commented that the proposed development plan was consistent with the future land use map contained within the 2013 Comprehensive Plan Update, particularly the mixed use recommendations of Node 3a. Planning Director Cronin recommended changes to the following paragraphs within the proposed development conditions:
 7. **Open Space:** Staff recommends that the open space definition contained within the MXU ordinance be used in lieu of that proposed by the applicant in the development conditions. One specific item recommended for removal was the inclusion of stormwater facilities in open space calculations. Mr. Pickens requested

consideration of certain types of stormwater facilities, such as water quality ponds. Staff was open to using water quality ponds, rain gardens, and other types of public (non-fenced) facilities that may be considered neighborhood amenities, but not standard detention ponds. Staff agreed to consult with the stormwater department on final recommendations before the town council meeting.

12. Improvements: Staff recommends that “storm drainage” be included on the list of improvements for which the developer will be responsible.
18. Water and Sewer: Because the property falls within a county service area, staff recommends that references to the town’s utility requirements be replaced with York County’s service requirements. This paragraph may include a provision that leaves the option open for the town to buy wholesale service from the county and serve as the retail provider to the proposed development.
23. Provisions Related to Floodplain Areas (New Paragraph): Because a portion of the property lies within an area currently designated as floodplain, staff recommends the inclusion of a paragraph that requires FEMA approval of a LOMA or LOMR prior to moving forward with development activities in any floodplain area.
24. Development Impact Fees (New Paragraph): Staff recommends the inclusion of a paragraph that states the property shall be subject to all current and future development impact fees imposed by the Town, provided such fees are applied consistently and in the same manner to all similarly-situated property within the Town limits.

Chairman Traynor recommended that paragraph 2(b)(i) of the development conditions be amended to read as follows: “Subject to the information listed below, a minimum of 50,000 square feet to a maximum of 175,000 square feet of building space ~~may~~ shall be designated for commercial use.”

Mr. Wolfe noted a typo at the top of the development conditions. Planning Director Cronin stated that this was a copy-and-paste error and would be corrected on the version presented to town council.

Mr. Petty made a motion to recommend in favor of the Concept Plan and Development Conditions, inclusive of the amendments to paragraphs 2(b)(i), 7, 12, 18, 23, and 24 recommended above. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

1. Impact Fee Study Update: Planning Director Cronin informed members of the commission that a meeting took place on May 9th between town department directors and the consultant, Matt Noonkester of Stantec. The consultant is currently in the process of gathering data for the purpose of projecting future household, population and commercial

growth in the town limits. The consultant is also generating an inventory of existing town facilities and equipment for the purpose of defining replacement costs based on a consumption-driven approach.

2. **Fort Mill Southern Bypass Project Update:** Planning Director Cronin stated that he had been in communication with Phil Leazer of the York County Engineering Department regarding the status of the Fort Mill Southern Bypass. According to Mr. Leazer, the projected opening date for phase 1 of the Bypass will be June 30, 2014. Planning Director Cronin added that there have been discussions between the town and the county regarding the name of the future roadway. Both jurisdictions are in agreement that “Fort Mill Southern Bypass” is long and cumbersome. Two options had been previously discussed with no final resolution. The first would extend the “Fort Mill Parkway” name from its current terminus near US Foods all the way to SC 160. Extending “Springfield Parkway” from its current terminus along the Bypass was also considered as an option. Town staff has discussed additional names, such as Millstone Parkway, internally, but no other options have been discussed with the county. Mr. Wolfe suggested reaching out to the Fort Mill Times to conduct a reader poll, and members of the commission were in general agreement. Planning Director Cronin stated that he would be back in contact with the county to discuss the name; however, timing may become an issue moving forward in regards to a poll.

Mr. Traynor asked if there were any additional items for discussion.

