



FORT MILL

TOWN OF FORT MILL PLANNING COMMISSION MEETING

July 19, 2016
112 Confederate Street
7:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: June 21, 2016 *[Pages 3–10]*

OLD BUSINESS ITEMS

1. **Request to Approve Road Names: Oakland Pointe** *[Pages 11–14]*

Request from the Ryland Group Inc. to approve a revised master road name list for Oakland Pointe, Phase 1, Maps 1 & 2 (*Ward 3: Huntley*)

2. **Appearance Review: Traditions at Fort Mill (Lighting Only)** *[Pages 15–17]*

Request from Gross Builders to approve a lighting plan for the Traditions at Fort Mill, located at the corner of Rivercrossing Drive and Sutton Road (*Ward 1: Shirey*)

NEW BUSINESS ITEMS

1. **Final Plat: Massey Phase 3, Map 1** *[Pages 18–22]*

Request from Shea Investment Fund III to approve a Final Plat (Bonded) for Massey Phase 3, Map 1 (*Ward 4: Moody*)

2. **Commercial Appearance Review: 1474 Highway 160 E** *[Pages 23–33]*

Request from Kuester Commercial to review and approve a proposed multi-tenant commercial building located at 1474 Highway 160 E (*Ward 3: Huntley*)

ITEMS FOR INFORMATION / DISCUSSION

1. **Commercial Appearance Review Update: A Lock-It Self Storage**
2. **Unified Development Ordinance (UDO) Update**
3. **Discussion of Draft Zoning Map**
4. **York County Capital Projects Sales Tax Commission Meeting (Pennies 4):**
July 20, 2016 – 6:00 PM @ Nation Ford High School Auditorium

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
June 6, 2016
112 Confederate Street
7:00 PM**

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

Absent: Hynek Lettang

Guests: Larry Huntley (Town Council), Trudie Heemsoth (Town Council), Chris Blanton (Haire Property), Emily Buehrer (Bloc Design), Robert Drayton (Carolinas HealthCare System), Ben Johnson (Robinson Bradshaw), John Marks (Fort Mill Times)

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

Planning Director Cronin stated that he had heard from Mr. Lettang prior to the meeting. Mr. Lettang was out of town, and would be unable to attend the meeting.

Mr. Adams made a motion to approve the minutes from the June 6, 2016, special called meeting, with a second by Mr. Wolfe. The minutes were approved by a vote of 6-0.

PUBLIC HEARING

1. **Street Renaming Request: Self Street**: Chairman Traynor opened the public hearing and asked whether anyone wished to comment on the proposed renaming of three non-contiguous sections of Self Street. No one wished to speak, and the public hearing was closed.

OLD BUSINESS ITEMS

1. **Street Renaming Request: Self Street**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider a street renaming request from the York County E-911/Addressing Office for three non-contiguous sections of Self Street. The proposed names for each section were as follows:

Section 1: Calhoun Street to Sidney Johnson Street

Current Name: Self Street

Proposed Name: Looms Way

Section 2: Sidney Johnson Street to Jackson Street

Current Name: Self Street

Proposed Name: Spindle Street

Section 3: Jackson Street to Morgan Street

Current Name: Self Street

Proposed Name: Bobbin Street

Planning Director Cronin noted that the westernmost segment of Self Street, between Jackson Street and Morgan Street, would retain the Self Street name.

Mr. Adams made a motion to approve the street renaming requests as presented, and to authorize staff to prepare and record an appropriate instrument to formalize the renaming of these three sections. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

2. **Annexation Request: Haire Village:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider an annexation request for York County Tax Map Number 738-00-00-045, containing approximately 13.5 +/- acres located along Haire Road, between N Dobys Bridge Road and Fort Mill Parkway. Planning Director Cronin noted that the Planning Commission had considered a request to annex this parcel in April 2016, along with York County Tax Map Numbers 738-00-00-046 and 738-00-00-077. At the time, the Planning Commission expressed concern about the impact that 305 market rate apartments, as well as 80 age-restricted residential units, would have on Fort Mill Parkway, and requested that a traffic impact analysis (TIA) be completed before making a recommendation. Because Fort Mill Parkway was not yet open to traffic, it was not possible at the time to complete a TIA. The town and SCDOT also generally require that TIA's be completed during the school year, so as to ensure accurate daily traffic counts. As a result, the applicant was seeking to move forward with annexation of York County Tax Map Number 738-00-00-045, and would submit a request at a later date for the remaining parcels. The applicant requested a zoning designation of MXU Mixed Use. The proposed project would contain a continuing care retirement facility with up to 200 dwelling units (restricted to residents age 55+), as well as a minimum of 10,000, and a maximum of 36,000, square feet of retail, office and/or municipal uses. Planning Director Cronin stated staff's opinion that the request was consistent with the town's comprehensive plan, and therefore, staff recommended in favor of annexation with MXU zoning.

Chairman Traynor asked whether the project would contain open space, as required by the MXU district. Chris Blanton, speaking on behalf of the applicant, responded that the project would contain at least 20% open space, as required by the MXU district. This would be included in amenity areas, an internal trail system, as well as the required buffer areas. Mr. Traynor also asked whether the retirement facility would be a for-profit business. Mr. Blanton responded that it would be for-profit.

Mr. McMullen questioned whether there was a true mixture of uses. Mr. Blanton responded that the project would include an age-restricted residential component, as well as commercial buildings. The applicant anticipated a mixture of medical and service uses in the commercial portions of the property. He added that the applicant was currently in

discussions with a speech therapist about constructing a commercial building on the property.

Mr. Adams asked whether the residential units would be subject to the school district's impact fees. Planning Director Cronin responded that he was not certain whether the district's impact fees would apply to a retirement facility, but as a residential use, he anticipated that they would apply. Mr. Blanton stated that he had assumed that impact fees would be charged when performing a financial feasibility study of the project. Mr. Adams added that he would like to see this stated explicitly in the development conditions.

Mr. Adams made a motion to recommend in favor of the annexation request with a zoning designation of MXU. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.

3. Mixed Use Concept Plan & Development Conditions: Haire Village: Planning Director Cronin provided a brief overview of the request. The mixed use concept plan and development conditions were a companion ordinance for the preceding annexation request. The proposed project would allow a continuing care retirement facility with up to 200 dwelling units (restricted to residents age 55+), as well as a minimum of 10,000, and a maximum of 36,000, square feet of retail, office and/or municipal uses. Planning Director Cronin stated staff's opinion that the request was consistent with the town's comprehensive plan, and therefore, staff recommended in favor of the concept plan and development conditions. Staff also recommended the following amendments to the proposed development conditions:

- Section 3: Amend the gross residential density from "will not exceed 20.0 units per acre and/or 200 total units" to "15.0 units per acre, not to exceed 200 total units for the entire project."
- Section 3: Amend the retail/office density from "will not exceed more than 10,000 square feet per acre and/or 36,000 total square feet" to "will not exceed 10,000 square feet per acre, and 36,000 square feet for the entire project."
- Section 15(a): Amend the maximum residential density to "15.0 units per acre, not to exceed 200 total units for the entire project."
- Section 15(b): Amend maximum retail/office density to "10,000 square feet per acre, and 36,000 square feet for the entire project."
- New Section: "All streams and waterways on the Haire Village MXU Project drain to an impaired waterway (Sugar Creek). Therefore, a natural buffer of 45' (average) shall be provided on each side of all streams and waterways."
- New Section: Portions of the Haire Village MXU project are located within the Corridor Overlay District. As such, development on the site shall be subject to the requirements of Article II, Section 24 (COD/COD-N Corridor Overlay District

Standards. In the event that the requirements of the overlay district are stricter than those in the underlying zoning district or the proposed development conditions established within these Development Conditions, then the provisions of the overlay district shall apply. The provisions of the “COD-N” overlay shall apply to all portions of the property which fall within the Corridor Overlay District, including areas which may be located outside a “Node,” as defined in the Town’s Comprehensive Plan.

- New Section: Primary exterior building materials for the proposed structures that are to be constructed on site shall include a combination of the following materials: brick, stone, fiber cement siding, and other high quality materials. As part of the Corridor Overlay District, building elevations for commercial and multi-family structures will be subject to appearance review before the Planning Commission.

Chairman Traynor stated that Section 15(g) allows a fence to be used to reduce the required buffer. He added that if a fence is used, then it should be landscaped to improve the aesthetic appeal. He also recommended adding language that natural buffers should be supplemented, if necessary, to provide an adequate screening effect.

Mr. Adams recommended adding a new section to require that all residential units shall be subject to the school district’s impact fee.

Planning Director Cronin also recommended adding a paragraph under Section 2(b) stating that any commercial use permitted within the HC Highway Commercial and LC Local Commercial zoning districts would be permitted on the property.

Mr. Adams made a motion to recommend in favor of approval of the proposed concept plan and development conditions, including the modifications recommended by staff and the Planning Commission. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. **Annexation Request: Chase Property**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider the annexation of York County Tax Map Numbers 736-00-00-028, 736-00-00-032, and the portion of 736-00-00-031 lying west of the Future Fort Mill Parkway right-of-way. In the aggregate, these parcels contain approximately 28.6 +/- acres located along Tom Hall Street and the future Fort Mill Parkway. The parcels are currently under contract for sale to the Charlotte-Mecklenburg Hospital Authority (CMHA), along with two neighboring parcels which are already located in the town limits. CMHA intends to build a medical office on the property, as well as other commercial uses on outparcels along Tom Hall Street and Fort Mill Parkway. The applicant requested a zoning designation of HC Highway Commercial. Planning Director Cronin stated staff’s opinion that the request was consistent with the town’s comprehensive plan, and therefore, staff recommended in favor of annexation with HC zoning. A proposed development agreement was also discussed as a separate item.

