

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

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

Absent: Ben Hudgins

Guests: Matt Mandle (ESP Associates), Chris Mannix (Kuester), Aaron Gross (Gross Builders), Jan Bryan (Overcash Demmitt Architects), Dan Dodd (The Dodd Studio), Al Rogat (Resident)

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

Planning Director Cronin stated that he had heard from Mr. Hudgins prior to the meeting. Mr. Hudgins stated that he had a prior commitment and would be unable to attend the meeting.

Mr. Adams made a motion to approve the minutes from the June 21, 2016, special called meeting, with a second by Mr. Wolfe. Planning Director Cronin stated that the date at the top of the minutes should read June 26, 2016, rather than June 6, 2016. Mr. Adams amended his motion to note the correct date at the top of the minutes. The minutes were approved, as revised, by a vote of 6-0.

OLD BUSINESS ITEMS

1. **Request to Approve Road Names: Oakland Pointe:** Planning Director Cronin notified members of the Planning Commission that some of the road names approved for Oakland Pointe on June 21, 2016, had not been approved by the York County Addressing Office. In consultation with the county and the developer, staff recommended in favor of the following road names: Black Locust Court (or Ashton Oak Court), Green Garrett Way, Pecan Tree Lane and Pine Trails Lane. Mr. Adams made a motion to approve the revised street names, as presented by staff. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.
2. **Appearance Review: Traditions at Fort Mill (Lighting Only):** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a proposed lighting plan for the Traditions at Fort Mill senior apartments project at the corner of Rivercrossing Drive and Sutton Road. Assistant Planner Pettit noted that the Planning Commission had previously approved all items related to the project on October 27, 2017, with the exception of the lighting plan. He noted that the applicant was proposing to use a decorative “Baxter” style fixture, which was consistent with the style recommended by the COD subcommittee. Therefore, staff recommended in favor of approval.

Mr. Wolfe noted that the plan showed that the lights would be black or green in color. He asked the applicant which color they planned to use. Aaron Gross of Gross Builders responded that the fixtures and poles would be black.

Chairman Traynor asked if the lights would include a bolted-on decorative base. Mr. Gross responded that a decorative base was not originally planned, but they were open to including them.

Mr. Wolfe made a motion to approve the lighting plan, noting that all lights would be black “Baxter” style lights with a decorative base. Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

- 1. Final Plat: Massey Phase 3, Map 1:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a final plat for Massey Phase 3, Map 1. The final plat included 22 single-family lots on a total of 24.49 acres. Two new roads were included on the plat – Penny Royal Avenue and Trelawn Sreet – both of which were previously approved by the Planning Commission. Because all infrastructure has not yet been completed, staff recommended in favor of approval, contingent upon the applicant providing a surety bond or letter of credit equal to 125% of the cost of any remaining infrastructure.

Chairman Traynor asked if the 50’ utility easement shown on page 2 of the plat was in the location of a future road right-of-way. Planning Director Cronin responded in the affirmative, noting that the right right-of-way would be platted in a future phase.

Mr. Petty made a motion to approve the final plat, contingent upon the applicant securing the required bond or letter of credit. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

- 2. Commercial Appearance Review: 1474 Highway 160 E:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a proposed multi-tenant commercial building located at 1474 Highway 160 E. Assistant Planner Pettit noted minor changes recommended by the Fire Marshal. He also noted that the proposed building materials included EIFS on the two primary facades, and metal siding on the two secondary facades. A discussion then took place.

Mr. Wolfe asked if sidewalks would be installed on the Highway 160 frontage and stubbed out to the neighboring property lines. Chris Mannix of the Kuester Co. responded that he had reached out to York County several times to determine whether the planned widening of Highway 160 would include sidewalks or not, but to date, he has not received an answer. Planning Director Cronin stated that he would contact the county directly. If sidewalks are not included as part of the planned widening project, then staff would recommend that the developer install them along the road frontage.

Mr. Wolfe then asked about the exposed metal walls shown on the proposed plans. Mr. Mannix responded that because of the lot's topography, the metal walls would only be visible behind the building. Mr. Mannix, and Dan Dodd of the Dodd Studio, explained that the metal walls would be located behind a retaining wall on the left side of the property. Mr. Dodd added that this side of the building could also be further screened with a wooden fence or additional landscaping.