Mr. Wolfe stated his opinion that the Planning Commission should go back and review the R-5 zoning district. Most of the recent annexations over the past year have requested R-5 zoning, and he questioned whether some tweaks should be made moving forward. Planning Director Cronin stated that this could be added as a discussion item on a future meeting agenda.

Planning Director Cronin recommended that given the recent surge in new development requests, it may be beneficial to re-evaluate the future land use plan developed in 2012 and adopted in January 2013. This item will be discussed at a future meeting date.

There being no further business, the meeting was adjourned at 10:32 pm.

Respectfully submitted,

Joe Cronin
Planning Director

**Planning Commission Meeting
June 10, 2014
New Business Item**

Commercial Appearance Review: Walmart Neighborhood Market

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed Walmart Neighborhood Market located at 100 Fort Mill Square

Background / Discussion

The Planning Commission is asked to consider a request from Sunbelt Ventures, LLC, to grant commercial development appearance review approval for a proposed Walmart Neighborhood Market at 100 Fort Mill Square. This property is the site of a plaza that formerly housed a Food Lion, CVS Pharmacy, as well as other retail businesses, near the intersection of Tom Hall Street and Doby's Bridge Road. The majority of this plaza has been vacant since 2000. A map is attached for reference.

The property is zoned Highway Commercial (HC), and is properly zoned for a grocery store. The property is also located within the Tom Hall Corridor Overlay District (THCD). The York County Tax Map number for this parcel is 020-01-01-003.

Until October 2013, the THCD overlay restricted the size of new commercial buildings to no larger than 15,000 square feet. In an effort to remove barriers to redevelopment of targeted locations along the corridor, town council amended the prohibited uses section of the THCD ordinance to read as follows:

Any retail establishment having a building footprint in excess of 15,000 square feet; provided, however, that any existing retail building or collection of buildings lawfully in existence prior to the establishment of the THCD overlay may be rebuilt, altered or repaired, provided that the total footprint of any new building or buildings may not exceed the total combined square footage of the building or buildings being replaced. In instances where the Planning Commission determines that a proposed building or collection of buildings constructed, altered or repaired under the provisions of this paragraph contain enhanced and/or exemplary architectural design elements as part of the Commercial Development Appearance Review Process outlined in Article V of this Ordinance, the Commission shall be authorized to grant an additional square footage allowance of up to 10%. (*Ord. 2013-27*)

The existing size of the building proposed to be demolished is 38,310 square feet. The proposed Walmart Neighborhood Market will be 41,839 in size, or approximately 9% larger than the existing structure. The amended THCD ordinance gives the Planning Commission the discretion to grant an extra allowance of up to 10% if the commission determines that the proposed design meets the criteria for "enhanced and/or exemplary architectural design."

The newly revised building elevations are attached for review. The original versions are also included for reference. A full set of building designs will be available during the Planning Commission meeting, and the applicant has requested an opportunity to provide a brief presentation of the design during the meeting as well.

The building has been revised to include more brick and masonry materials, with EIFS being used as more of an accent material. The building will also feature decorative elements such as false windows, accent and color variations, cornices and variation in roofline elevations.

ORIGINAL

Building Materials/Legend

	"Promenade Blend" Architectural CMU Masonry by Quik-Brik		"Greek Villa" SW7551 Painted EIFS		"Rushing River" SW7746 Painted EIFS
	"Marous Blend" Architectural CMU Masonry by Quik-Brik		"Interactive Cream" SW6113 Painted EIFS		"Hamburg Gray" SW7622 Painted EIFS
	"Cobble Brown" SW6082 Painted EIFS		"Festival Green" SW6923 Prefinished Metal Canopy		"Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)
	"Aurora Brown" SW2837 Painted EIFS		Integral Color Masonry "Saddle Tan" by Oldcastle	* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.	