Attorney Ben Johnson of Robinson Bradshaw provided additional information regarding the project on behalf of the applicant.

Chairman Traynor asked if any utility upgrades would be necessary to serve the project. Planning Director Cronin responded that any utility upgrades, whether on- or off-site, would be the responsibility of the applicant.

Mr. Wolfe stated that he was happy to see that this project would be strictly commercial, and would not include any residential component.

Mr. McMullen made a motion to recommend in favor of the annexation request with a zoning designation of HC. Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

2. **Development Agreement: CMHA:** Planning Director Cronin stated that this was a companion ordinance to the previous annexation request. The applicant, CMHA, was seeking approval of a development agreement for York County Tax Map Numbers 736-00-00-028, 736-00-00-032, and the portion of 736-00-00-031 lying west of the Future Fort Mill Parkway right-of-way, which are subject to pending annexation, as well as York County Tax Map Numbers 020-08-01-004 and 020-08-01-005, which are already located in the town limits with a zoning designation of HC. In the aggregate, these parcels contain approximately 38.6 +/- acres. CMHA is currently under contract to purchase each of these parcels, with the intent of developing a medical office building, as well as commercial buildings on outparcels fronting Tom Hall Street and Fort Mill Parkway.

Attorney Ben Johnson of Robinson Bradshaw provided additional information regarding the project on behalf of the applicant. He also introduced members of the project team, including Robert Drayton of Carolinas HealthCare System, and Emily Buehrer of Bloc Design.

Planning Director Cronin stated that the proposed development agreement was fairly straightforward. The agreement would allow for any commercial use permitted in the HC and LC zoning districts, including medical office buildings, hospitals, general offices, and drug stores. Because there is a stream which runs through the property, the applicant was seeking approval to build up to 50' in height, which is above the 35' normally permitted in the HC district. Future development would include enhanced architectural materials, including brick, stone, stucco, wood and/or fiber cement siding. At staff's request, a 50' buffer was also included along adjacent residential boundaries.

Mr. McMullen stated that he was happy to see the buffer included, but would support a larger buffer in return for allowing buildings up to 50' in height.

Mr. Wolfe stated that he was comfortable with increasing the maximum height to 50', as that would be preferable to impacting the existing stream and any wetlands which may be on the property. Planning Director Cronin noted that while the Leroy Springs Complex

property across the street was zoned HC, a 2008 development agreement would allow development up to 60' in height should that property be redeveloped in the future. In addition, CMHA's proposed concept plan would meet or exceed the buffer requirement along the stream.

Mr. Adams made a motion to recommend in favor of approving the development agreement, as proposed. Mr. Wolfe seconded the motion. The motion was approved by a vote of 6-0.

3. **Final Plat: Oakland Pointe, Phase 1, Maps 1 & 2:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a final plat for Phase 1, Maps 1 and 2, of the Oakland Pointe subdivision on Kimbrell Road. The subdivision will contain a total of 100 lots on approximately 28.96 +/- acres. Planning Director Cronin stated that the plats were generally consistent with the approved preliminary plat; however, all required infrastructure had not yet been completed, and that approval should be contingent upon the applicant securing a bond for 125% of the cost of any unfinished infrastructure. He also added that the proposed road names (Ashton Court, Garrett Green Way, Garrison Oak Court and Hazel Park Drive) were different than those previously approved by the Planning Commission. Large copies of the plat were reviewed by members of the commission.

Mr. Petty questioned why the sidewalks along Kimbrell Road were shown on one of the maps, but not the other. Planning Director Cronin responded that staff was aware of the discrepancy, and had asked the applicant to correct this in the final version of the plat, prior to signature and recording, along with a couple other minor revisions.

Mr. Hudgins asked about the status of the live oak tree at the front of the property. Planning Director Cronin responded that the tree had been protected during development, and will be located on a common open space lot, as shown on the plat.

Mr. Adams made a motion to approve the preliminary plat, contingent upon the applicant securing the required bond, and authorizing staff to approve any minor revisions which may be required by the planning, engineering and/or fire departments. The proposed road names would be contingent upon approval by the York County E-911/Addressing Office. Mr. Petty seconded the motion. Mr. Wolfe offered an amendment that all items contained within the approved preliminary plat, including sidewalks, should be included in the final plat. Mr. Adams and Mr. Petty accepted this amendment. The motion, as amended, was approved by a vote of 6-0.

4. **Subdivision Plat: 206 & 208 Calhoun Street:** Planning Director Cronin stated that the owners of 206 and 208 Calhoun Street have submitted a subdivision plat to shift the existing lot line between York County Tax Map Numbers 020-01-08-017 and 020-01-08-018. There is an existing residence on each lot, and the lot line currently bisects an existing driveway and garage. The applicant is seeking to sell one of the lots, and wanted the driveway and garage to be located entirely on one of the two lots. Planning Director Cronin noted that by shifting the lot line, 206 Calhoun Street would be reduced from approximately

9,600 square feet to approximately 8,300 square feet. Because the property is zoned R-10, which required a minimum lot area of 10,000 square feet, 206 Calhoun Street would become more non-conforming than it is today. He added that the town's subdivision code authorizes the Planning Commission to grant a "lot variance" in instances where the commission determines that an unusual condition exists that would result in a substantial hardship for a property owner.

Mr. McMullen questioned whether the existing garage would meet the setback requirement if the lot line was shifted towards 206 Calhoun Street. Planning Director Cronin responded that while the garage would not meet the 5' side yard setback for accessory uses, the garage would be less non-conforming than it is today. An existing garage on 206 Calhoun Street would still meet the 5' side yard requirement.

Mr. Wolfe added that it is common in older neighborhoods in Fort Mill to have a shared driveway and garage sitting on a lot line.

Mr. Adams made a motion to grant a lot variance, and to approve the subdivision plat as submitted by the applicant. Mr. Hudgins seconded the motion. The motion was approved by a vote of 5-1, with Mr. McMullen opposed. Planning Director Cronin stated that a lot variance requires an affirmative vote by two-thirds of the Planning Commission, and that the two-thirds requirement had been satisfied.

5. **Commercial Appearance Review: A Lock-It Self Storage:** Assistant Planner Pettit stated that the owners of A Lock-It Self Storage were seeking approval to modify their previously approved plan from August 2015 for "Building X," located at 1399 Highway 160 E. The original approval for Building X included painting the building sections with alternating shades of red and green. The applicant was now seeking approval to move forward without painting those sections. A photo of the existing building was reviewed with members of the Planning Commission.

Mr. Wolfe stated that the addition of colors was used to break up the monotony of the building. He added that he felt that the applicant should complete the project, as approved by the Planning Commission. Mr. Hudgins stated his agreement with this comment.

Mr. Petty stated that color is usually mixed in before the EIFS treatment is added to the building. It is possible that even if the building is painted, it may look good for a couple years, but the finish would likely deteriorate over time.

Mr. McMullen stated that he would be open to reviewing an alternate design, if the applicant was willing to enhance the landscaping in front of the building.

Mr. Hudgins made a motion to defer consideration of the request, and asked the applicant to provide additional information, and possible amendments. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.

- 6. Request to Approve Road Names: Massey Phase III:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a revised road name list for Massey Phase III. Assistant Planner Pettit stated that the applicant was requesting approval for “Marquis Hills” for the street formerly called Corriedale Street. The remaining street names – Bend Road, Knotgrass Drive, Penny Royal Avenue, Trelawn Street and Sweet Woodruff Lane – were unchanged.

Mr. Adams made a motion to approve the revised road name list, to include Marquis Hills Drive in place of Corriedale Street. Mr. Wolfe seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Annexation Request: Huntington Place (25% Petition & Election):** Planning Director Cronin notified members of the commission that the Huntington Place annexation petition had been certified by both the town and county, and that a special election has been scheduled for August 23, 2016. Should the residents of Huntington Place vote in favor of annexation, the Planning Commission will review and provide a recommendation on the zoning designation for the neighborhood before an ordinance is finalized and approved by town council.
- 2. Spratt Property Update:** Chairman Traynor asked for an update on the Spratt property. Planning Director Cronin stated that council had given first reading approval of the annexation, rezoning, and development agreement ordinances on June 13, 2016. All three ordinances are scheduled to be on the agenda for second reading on June 27, 2016. Staff anticipates that there may be some revisions to the development agreement, as requested by council, prior to second reading.

There being no further business, the meeting was adjourned at 9:04 pm.

Respectfully submitted,

Joe Cronin
Planning Director

Planning Commission Meeting
July 19, 2016
Old Business Item

Request to Approve Road Names: Oakland Pointe

Request from the Ryland Group Inc. to approve a revised master road name list for Oakland Pointe, Phase 1, Maps 1 & 2 (*Ward 3: Huntley*)

Background / Discussion

Summit Land Services, on behalf of the Ryland Group Inc., submitted final plats for Phase 1, Maps 1 and 2, of the Oakland Pointe subdivision, located near the intersection of Kimbrell Road and N Dobys Bridge Road, for review and approval by the Planning Commission.