Chairman Traynor stated that he thought exposed metal was not an acceptable option for this type of building, particularly on the side which may be visible from Highway 160. Mr. Wolfe stated that the exposed metal was inconsistent with everything that had been permitted on the Tom Hall Street / Highway 160 corridor. Mr. Lettang added that there was no way that he would support exposed metal as a primary building material.

Mr. Petty noted that this was a pre-engineered building, so the options would be somewhat limited. He asked if the applicant would be open to a building which was not pre-engineered. Mr. Mannix responded that the financing for the project assumed the pre-engineered building, and to change it now would result in the project not being financially feasible.

Mr. Petty also asked if any mechanical equipment would be located on the rooftop, and if so, it should be sufficiently screened. Mr. Mannix responded that no equipment would be located on the roof.

Chairman Traynor asked where the dumpster would be located, and whether it would be screened. Mr. Mannix responded that the dumpster would be at the rear of the property, near a wooded area. The dumpster would include a wooden enclosure and landscaping. Chairman Traynor recommended a brick enclosure around the dumpster.

Mr. McMullen asked whether trees or planters could be planted in the sidewalk area in front of the building to help break up the façade. Mr. Dodd noted that the sidewalk would be done in sections, but that it would be wide enough to accommodate trees and/or planters along the front of the building.

Chairman Traynor asked if the applicant had considered including brick panels or masonry in lieu of the red EIFS sections. Mr. Mannix responded that the applicant had only considered EIFS in these locations. Chairman Traynor also asked what material would be used for the awnings. Mr. Mannix responded that they would be metal, which would hold up better over time than canvas.

Planning Director Cronin noted that, in the past, the Planning Commission had requested the inclusion of decorative elements, such as cornices, to further enhance the building façade.

Mr. Lettang recommended that the Planning Commission defer consideration so that the applicant could make revisions based on the comments provided by members of the commission. He also recommended that the applicant draw inspiration from the new multi-

tenant building in front of Walmart Neighborhood Market on Tom Hall Street and N Dobys Bridge Road.

Mr. Adams made a motion to defer consideration of the request, and asked the applicant to consider the modifications recommended by the Planning Commission. Mr. Lettang seconded the motion. The motion to defer was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Commercial Appearance Review Update: A Lock-It Self Storage:** Assistant Planner Pettit stated that A Lock-It Self Storage had completed the storage building on Highway 160 E, as was originally approved by the Planning Commission. Therefore, the request to modify the approved designs, which had been discussed by the Planning Commission on June 21, 2016, has been withdrawn.
2. **Unified Development Ordinance Update:** Planning Director Cronin noted that Town Council had held a day-long workshop on July 6, 2016, to review and discuss the draft Unified Development Ordinance. The council had commended members of the Advisory Committee, town staff and the consultant for the thorough job they had done in preparing the draft document. There was one major change recommended during the council meeting, which included the creation of a Recreation & Open Space zoning district. The council is expected to formally adopt the UDO later in the fall.
3. **Discussion of Draft Zoning Map:** Planning Director Cronin presented a first draft of a new zoning map for the Town of Fort Mill. Because the UDO contains several changes to existing zoning districts, staff recommended in favor of a town-wide rezoning to implement the new UDO. Staff worked with representatives of the Catawba Regional COG to prepare the new zoning map. Planning Director Cronin highlighted some of the major changes on the map, and several of the changes were further discussed by members of the Planning Commission. Planning Director Cronin stated that he would be working with the COG to further refine the map, and would present a final version for the Planning Commission's review and recommendation in the next 30-60 days.
4. **York County Capital Projects Sales Tax Commission Meeting (Pennies 4):** Planning Director Cronin reminded members that the York County Capital Projects Sales Tax Commission would be holding its Fort Mill area meeting on July 20, 2016, at 6:00 pm in the Nation Ford High School Auditorium. During the meeting, Mayor Savage and members of town staff will present the town's priorities for the upcoming Pennies 4 referendum. Members were encouraged to attend the meeting if their schedules permit.

There being no further business, the meeting was adjourned at 9:01 pm.

Respectfully submitted,

Joe Cronin
Planning Director