REVISED

Building Materials/Legend

	"Promenade Blend" Architectural CMU Masonry by Quik-Brik		"Earthtone Blend" Architectural CMU Masonry by Quik-Brik		Integral Color Masonry "Saddle Tan" by Oldcastle
	"Marous Blend" Architectural CMU Masonry by Quik-Brik		"Southwest" Pro-Fit Ledge Stone by Boral Stone		"Greek Villa" SW7551 Painted EIFS
	"Cobble Brown" SW6082 Painted EIFS		"Festival Green" SW6923 Prefinished Metal Canopy	* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.	
	"Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)		"Gauntlet Gray" SW7019 (Metal Awning Canopies)		

Recommendation

The property is zoned HC and is, therefore, properly zoned for a grocery store.

The proposed structure appears to feature high quality building materials and architectural features/designs that will be generally consistent with neighboring structures.

In response to the recommendations of the Planning Commission, the applicant has replaced the majority of the EIFS sections on the front and side of the building with Quik-Brik and other masonry type materials of various colors. Our opinion is that the revised materials are more closely aligned with the requirements of the THCD overlay district:

Buildings shall be designed to use, to the greatest extent feasible, building materials such as rock, stone, brick and wood or any other material so deemed appropriate through the appearance review per article V of the zoning code so as to maintain the specialized commercial and historic character of the corridor.

The applicant has also revised the front, side and rear profiles of the building. Major changes include a revised design for the pharmacy drive through, as well as modifications to the rear design of the proposed structure. Sections of the front façade have also been amended to provide additional depth variations along the front side of the building.

One additional item of note is that there are existing sidewalks on Tom Hall Street to serve the new store; however, only a partial pathway exists along the Doby's Bridge Road frontage. Staff would recommend the addition of a sidewalk or path (5' min.) along Doby's Bridge Road, between Sanders Street and the neighboring property line. This would consistent with what was required along Doby's Bridge Road for the new Family Dollar store approved in 2013.

In addition to the appearance review process, the following staff reviews and approvals will be required prior to the issuance of a building permit:

Site Plan Review: A zoning compliance permit will be required for the project. The zoning compliance permit must be reviewed and approved by the Planning Department prior to the issuance of a building permit. A preliminary site plan has been reviewed, and the site is properly zoned for a grocery store.

Land Disturbance Permit: A land disturbance permit will be required for the project. The land disturbance permit must be reviewed and approved by the Engineering Department prior to the issuance of a building permit.

Traffic Plan Review: Traffic from the proposed project will primarily impact two state owned rights-of-way: Tom Hall Street and Doby's Bridge Road. Review and approval of a traffic plan, to include encroachment permits (if any), will be required from SCDOT prior to the issuance of a building permit. **Additional details will be provided at the meeting.**

Building Permit: The final step in the permitting process will be the issuance of a building permit by the Building Department. The building permit will not be issued until all other permits have been approved and the proposed building has been found to comply with the Building Code.

Approval of this request is at the discretion of the Planning Commission.

Joe Cronin
Planning Director
June 6, 2014

Town of Fort Mill Zoning Ordinance
Article IV. Commercial Development Appearance Review

Sec. 5. - Appearance standards.

1) *Relationship of building site:*

- A) The proposed commercial development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.
- B) Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from the streets.
- C) Utility services shall be underground.

2) *Relationship to adjoining areas:*

- A) Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials, and other methods.
- B) Landscaping shall provide a transition to adjoining property.
- C) Texture, building lines, and mass shall be harmonious with adjoining property. Monotonous texture, lines, and mass shall be avoided.

3) *Landscaping:* Landscaping shall conform to article IV and other sections of this ordinance.