On June 21, 2016, the Planning Commission approved the (bonded) final plats for the 100-lot subdivision, which contained the following street names:

- Ashton Court
- Garrett Green Way
- Garrison Oak Court
- Hazel Park Drive

On July 7, 2016, staff received an email from the county's addressing coordinator, Jeanne Moore, stating that Ashton Court, Garrison Oak Court and Hazel Park Drive were not approved. Therefore, staff would recommend that the Planning Commission approve a revised street name list, based on the names contained within the approved preliminary plat:

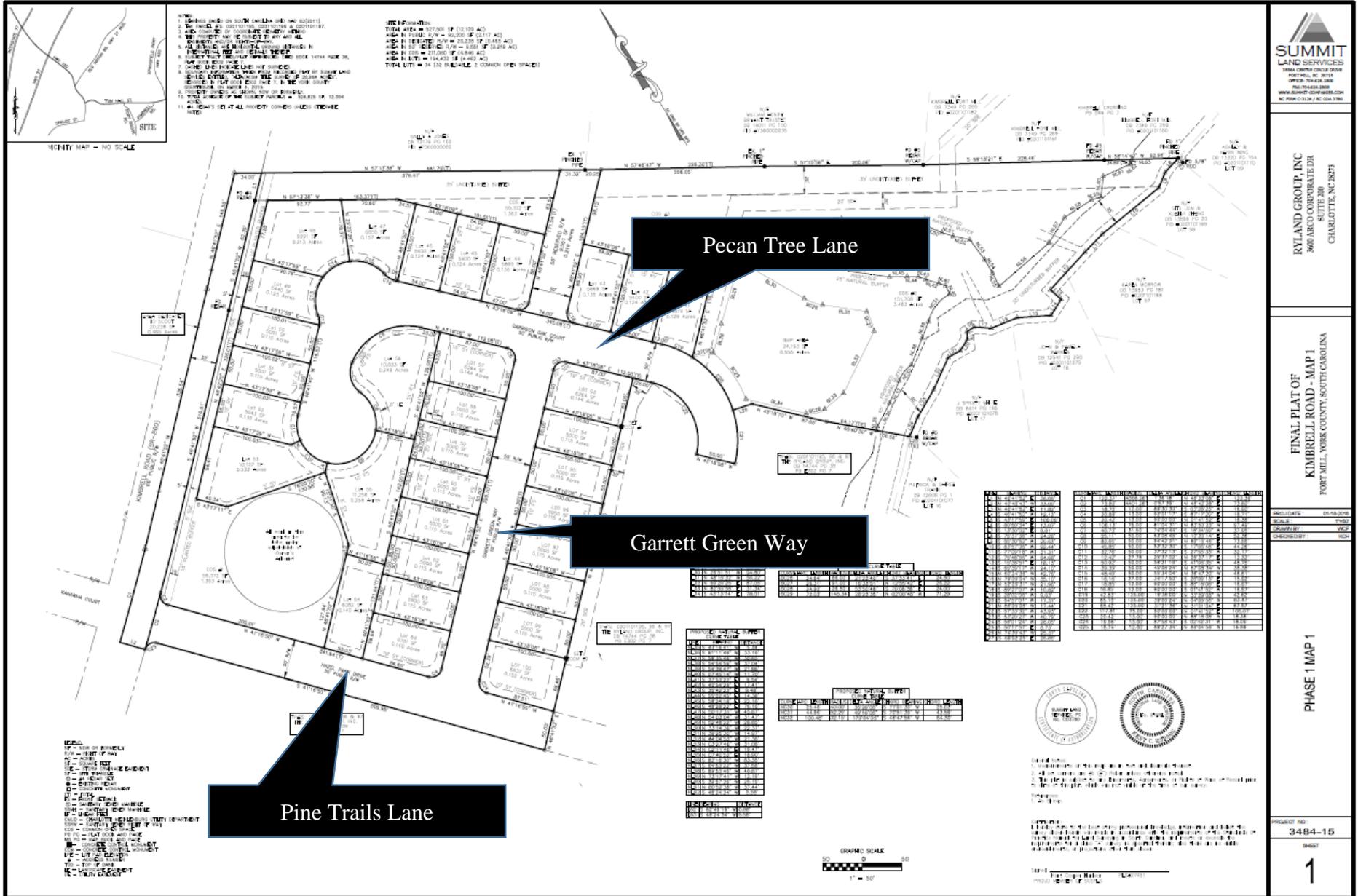
- Black Locust Court (or Ashton Oak Court)
- Garrett Green Way
- Pecan Tree Lane
- Pine Trails Lane

Recommendation

Staff recommends in favor of approving the revised street name list.

Joe Cronin
Planning Director
July 15, 2016

Oakland Pointe Phase 1, Map 1 Final Plat



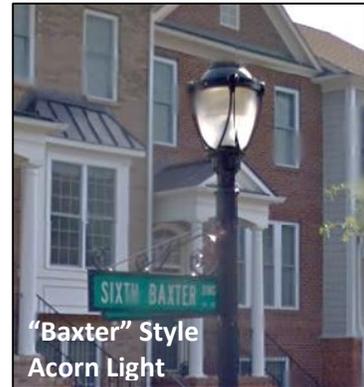
**Planning Commission Meeting
July 19, 2016
Old Business Item**

Appearance Review: Traditions at Fort Mill (Lighting Only)

Request from Gross Builders to approve a lighting plan for the Traditions at Fort, located at the corner of Rivercrossing Drive and Sutton Road (*Ward 1: Shirey*)

Background / Discussion

The Planning Commission is asked to consider a request from Gross Builders to grant appearance review approval for the Traditions of Fort Mill senior apartment community at the corner of Rivercrossing Drive and Sutton Road. Previously, the Planning Commission had approved all items except the parking lot lighting design, which was deferred at the October 27, 2015 meeting until the Planning Commission could come up with a standard design for parking lot lighting.



Through discussions with a subcommittee made up of several members of the Planning Commission, lighting matching the style of the “Baxter Style Light” was given priority. While the subcommittee’s design preferences are still pending, the applicant is requesting to move forward with the subcommittee’s preferred “Baxter Style Light” design.

Recommendation

The COD-N overlay provides enhanced requirements for lighting along the corridor, however this project does not have immediate frontage along the corridor. Given previous discussions with the Planning Commission subcommittee and their preference toward lighting matching the “Baxter Style Light”, staff would recommend approval of the applicant’s request.

Chris Pettit, AICP
Assistant Planner
July 14, 2016



Legend:

 Street/Pole Light With Baxter Style Fixture

Baxter Style Fixture

- 37 Watt LED
- Black or Green in color
- Mounted on a 18' direct buried black metal or fiberglass pole



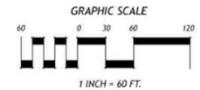
DRAFT
DO NOT RELY ON THIS DOCUMENT

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Traditions at Fort Mill
Conceptual Lighting Exhibit

ESP Job #DN10.100 July 19, 2016



**Planning Commission Meeting
July 19, 2016
New Business Item**

Final Plat: Massey Phase 3, Map 1

Request from Shea Investment Fund III to approve a Final Plat (Bonded) for Massey Phase 3, Map 1 (*Ward 4: Moody*)

Background / Discussion

Lawrence Associates has submitted a final plat, on behalf of Shea Investment Fund III, for Phase 3, Map 1, of the Massey subdivision, located on S Dobys Bridge Road.

The property is currently zoned PND Planned Neighborhood Development, and is covered by the Development Conditions approved for the Massey subdivision in 2005. A preliminary plat for Phase 2, containing 112 single-family residential lots, was approved by the Planning Commission in 2013. The preliminary plat was consistent with the requirements of the Massey PND, as well as the Zoning Ordinance and Code of Ordinances for the Town of Fort Mill. A minor revision to the approved plat was subsequently reviewed and approved by town staff in 2016. The revised preliminary plat includes a total of 113 lots on 103.4 acres (1.09 DUA).

Phase 3, Map 1 will contain a total of 22 single-family residential lots on a total of 24.49 acres (0.90 DUA). The proposed final plat is consistent with both the preliminary plat, as well as the requirements of the Massey PND.

The proposed final plat contains the following new road names, both of which have been approved by the Planning Commission, as well as the York County E-911/Addressing Office, during the review process for the preliminary plat:

- Penny Royal Avenue
- Trelawn Street

A 50' utility easement is also shown in the location of future public rights-of-way. This easement will be used to access a sewer lift station near the rear of the property. Additional lots and public roads will be recorded in future phases.

To date, all required infrastructure (roads, sidewalks, utilities, etc.) has not yet been completed within the area covered by Phase 3, Map 1. The town's subdivision ordinance allows for a final plat to be approved and recorded as long as a bond is in place to cover the cost of any outstanding improvements. The minimum value of the bond shall be at least 125% of the cost of any such improvements.

