

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
July 28, 2015
112 Confederate Street
7:00 PM**

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

Absent: Chris Wolfe

Guests: Matt Levesque (ESP Associates), Scott Wells (Sleep Inn), Nick Vrettos (Sleep Inn), Brian Collins (Pulte Group), Matt Mandle (ESP Associates), Cisco Garcia (Pulte Homes), Dan Mummey (Clear Springs/Springland)

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

Mr. Hudgins made a motion to approve the minutes from the June 23, 2015, meeting, with a second by Mr. Garver. The minutes were approved by a vote of 6-0.

Planning Director Cronin stated that he had been notified by Mr. Wolfe in advance of the meeting that he would be out of town and unable to attend the meeting.

Chairman Traynor stated that he had a conflict of interest on old business item #1 and new business item #2, and therefore, he would be recusing himself from discussion of those items.

OLD BUSINESS ITEMS

Chairman Traynor left the room at 7:02 pm. Vice Chairman Hudgins presided as acting Chair.

1. **Subdivision Plat: Avery Plaza:** Planning Director Cronin stated that the property owner, Springland Associates LLC, was seeking approval to subdivide a 22.7 acre parcel at the northeast quadrant of SC Highway 160 E and Springfield Parkway (containing Avery Plaza) into five parcels ranging in size from 1.63 acres to 10.93 acres. Planning Director Cronin added that the new lots were consistent with the requirements of the HC district, and therefore, staff recommended in favor of approval. He added that there were two minor changes to the plat that was included in the agenda packet, and highlighted the addition of two easements to allow for future internal connectivity to neighboring parcels. Mr. Petty made a motion to accept the revisions including the two access easements, and to approve the subdivision plat as amended. Mr. Lettang seconded the motion. The motion was approved by a vote of 5-0.

Chairman Traynor returned to the room at 7:05 pm and resumed his duties as Chairman.

NEW BUSINESS ITEMS

1. **Annexation Request: Pulte Home Corporation:** Planning Director Cronin stated that Pulte Home Corporation has submitted an annexation application for a 3.64 acre parcel located at 154 York Southern Road. The property is an unincorporated “doughnut hole” and is completely surrounded by property which is currently under development by Pulte as the Carolina Orchards subdivision. Pulte was requesting a zoning designation of MXU Mixed Use, and a concept plan and development conditions were proposed for consideration with the next agenda item. Planning Director Cronin added that since this was a small parcel that was completely surrounded by a large mixed use tract, staff recommended in favor of approval with MXU zoning. Mr. McMullen made a motion to recommend in favor of the annexation request with a zoning designation of MXU. Mr. Garver seconded the request. The motion was approved by a vote of 6-0.

Chairman Traynor left the room at 7:08 pm. Vice Chairman Hudgins again presided as acting Chair.

2. **MXU Concept Plan & Development Conditions Carolina Orchards Project:** Planning Director Cronin stated that the Pulte’s proposed development conditions for the MXU project would allow for up to 15 additional single-family lots (4.12 units per acre), though the concept plan anticipated that the property would likely yield 9 lots (2.47 units per acre). It was staff’s opinion that this density was consistent with the comprehensive plan, as well as the development plan for the surrounding Carolina Orchards project. Staff recommended in favor of approval, with the addition of a paragraph in the development conditions that the property would be subject to any future impact fees, if adopted by town council. Mr. Petty made a motion to recommend in favor of the mixed use concept plan and development conditions, including the amendment recommended by staff. Mr. McMullen seconded the request. The motion was approved by a vote of 5-0.

Chairman Traynor returned to the room at 7:14 pm and resumed his duties as Chairman.

3. **Commercial Appearance Review: Sleep Inn:** Planning Director Cronin stated that council had given final reading to the annexation ordinance for York County Tax Map Number 661-00-00-015 the previous evening, and therefore, the parcel was now located within the town limits, with a zoning designation of HC Highway Commercial. Assistant Planner Pettit provided an overview of the request, the purpose of which was to review a proposed four-story, 100-room, Sleep Inn hotel at the intersection of Sutton Road and I-77. Assistant Planner Pettit noted that this would be the first project permitted within the new Corridor Overlay District, and outlined a number of items for the Planning Commission’s consideration. Architect Nick Vrettos spoke on behalf of the applicant, and stated that they were seeking preliminary comments on the hotel plans, and that the designs and site layout would change to meet the town’s requirements.

Chairman Traynor stated that since this would be the first building permitted within the new overlay district, this project would set the tone for the area. He added his expectation that the building should look better than any average building you’d see along I-77, and

should include enhanced materials and architectural design elements. He also asked whether there would be any internal connectivity to neighboring properties.

Mr. Hudgins asked about the proposed building setback, which had been discussed at the time the Planning Commission first reviewed the annexation request. It was noted that although the building was not drawn up directly to the street, the site plan did include only one row of parking between the building and the road, which was substantively in compliance with the overlay district.

Mr. Petty urged the applicant to review the purpose statement and intent of the overlay district, as those items set the tone for the types of enhancements that the Planning Commission will be looking for.

Mr. Hudgins made a motion to defer consideration of the request, with a second by Mr. Garver. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Impact Fee Ordinance Update:** Planning Director Cronin stated that council had held a public hearing on the draft impact fee ordinance the previous evening, during which time about a dozen comments were received. First reading consideration of the ordinance was pushed back to the August 10th meeting, and a second public hearing will take place on that date as well.
2. **Preliminary Plat: Massey Phase 2:** Planning Director Cronin stated that Phase 2 of the Massey subdivision has been sold to David Weekley Homes, and clearing and grading have recently begun. He added that staff was in the process of reviewing a minor modification to the approved preliminary plat to reposition several lots at the rear of the property due to topography. Because no new lots were being added, the PND Development Conditions for Massey will allow these changes to be reviewed and approved administratively.
3. **Preliminary Plat: Kingsley Road B & Kingsley Town Center:** Planning Director Cronin informed commissioners that staff has reviewed and approved preliminary plats for Kingsley Road B (Highway 21 Bypass access) and Kingsley Town Center, as allowed by the MXU district.
4. **Final Plat: Carolina Orchards Boulevard & Villages A,B,F,G:** Planning Director Cronin stated that staff was in the process of reviewing and approving final plats for Carolina Orchards Boulevard, and Villages A, B, F and G. Staff has received and approved bond estimates, and it was anticipated that the final plats would be approved administratively within the next 3-5 days. Because the Planning Commission has already approved a master road name list, no further action was required.
5. **Upcoming UDO Advisory Committee Meetings:** Planning Director Cronin reminded commissioners of three upcoming UDO Advisory Committee meeting dates: August 5th,

August 18th and September 16th. All meetings will begin at 6:30 pm and will take place in the Spratt Building.

There being no further business, the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Joe Cronin
Planning Director

RECUSAL STATEMENT

Member Name: JAMES TRAYNOR

Meeting Date: JULY 28, 2015

Agenda Item: Section NEW BUS #1 Number: _____

Topic: AVERY PLAZA PLAT

MXU CONCEPT PLAN & DEV. COND - ORCHARDS protect

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

_____ Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

Other: AN AFFILIATED ^{of employer} OWNS AVERY PLAZA

COMPANY I WORK FOR SOLD SITE OF ORCHARDS TO PULTE

Date: 7/27/15 J Traynor
Member

Approved by Parliamentarian: [Signature]