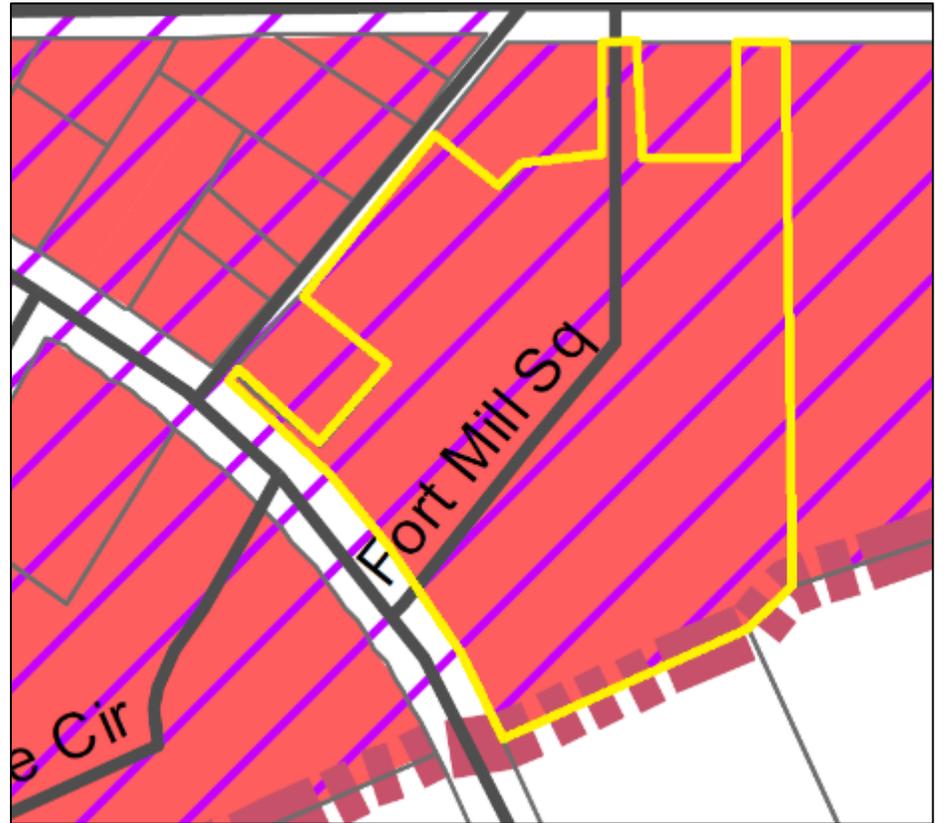
4) *Building design:*

- A) Architectural style is not restricted. Quality of design and compatibility with surrounding uses shall provide the basis of the evaluation of the appearance of a proposed commercial development.
- B) Materials shall be of good architectural character and shall be harmonious with adjoining buildings.
- C) Materials shall be suitable for the type and design of the building. Materials which are architecturally harmonious shall be used for all exterior building walls and other exterior building components.
- D) Materials and finishes shall be of durable quality.
- E) Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportion and relationships to one another.
- F) Colors shall be harmonious and shall use compatible accents.
- G) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with materials harmonious with the building.
- H) Monotony of design shall be avoided. Variation in vegetation, detail, form, and siting shall be used to provide visual interest.

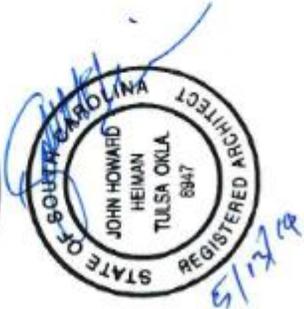
5) *Signs:*

- A) Signs shall conform to the provisions of article III and this article.

- B) Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
 - C) Every sign shall be designed as an integral architectural element of the building and site to which it relates.
 - D) The colors, materials, and lighting of every sign shall be harmonious with the building and site to which it relates.
 - E) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's principal message and shall be in proportion to the area of the sign.
 - F) Each sign shall be compatible with signs on adjoining plots or buildings.
 - G) Corporation logos shall conform to the criteria for all other signs.
- 6) *Miscellaneous structures:* Miscellaneous structures and hardware shall be part of the architectural concept of the project. Materials, scale, and colors shall be compatible with the building and surrounding uses.