Recommendation

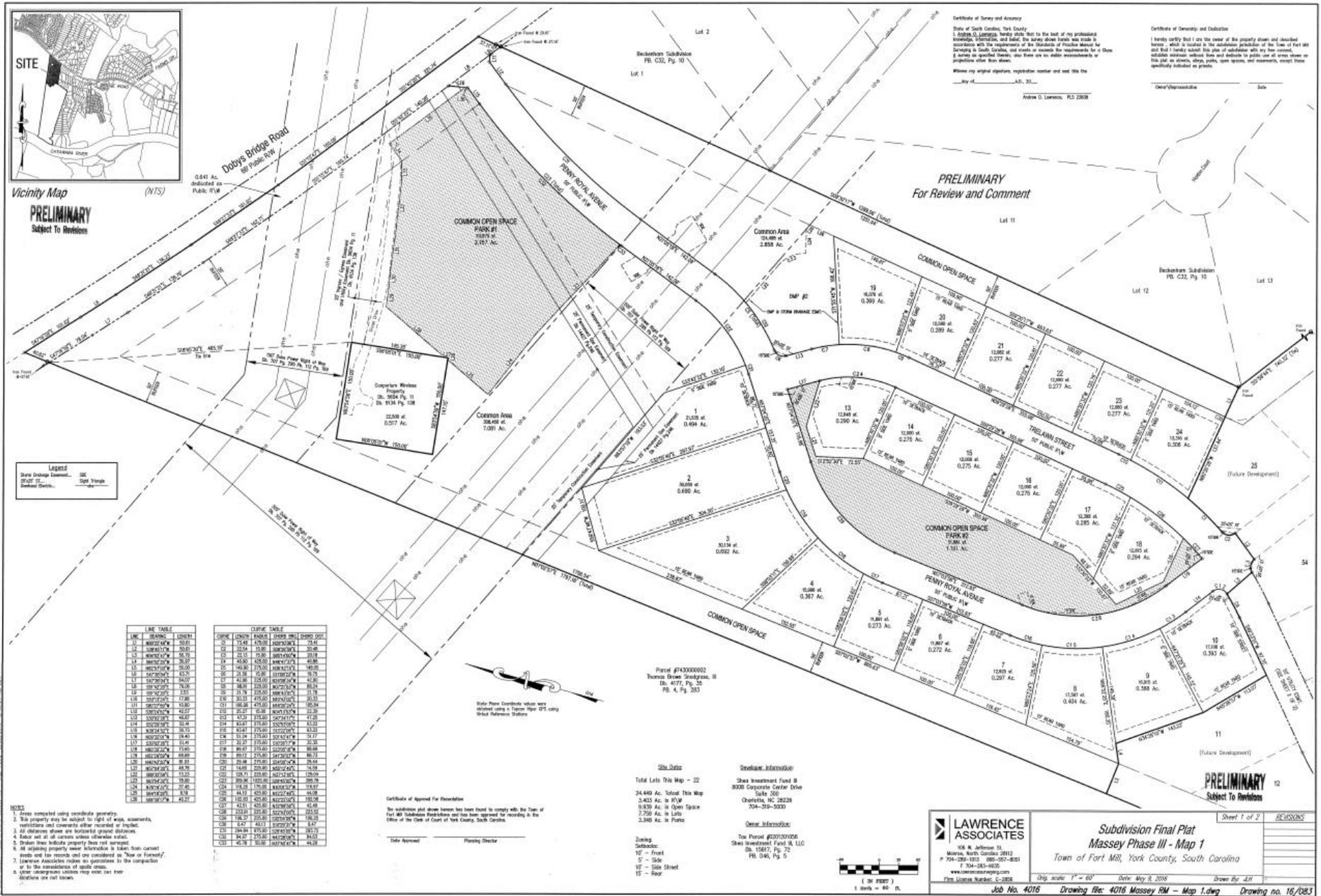
The final plat is consistent with the preliminary plat approved by the planning commission in 2013 and revised in 2016. Staff recommends in favor of approval of the final plat, contingent upon the following:

- The applicant shall secure a bond to cover the cost of any remaining improvements (engineered estimate + 25%) before the plat may be signed and released for recording.

Large copies of the final plat will be available during the meeting for review.

Joe Cronin
Planning Director
July 15, 2016

Final Plat: Massey Phase 3, Map 1 Pg 1



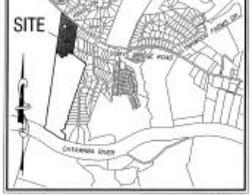
Certificate of Survey and Accuracy
 State of South Carolina, York County
 I, Andrew D. Lawrence, hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Land Surveyors in South Carolina, and meets or exceeds the requirements for a Certificate of Survey and Accuracy, and there are no other encumbrances or projections other than shown.

Witness my original signature, registration number and seal this the ____ day of _____, A.D. 2018.

Andrew D. Lawrence, PLS 22008

Certificate of Ownership and Dedication
 I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision, project or tract of land known as Massey Phase 3, and I hereby submit this plan of subdivision with my true and correct description of the same to the public use of said State in this plat as streets, other public, open spaces, and easements, except those specifically indicated as private.

Owner/Developer: _____ Date: _____



Vicinity Map (N7S)
PRELIMINARY
 Subject To Revisions

Legend
 Storm Drainage Easement...
 Easement...
 Right of Way...
 Easement...
 Right of Way...

LINE TABLE

LINE	BEARING	LENGTH
01	S89°52'17"W	50.61
02	S89°52'17"W	50.61
03	S89°52'17"W	50.61
04	S89°52'17"W	50.61
05	S89°52'17"W	50.61
06	S89°52'17"W	50.61
07	S89°52'17"W	50.61
08	S89°52'17"W	50.61
09	S89°52'17"W	50.61
10	S89°52'17"W	50.61
11	S89°52'17"W	50.61
12	S89°52'17"W	50.61
13	S89°52'17"W	50.61
14	S89°52'17"W	50.61
15	S89°52'17"W	50.61
16	S89°52'17"W	50.61
17	S89°52'17"W	50.61
18	S89°52'17"W	50.61
19	S89°52'17"W	50.61
20	S89°52'17"W	50.61
21	S89°52'17"W	50.61
22	S89°52'17"W	50.61
23	S89°52'17"W	50.61
24	S89°52'17"W	50.61
25	S89°52'17"W	50.61
26	S89°52'17"W	50.61
27	S89°52'17"W	50.61
28	S89°52'17"W	50.61
29	S89°52'17"W	50.61
30	S89°52'17"W	50.61
31	S89°52'17"W	50.61
32	S89°52'17"W	50.61
33	S89°52'17"W	50.61
34	S89°52'17"W	50.61
35	S89°52'17"W	50.61
36	S89°52'17"W	50.61
37	S89°52'17"W	50.61
38	S89°52'17"W	50.61
39	S89°52'17"W	50.61
40	S89°52'17"W	50.61
41	S89°52'17"W	50.61
42	S89°52'17"W	50.61
43	S89°52'17"W	50.61
44	S89°52'17"W	50.61
45	S89°52'17"W	50.61
46	S89°52'17"W	50.61
47	S89°52'17"W	50.61
48	S89°52'17"W	50.61
49	S89°52'17"W	50.61
50	S89°52'17"W	50.61

CURVE TABLE

CURVE	LENGTH	BANKS	CHORD	CHORD BEARING	CHORD DIST.
01	71.48	175.00	149.70	S71°41'00"W	71.41
02	12.24	13.96	14.92	S20°40'00"W	20.40
03	23.13	15.85	18.01	S40°14'00"W	23.18
04	45.89	18.00	18.00	S45°00'00"W	45.00
05	145.80	175.00	149.70	S71°41'00"W	145.86
06	23.13	15.85	18.01	S40°14'00"W	23.18
07	12.24	13.96	14.92	S20°40'00"W	12.24
08	71.48	175.00	149.70	S71°41'00"W	71.41
09	12.24	13.96	14.92	S20°40'00"W	12.24
10	23.13	15.85	18.01	S40°14'00"W	23.18
11	45.89	18.00	18.00	S45°00'00"W	45.00
12	145.80	175.00	149.70	S71°41'00"W	145.86
13	12.24	13.96	14.92	S20°40'00"W	12.24
14	23.13	15.85	18.01	S40°14'00"W	23.18
15	45.89	18.00	18.00	S45°00'00"W	45.00
16	145.80	175.00	149.70	S71°41'00"W	145.86
17	12.24	13.96	14.92	S20°40'00"W	12.24
18	23.13	15.85	18.01	S40°14'00"W	23.18
19	45.89	18.00	18.00	S45°00'00"W	45.00
20	145.80	175.00	149.70	S71°41'00"W	145.86
21	12.24	13.96	14.92	S20°40'00"W	12.24
22	23.13	15.85	18.01	S40°14'00"W	23.18
23	45.89	18.00	18.00	S45°00'00"W	45.00
24	145.80	175.00	149.70	S71°41'00"W	145.86
25	12.24	13.96	14.92	S20°40'00"W	12.24
26	23.13	15.85	18.01	S40°14'00"W	23.18
27	45.89	18.00	18.00	S45°00'00"W	45.00
28	145.80	175.00	149.70	S71°41'00"W	145.86
29	12.24	13.96	14.92	S20°40'00"W	12.24
30	23.13	15.85	18.01	S40°14'00"W	23.18
31	45.89	18.00	18.00	S45°00'00"W	45.00
32	145.80	175.00	149.70	S71°41'00"W	145.86
33	12.24	13.96	14.92	S20°40'00"W	12.24
34	23.13	15.85	18.01	S40°14'00"W	23.18
35	45.89	18.00	18.00	S45°00'00"W	45.00
36	145.80	175.00	149.70	S71°41'00"W	145.86
37	12.24	13.96	14.92	S20°40'00"W	12.24
38	23.13	15.85	18.01	S40°14'00"W	23.18
39	45.89	18.00	18.00	S45°00'00"W	45.00
40	145.80	175.00	149.70	S71°41'00"W	145.86
41	12.24	13.96	14.92	S20°40'00"W	12.24
42	23.13	15.85	18.01	S40°14'00"W	23.18
43	45.89	18.00	18.00	S45°00'00"W	45.00
44	145.80	175.00	149.70	S71°41'00"W	145.86
45	12.24	13.96	14.92	S20°40'00"W	12.24
46	23.13	15.85	18.01	S40°14'00"W	23.18
47	45.89	18.00	18.00	S45°00'00"W	45.00
48	145.80	175.00	149.70	S71°41'00"W	145.86
49	12.24	13.96	14.92	S20°40'00"W	12.24
50	23.13	15.85	18.01	S40°14'00"W	23.18
51	45.89	18.00	18.00	S45°00'00"W	45.00
52	145.80	175.00	149.70	S71°41'00"W	145.86
53	12.24	13.96	14.92	S20°40'00"W	12.24
54	23.13	15.85	18.01	S40°14'00"W	23.18
55	45.89	18.00	18.00	S45°00'00"W	45.00
56	145.80	175.00	149.70	S71°41'00"W	145.86
57	12.24	13.96	14.92	S20°40'00"W	12.24
58	23.13	15.85	18.01	S40°14'00"W	23.18
59	45.89	18.00	18.00	S45°00'00"W	45.00
60	145.80	175.00	149.70	S71°41'00"W	145.86

Certificate of Approval For Presentation
 This subdivision plat shall remain in full force and effect until it is approved for recording by the Office of the Clerk of Court of York County, South Carolina.

Subdivider: _____ Planning Director: _____

Site Data
 Total Lots This Map - 22
 24,440 Ac. Total This Map
 3,423 Ac. in R/W
 3,829 Ac. in Open Space
 7,750 Ac. in Lots
 3,345 Ac. in Parks

Developer Information
 Shea Investment Fund II
 8000 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 704-315-3000

Owner Information
 The Parcel #2017010205
 Shea Investment Fund II, LLC
 8000 Corporate Center Drive
 Suite 200
 Charlotte, NC 28226
 704-315-3000



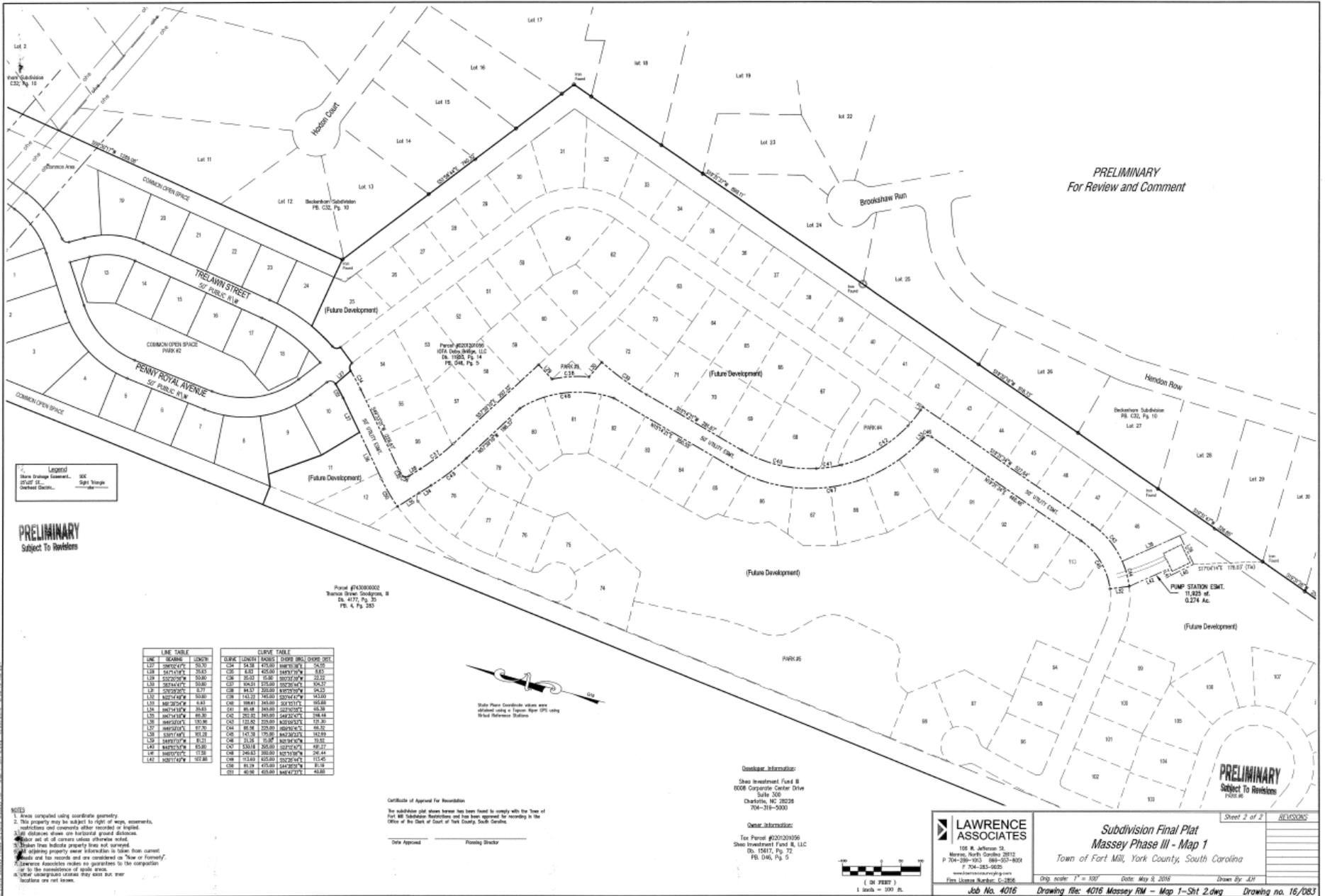
LAWRENCE ASSOCIATES
 106 W. Jefferson St.
 Myrtle Beach, South Carolina 29577
 P 843-263-1215 F 843-263-8051
 www.lawrenceassoc.com
 Firm License Number: C-32826

Subdivision Final Plat
Massey Phase III - Map 1
 Town of Fort Mill, York County, South Carolina

Sheet 7 of 2

Job No. 4016 Drawing File: 4016 Massey RM - Map 1.dwg Drawing no. 16/083

Final Plat: Massey Phase 3, Map 1 Pg 2



PRELIMINARY
For Review and Comment

PRELIMINARY
Subject To Revisions

PRELIMINARY
Subject To Revisions

Legend

State Drainage Easement... **SD**
 6" Utility... **6"**
 Overhead Electric... **OE**

Parcel #143000002
 Parcel Name: Goodwyn, II
 Ds. 4772, Pg. 35
 PE. 4, Pg. 353

LINE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	CURVE	LENGTH	BEARING
L101	S89°20'00"W	50.00	C101	34.38	479.00
L102	S71°15'00"W	30.00	C102	4.33	425.00
L103	S10°20'00"W	50.00	C103	25.00	65.00
L104	S78°45'00"W	50.00	C104	69.41	125.00
L105	S70°00'00"W	50.00	C105	84.37	200.00
L106	S10°00'00"W	50.00	C106	143.92	145.00
L107	S88°30'00"W	50.00	C107	188.81	345.00
L108	S80°15'00"W	50.00	C108	241.48	425.00
L109	S65°00'00"W	50.00	C109	295.02	475.00
L110	S50°00'00"W	50.00	C110	348.34	500.00
L111	S35°00'00"W	50.00	C111	401.45	500.00
L112	S20°00'00"W	50.00	C112	454.26	500.00
L113	S5°00'00"W	50.00	C113	506.77	500.00
L114	S10°00'00"W	50.00	C114	558.98	500.00
L115	S15°00'00"W	50.00	C115	610.89	500.00
L116	S20°00'00"W	50.00	C116	662.50	500.00
L117	S25°00'00"W	50.00	C117	713.81	500.00
L118	S30°00'00"W	50.00	C118	764.82	500.00
L119	S35°00'00"W	50.00	C119	815.53	500.00
L120	S40°00'00"W	50.00	C120	865.94	500.00



Certificate of Approval For Revisions
 The subdivision and these maps have been found to comply with the laws of the State of South Carolina and have been approved for recording in the Office of the Clerk of Court of York County, South Carolina.

Date Approved: _____ Planning Director: _____

Developer Information:
 Shea Investment Fund B
 8008 Corporate Center Drive
 Suite 300
 Charlotte, NC 28226
 704-333-9000

Owner Information:
 Tee Parcel #201201050
 Shea Investment Fund B, LLC
 Ds. 15817, Pg. 72
 PE. 046, Pg. 0

LAWRENCE ASSOCIATES
 108 W. Jefferson St.
 Mount Airy, North Carolina 28552
 P 704-289-9053 F 704-289-9058
 www.lawrenceassociates.com
 Firm License Number: C-3026

**Subdivision Final Plat
 Massey Phase III - Map 1**
 Town of Fort Mill, York County, South Carolina

Sheet 2 of 2

Job No. 4016 Drawing File: 4016 Massey RM - Map 1-Sht 2.dwg Drawing no. 16/083

Scale: 1" = 100'
 Date: May 8, 2018
 Drawn by: JHM

**Planning Commission Meeting
July 19, 2016
New Business Item**

Commercial Appearance Review: 1474 Highway 160 E

Request from Kuester Commercial to review and approve a proposed multi-tenant commercial building located at 1474 Highway 160 E (*Ward 3: Huntley*)

Background / Discussion

The Planning Commission is asked to consider a request from Kuester Commercial to grant commercial development appearance review approval for a proposed commercial building located at 1474 SC Highway 160 E. The applicant is working with SCDOT to secure a permit for a commercial driveway and the town's fire marshal review of the site plan is also currently pending. A map and site plan are attached for reference.

The property is zoned Highway Commercial (HC) and appropriately zoned for a variety of commercial/office/retail uses.

The proposed building elevations, site plans, and landscaping plans are attached for review. The applicant is proposing to build a +/- 18,979 square foot commercial building on a currently vacant lot. The exterior of the building utilizes a mix of EIFS stylings along the two primary facades with vertical metal siding utilized on the two secondary facades. The primary façade includes a stamped EIFS brick base, decorative metal awnings and accent lighting, with variations in the roofline elevations.