Proposed Site Plan



SGA Design Group 	May 13, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Site Plan	2
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DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, size, loc, shading, material, texture, or finish, construction variations required by building codes or inspection, material availability, or final design detailing.

Proposed Building Design



Front Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Earthtone Blend" Architectural CMU Masonry by Quik-Brik	 Integral Color Masonry "Saddle Tan" by Oldcastle	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Prefinished Metal Canopy
 "Marous Blend" Architectural CMU Masonry by Quik-Brik	 "Southwest" Pro-Fit Ledge stone by Boral Stone	 "Greek Villa" SW7551 Painted EIFS	 "Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)	 "Gauntlet Gray" SW7019 (Metal Awning Canopies)

* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



SGA Design Group 	June 5, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design Alternate 1
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Proposed Building Design

REVISED



Front Facade Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Earthtone Blend" Architectural CMU Masonry by Quik-Brik	 Integral Color Masonry "Saddle Tan" by Oldcastle	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW5923 Prefinished Metal Canopy
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SGA Design Group	June 5, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design Alternate	2
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Proposed Building Design

REVISED



Corner Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Earthtone Blend" Architectural CMU Masonry by Quik-Brik	 Integral Color Masonry "Saddle Tan" by Oldcastle	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Prefinished Metal Canopy
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SGA Design Group	June 5, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design Alternate	3
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Proposed Building Design

REVISED



Corner Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Earthtone Blend" Architectural CMU Masonry by Quik-Brik	 Integral Color Masonry "Saddle Tan" by Oldcastle	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Prefinished Metal Canopy
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SGA Design Group

June 5, 2014

Fort Mill (Tom Hall), SC. Store #3359

Proposed Building Design Alternate

4

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Proposed Building Design

REVISED



Side Facade/Dock Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Earhtone Blend" Architectural CMU Masonry by Quik-Brik	 Integral Color Masonry "Saddle Tan" by Oldcastle	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Prefinished Metal Canopy
 "Marous Blend" Architectural CMU Masonry by Quik-Brik	 "Southwest" Pro-Fit LedgeStone by Boral Stone	 "Greek Villa" SW7551 Painted EIFS	 "Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)	 "Gauntlet Gray" SW7019 (Metal Awning Canopies)

* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



SGA Design Group 	June 5, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design Alternate	5
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DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Proposed Building Design

ORIGINAL



Front Perspective

Building Materials/Legend

"Womenado Blend" Architectural CMU Masonry by Quik-Brik	"Greek Villa" SW7551 Painted EIFS	"Brushing River" SW7746 Painted EIFS	"Cobble Brown" SW6002 Painted EIFS	"Festival Green" SW6923 Prefinished Metal Canopy	"Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facades)
"Marous Blend" Architectural CMU Masonry by Quik-Brik	"Interactive Cream" SW6311 Painted EIFS	"Hamburg Gray" SW7622 Painted EIFS	"Aurora Brown" SW2837 Painted EIFS	Integral Color Masonry "Saddle Tree" by Clickstone	* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



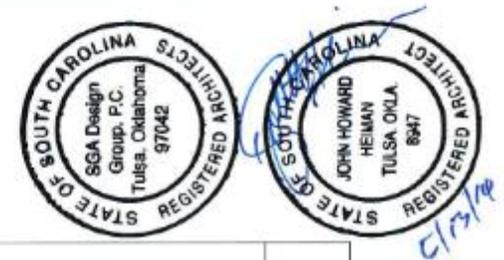
SGA Design Group

May 13, 2014

Fort Mill (Tom Hall), SC. Store #3359

Proposed Building Design

4



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Proposed Building Design

ORIGINAL



Front Perspective

Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Brik	 "Greek Villa" SW7551 Painted EIFS	 "Rushing River" SW7746 Painted EIFS	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Polished Metal Canopy	 "Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)
 "Marous Blend" Architectural CMU Masonry by Quik-Brik	 "Interactive Cream" SW6113 Painted EIFS	 "Hamburg Gray" SW7622 Painted EIFS	 "Aurora Brown" SW2837 Painted EIFS	 Integral Color Masonry "Saddle Tan" by Oldcastle	

* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



SGA Design Group

May 13, 2014

Fort Mill (Tom Hall), SC. Store #3359

Proposed Building Design

5



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Proposed Building Design

ORIGINAL



Corner Perspective

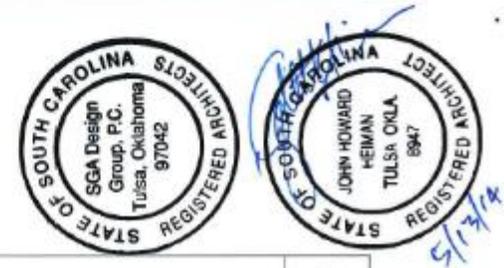
Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Blok	 "Greek Villa" SW7551 Painted EIFS	 "Rushing River" SW7746 Painted EIFS	 "Cobble Brown" SW6082 Painted EIFS	 "Festival Green" SW6923 Prefinished Metal Canopy	 "Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Near Facade)
 "Marous Blend" Architectural CMU Masonry by Quik-Blok	 "Interactive Cream" SW6113 Painted EIFS	 "Hamburg Gray" SW7622 Painted EIFS	 "Aurora Brown" SW2837 Painted EIFS	 Integral Color Masonry "Saddle Tail" by Oldcastle	* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



SGA Design Group	May 13, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design	6
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Proposed Building Design

ORIGINAL



Building Materials/Legend

 "Promenade Blend" Architectural CMU Masonry by Quik-Blok	 "Greek Villa" SW7551 Painted EIFS	 "Rushing River" SW7746 Painted EIFS	 "Cobble Brown" SW6082 Painted EIFS	 "Feathered Green" SW6923 Prefinished Metal Canopy	 "Aurora Brown" SW2837 Painted Split-Face CMU (Left Side and Rear Facade)
 "Marous Blend" Architectural CMU Masonry by Quik-Blok	 "Interactive Cream" SW6113 Painted EIFS	 "Hamburg Gray" SW7622 Painted EIFS	 "Aurora Brown" SW2837 Painted EIFS	 Integral Color Masonry "Saddle Tan" by Oldcastle	* All storefront windows shown are transparent glazing units with clear anodized aluminum frames.



SGA Design Group	May 13, 2014	Fort Mill (Tom Hall), SC. Store #3359	Proposed Building Design	7
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DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building design shown is a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, feel, shading, ambient light intensity, materials, textures, contrast, feel, style, construction variations required by building codes or inspectors, material availability or final design detailing.

**Planning Commission Meeting
June 10, 2014
New Business Item**

Commercial Appearance Review: Multi-Tenant Commercial Building

Request from Sunbelt Ventures, LLC, to grant commercial appearance approval for a proposed multi-tenant commercial building located at 100 Fort Mill Square Suite 107

Background / Discussion

The Planning Commission is asked to consider a request from Sunbelt Ventures, LLC, to grant commercial development appearance review approval for a proposed multi-tenant commercial building at 100 Fort Mill Square Suite 107. The existing building formerly housed a hardware store and was most recently used as an overflow building for automotive repair and tire installation shop. The existing building is constructed with a brick façade and cinderblock on the sides and rear, all of which are painted white in color. A map is attached for reference, as are photos of the existing building.

The property is zoned Highway Commercial (HC), and is properly zoned for a variety of retail, restaurant and personal service uses. The property is also located within the Tom Hall Corridor Overlay District (THCD). The York County Tax Map number for this parcel is 020-01-01-003.

The existing building is approximately 6,000 square feet. Under the requirements of the THCD overlay, the building may be renovated, rehabilitated or rebuilt up to 15,000 square feet in size.

A set of proposed building elevations is attached for review. The applicant has requested an opportunity to provide a brief presentation of the design during the meeting as well.