The landscape plan includes red maple trees within the parking area and along the HWY 160 frontage, as well as a mixture of evergreen plantings to screen the commercial property from adjacent residential properties.

Photos of other buildings in proximity are attached for reference. Large copies of the development plans will be available during the Planning Commission meeting.

Recommendation

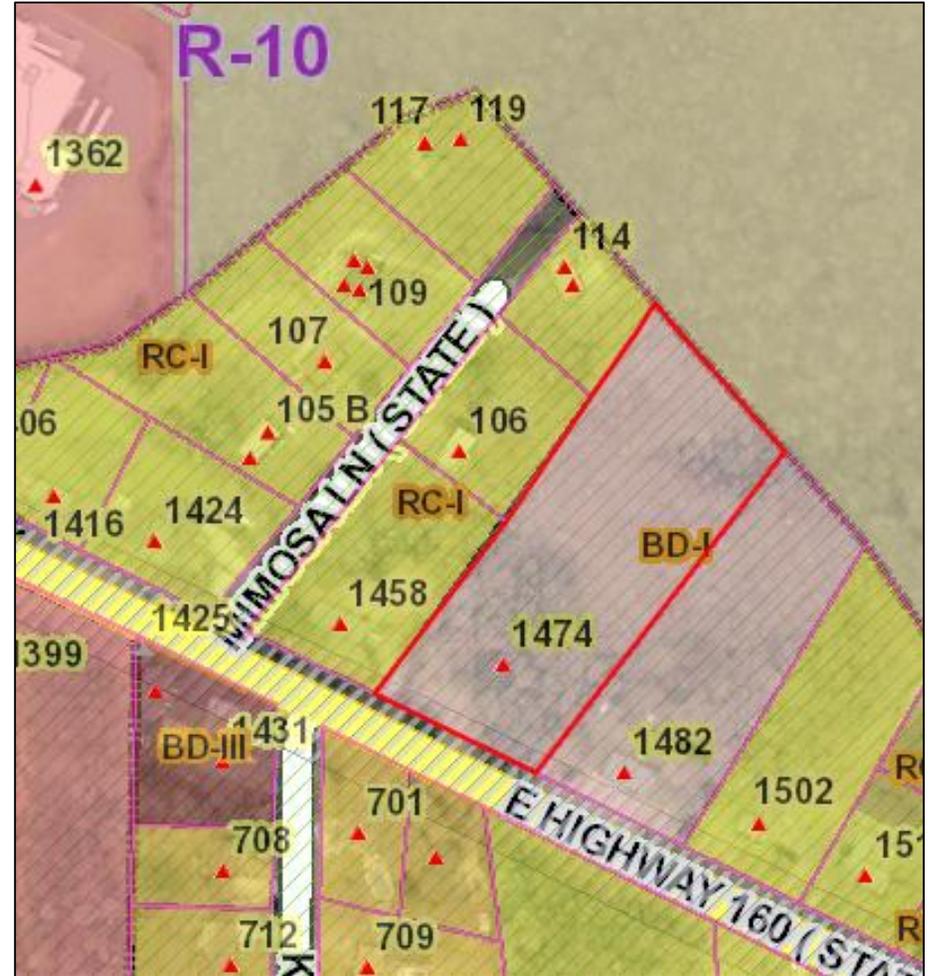
Planning staff has reviewed the site plan and found no major deficiencies. Staff would recommend requesting a sidewalk along the Highway 160 frontage to eventually tie into the town's sidewalk network as neighboring properties develop. Fire marshal review of the site plan is still pending.

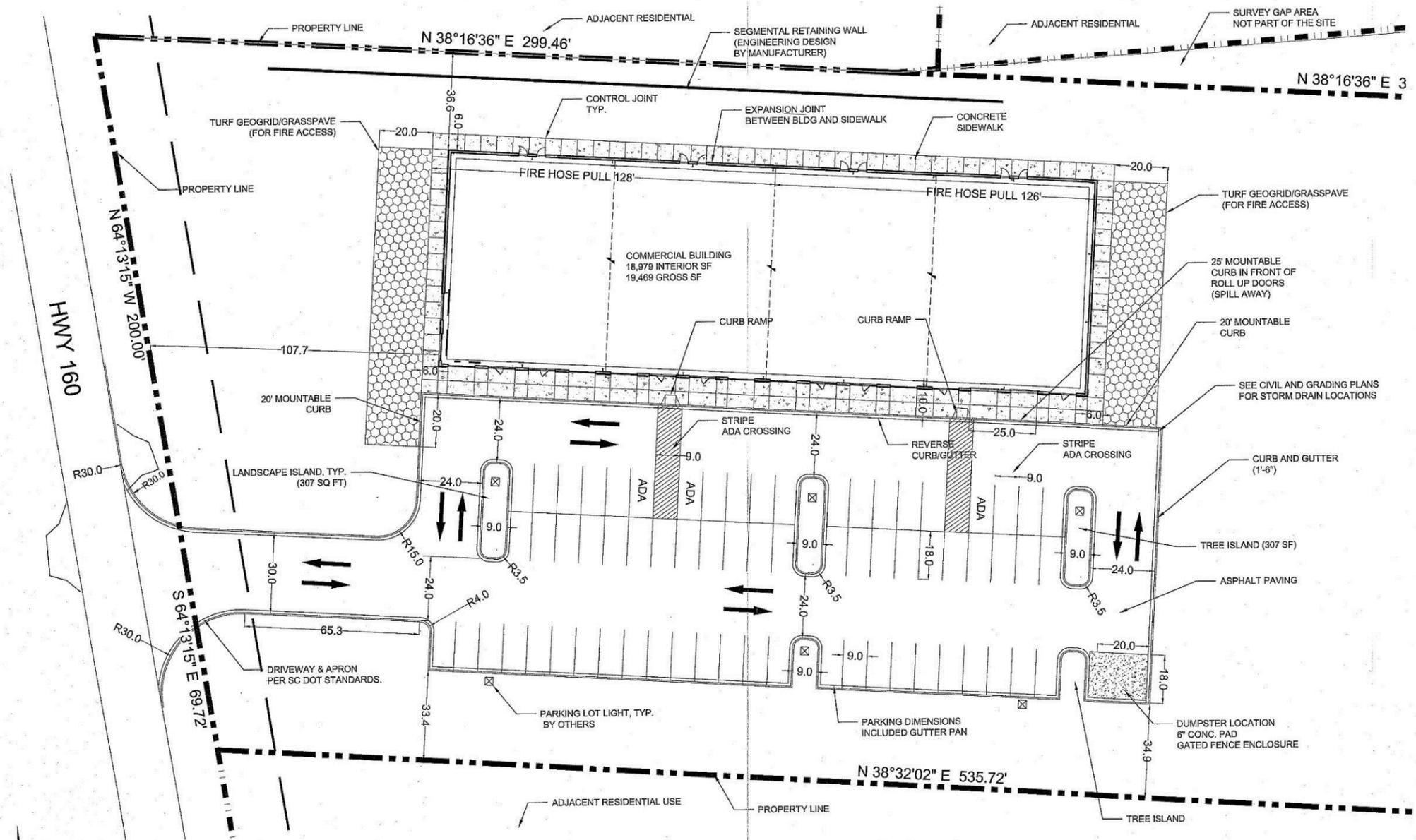
Approval of this request is at the discretion of the Planning Commission.

Chris Pettit, AICP
Assistant Planner
July 14, 2016

Aerial Image

Zoning Map





Client:
ONE SIXTY EAST, LLC

The Dodd Studio, LLC
Landscape Architecture

314 Tom Hall St.
Fort Mill, SC 29715
(T) 803.981.4330
www.thedoddstudio.com

1474 HWY 160
COMMERCIAL
SITE



SITE NOTES

- All ADA parking spaces must meet the Town of Fort Mill Zoning and Building Code Department requirements.
- Curb ramps must be installed at all ADA accessible spaces. See ADA Details on Sheet D100.
- All parking spaces will be marked with 4" white durable paint.
- All sidewalks adjacent to parking spaces will be 4" minimum width.
- Gutter pan to count towards parking stall dimension requirements.

LAYOUT NOTES

- All improvements and construction shall be in accordance with the Town of Fort Mill and state of South Carolina standards.
- Should any discrepancies be found in the field the contractor shall contact the owner and engineer prior to proceeding.
- All dimensions are to face of curb, building, or edge of pavement unless otherwise noted.
- Prior to beginning construction, the contractor shall be responsible for verifying that all required permits and approvals have been obtained from all regulatory authorities.
- The contractor is responsible for damage to any existing item and/or material inside or outside the construction limits.
- The contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The location of all utilities must be verified in the field by the contractor prior to beginning.
- Electrical, telephone, and cable lines and poles to be eliminated or relocated, shall be coordinated with York County, Town of Fort Mill and the utility provider.