A summary of proposed colors and materials is provided below:

 P1	EIFIS PAINTED TO MATCH: SW6123 BAGUETTE	 M1	CORRUGATED METAL CLADDING
 P2	EIFIS PAINTED TO MATCH: SW7746 RUSHING RIVER	 F1	CANVAS: SUNBRELLA: CHARCOAL GRAY
 P3	EIFIS PAINTED TO MATCH: SW7622 HOMBERG GRAY	 B1	QUIK-BRIK: PROMENADE BLEND

Recommendation

The property is zoned HC and is, therefore, properly zoned for a variety of retail, restaurant and personal service uses.

The proposed building contains a mix of EIFS, corrugated metal and Quik-Brik. While these materials are a significant improvement over the design of the existing structure, our opinion is

that the proposed materials fall short of the enhanced architectural requirements contained within the THCD overlay district:

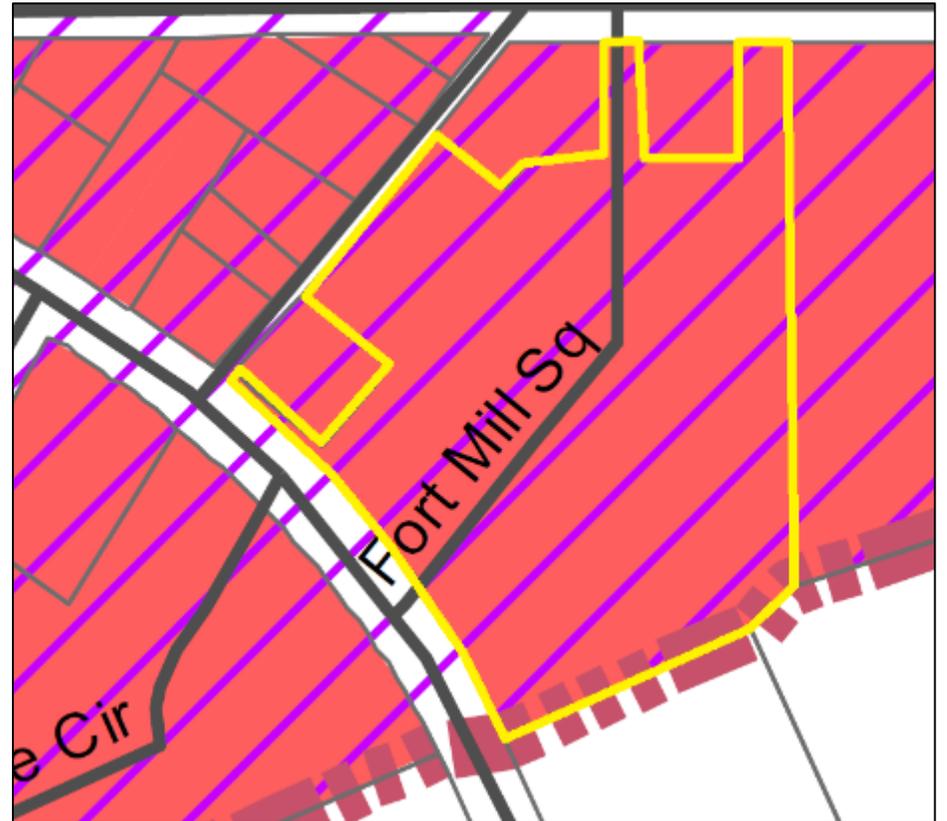
“Buildings shall be designed to use, to the greatest extent feasible, building materials such as rock, stone, brick and wood or any other material so deemed appropriate through the appearance review per article V of the zoning code so as to maintain the specialized commercial and historic character of the corridor.”