GENERAL INFORMATION:

- PROJECT NAME: 1474 E. HWY 160 COMMERCIAL SITE
- OWNER: ONE SIXTY EAST, LLC
127 BEN CASEY DRIVE SUITE 104
FORT MILL, SC 29708
- SITE ADDRESS: 1474 E. HWY 160
FORT MILL S.C., 29715
- TOTAL SITE AREA: 3.62 ACRES (157,687 SQ. FT.)
- ZONING: HC
- TAX MAP ID#: 7370000073
- TOTAL IMPERVIOUS: 56,500 SQ. FT.
- PROPOSED PARKING: 67 SPACES (INCL. 3 ADA)
- EXIST. IMPERVIOUS: 0%

PROPOSED IMPROVEMENTS:

- PROPOSED BUILDING (GROSS): 19,469 SQ. FT.
- PROPOSED PARKING/SIDEWALK AREA: 37,031 SQ. FT.
- TOTAL IMPERVIOUS: 56,500 SQ. FT.
- FINAL IMPERVIOUS RATIO: 36%
- OPEN SPACE RATIO: 64%

PARKING BY USE

- PROPOSED BUILDING (INTERIOR) 18,979 SQ. FT.
- FM CODE 3.5 SPACES PER 1,000 SF RETAIL
- TOTAL SPACES REQUIRED BY CODE = 66
- TOTAL SPACES PROVIDED = 67

REVISIONS

NO.	DATE	DESCRIPTION

LAYOUT PLAN

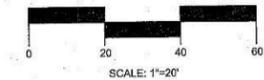
SCALE: 1" = 20'



SHEET:

L100

DATE: 7.8.2016



PLANT SCHEDULE FOR SHEET P100:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SYMBOL	SIZE
⊙	9	ACER RUBRUM	RED MAPLE	AR	2" CAL. DBH
⊗	37	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	IC	8' HT. MIN.
⊗	25	CUPRESSUS 'ARIZONICA'	CAROLINA SAPPHIRE CYPRESS	CS	8' HT. MIN.
⊙	19	CRYPTOMERIA 'BACICANS'	CRYPTOMERIA	CR	8' HT. MIN.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

Client:
ONE SIXTY EAST LLC

The Dodd Studio, LLC
Landscape Architecture

314 Tom Hall St.
Fort Mill, SC 29715
(T) 803.981.4330
www.thedoddstudio.com

1474 HWY 160
COMMERCIAL
SITE



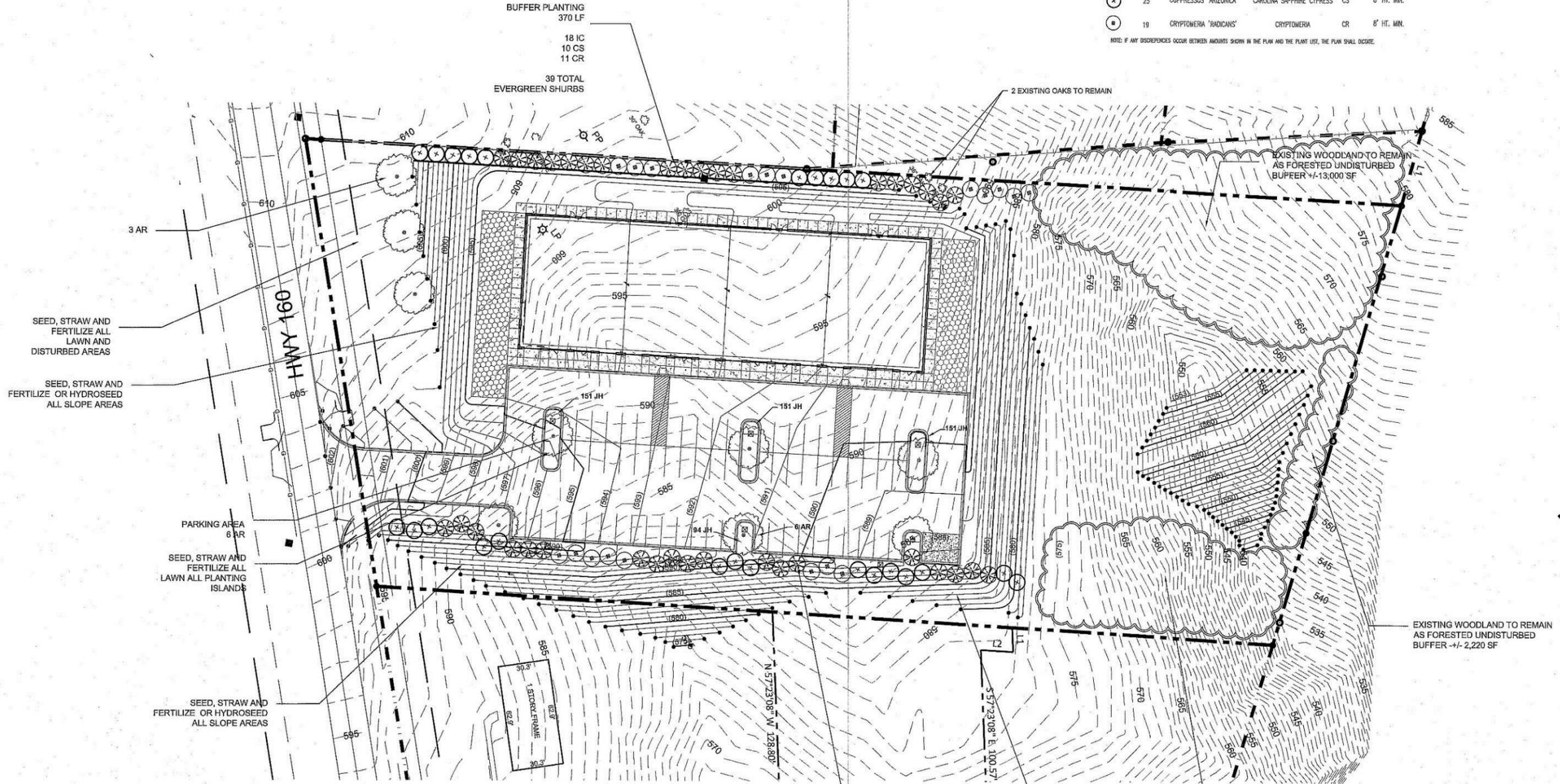
REVISIONS

PLANTING PLAN

SCALE: 1" = 30'



SHEET:
P100
DATE: 7.8.2016



BUFFER PLANTING
370 LF
18 IC
10 CS
11 CR
39 TOTAL
EVERGREEN SHRUBS

2 EXISTING OAKS TO REMAIN

EXISTING WOODLAND TO REMAIN
AS FORESTED UNDISTURBED
BUFFER +/- 13,000 SF

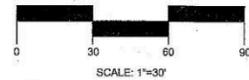
EXISTING WOODLAND TO REMAIN
AS FORESTED UNDISTURBED
BUFFER +/- 2,220 SF

EXISTING WOODLAND TO REMAIN
AS FORESTED UNDISTURBED
BUFFER +/- 9,000 SF

BUFFER PLANTING
370 LF
19 IC
15 CS
8 CR
42 TOTAL
EVERGREEN SHRUBS

SEED, STRAW AND
FERTILIZE OR HYDROSEED
ALL SLOPE AREAS

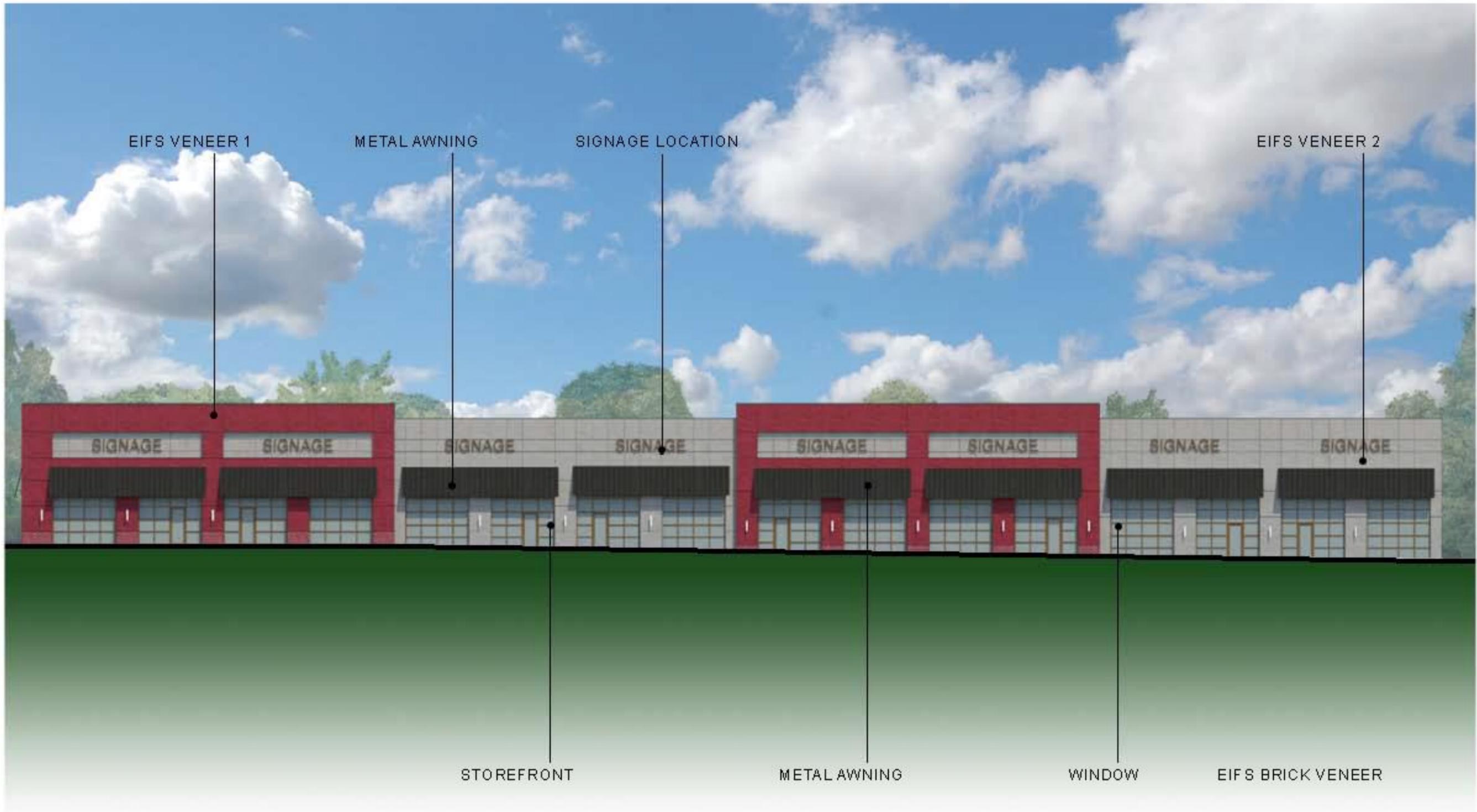
LEGEND:
— PROPOSED CONTOUR
--- EXISTING CONTOUR



PLANTING NOTES:

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 3" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUDED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SHOWN.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.





YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

2016 July 13



ELEVATION | FRONT SIDE - NTS





YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

2016 July 11

 **Kuester**
COMMERCIAL



Exterior Rendering - 5.2A

ODA



YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

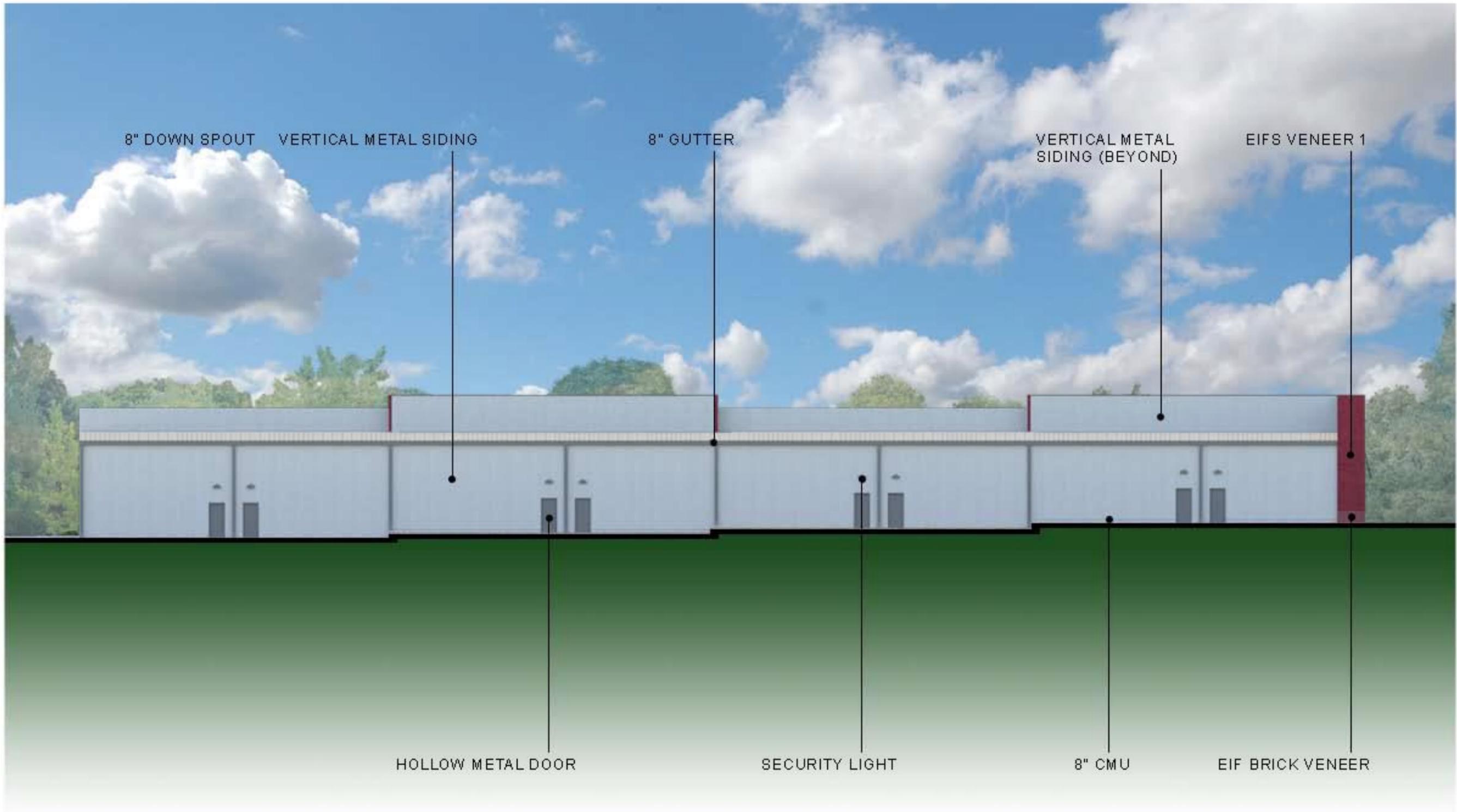
2016 July 11

 **Kuester**
COMMERCIAL



Exterior Rendering - 5.2A

ODA



YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

2016 July 13



ELEVATION | BACK SIDE - NTS





YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

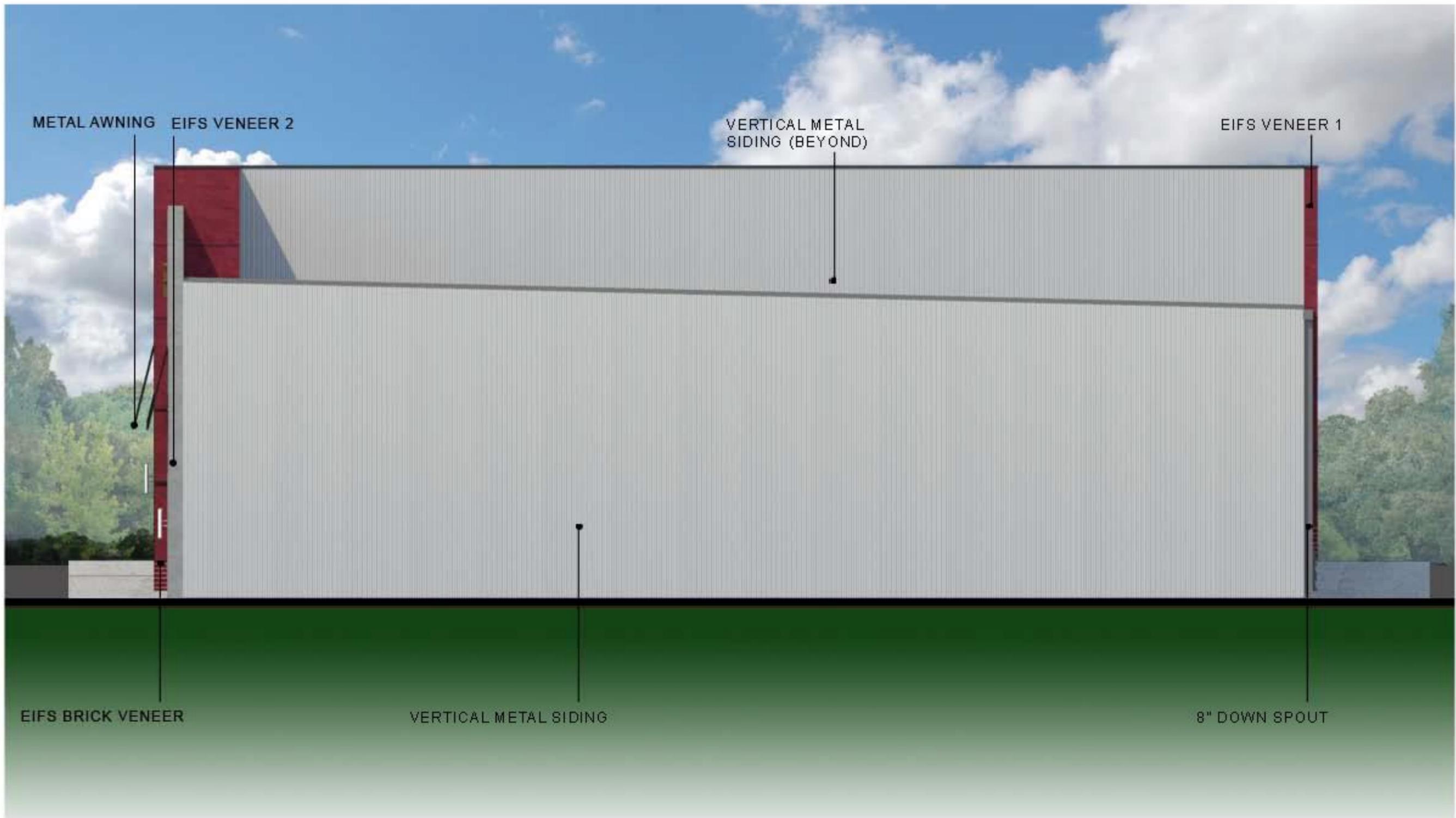
2016 July 13



ELEVATION | LEFT SIDE - NTS



ODA



METAL AWNING EIFS VENEER 2

VERTICAL METAL SIDING (BEYOND)

EIFS VENEER 1

EIFS BRICK VENEER

VERTICAL METAL SIDING

8" DOWN SPOUT

YORK COUNTY FLEXIBLE SPACE
York County, South Carolina



2016 July 13

ELEVATION | RIGHT SIDE - NTS 