In the past, the Planning Commission has sought to limit the use of EIFS as a primary building material in the overlay district. Historically, the Planning Commission has also sought to avoid the use of corrugated metal in areas inside the THCD, as well as town wide, except in situations where the material has been allowed as an accenting feature, such as the awning at the nearby (and recently approved) Family Dollar building. The majority of the proposed building is designed to include EIFS and corrugated metal as primary materials, with brick acting as only an accent material. The Planning Commission generally seeks the opposite.

The rear elevation of the building will front Sanders Street and will be visible from the right-of-way. In general, the Planning Commission has also required architectural enhancements along facades fronting a public ROW.

Approval of this request is at the discretion of the Planning Commission.

Joe Cronin
Planning Director
June 6, 2014



EXISTING BUILDING





P1

EIFIS PAINTED TO MATCH: SW6123 BAGUETTE



CORRUGATED METAL CLADDING

P2

EIFIS PAINTED TO MATCH: SW7746 RUSHING RIVER

F1

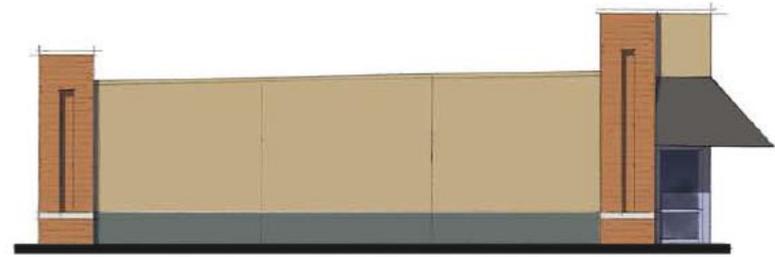
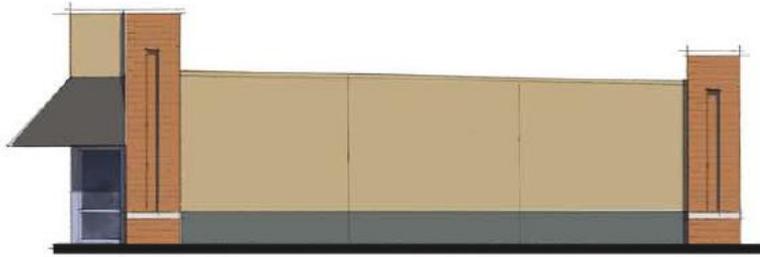
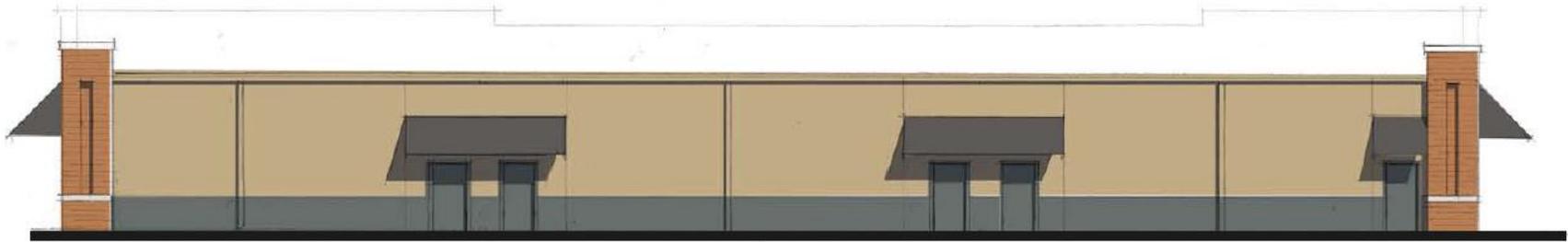
CANVAS: SUNBRELLA: CHARCOAL GRAY

P3

EIFIS PAINTED TO MATCH: SW7622 HOMBERG GRAY



QUIK-BRIK: PROMENADE BLEND



SECTION 6-29-1200. Approval of street names required; violation is a misdemeanor; changing street name.

(A) 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.

(B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:

(1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

(2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or

(3) upon any other good and just reason that may appear to the commission.

(C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.

