



FORT MILL

TOWN OF FORT MILL PLANNING COMMISSION MEETING

August 16, 2016
112 Confederate Street
7:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: July 29, 2016 *[Pages 3–6]*

OLD BUSINESS ITEMS

1. **Site Plan Review: Fort Mill High School #3** *[Pages 7–14]*

Request from the Fort Mill School District for a partial appearance review of the Fort Mill high school #3 located on the Fort Mill Parkway (*Ward 4: Moody*)

2. **Commercial Appearance Review: 1474 Highway 160 E** *[Pages 15–27]*

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

NEW BUSINESS ITEMS

1. **Annexation Request: 1945 & 1967 Haire Road** *[Pages 28–36]*

An ordinance annexing York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, containing approximately 3.36 acres located at 1945 and 1967 Haire Road (*Ward 4: Moody*)

2. **Annexation Request: 314 Sutton Road** *[Pages 37–45]*

An ordinance annexing York County Tax Map Number 659-00-00-003, containing approximately 0.42 +/- acres located at 314 Sutton Road (*Ward 1: Shirey*)

3. Annexation Request: 322 Sutton Road

[Pages 46–54]

An ordinance annexing York County Tax Map Number 659-00-00-002, containing approximately 0.46 +/- acres located at 322 Sutton Road (*Ward 1: Shirey*)

ITEMS FOR INFORMATION / DISCUSSION

1. Unified Development Ordinance (UDO) Update

ADJOURN

**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

**Planning Commission Meeting
August 16, 2016
Old Business Item**

Site Plan Review: Fort Mill High School #3

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

Background / Discussion

The Planning Commission is asked to consider a request from the Fort Mill School District for a review of the Fort Mill high school #3 located on the Fort Mill Parkway. A map and site plan are attached for reference. **The applicant is requesting approval for the site layout only at this time, as they are trying to move forward with early grading on the site.**

The property (Tax Map # 020-12-01-201, 020-13-01-074, 020-12-01-278) is zoned R-10 Residential and portions of the property (500' from the outer edge of the Fort Mill Parkway ROW) are also subject to the requirements of the COD Corridor Overlay district and the COD-N Corridor Overlay (Node) district.

A selection of building elevations and site plans are attached for review and/or reference only, as the primary purpose of the current request is to approve the layout of the primary site features (building, parking lots, driveways, etc.). A full submission of a complete site package, building package, and landscape plan is still pending. A tree survey is included for reference.

Recommendation

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

The following paragraphs detail staff's review of the site plan's and elevation's compliance with COD and COD-N requirements. Staff has highlighted key requirements but not necessarily all requirements of the COD and COD-N overlays. **Please Note: Staff has provided the entire review, as updated, from the preliminary review that occurred on at the Planning Commission's 5/17/16 meeting. Most items are for reference only, as the purpose of the request is only for the site layout.**

Setback and Height

The proposed building and associated improvements meet the setback and height requirements of the COD and COD-N overlay. The building height requirements for the COD-N overlay district, which will cover the majority of the buildings, is listed as a 20' minimum and 45' maximum height. The proposed building design meets the 20' minimum building height requirement, however it also exceeds the 45' maximum height. The portions of the building exceeding the 45' height limit must meet the 1' additional setback requirement per 1' of height over 45'. This will be verified upon receipt of a complete submission package.

Building Placement and Orientation

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

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

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

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

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

Building Materials

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

Architectural features/façade treatments:

- 1) Materials:
 - (a) Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood or Hardiplank.
 - (b) No mirrored glass shall be permitted on any facades in COD-N, and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.
 - (c) Corrugated metal shall not be used on any facade.
- 2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.
- 3) In COD-N, any nonresidential façade facing the corridor or any other street shall be articulated with architectural features and treatments, such as windows, awnings, scoring, trim, and changes in materials (i.e., stone "water table" base with stucco above), to enhance the quality of pedestrian environment of the public street, particularly in the absence of a primary entrance.

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

Landscaping and Buffers

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

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

Lighting

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

Pedestrian Pathways

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

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

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

Fences and Retaining Walls

Full details on the location and design of all fencing and retaining walls will be required for the project, however these details were not provided in the submission. The material(s), color(s) and texture(s) of the sides of the walls and fences visible from public view shall complement the finishes of the structures of the associated development and must be approved by the planning commission. The plan, as provided, shows all retaining walls that are a part of the early grading package, none of which will be in primary view from an adjacent public right-of-way.

Parking

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

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

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

Signage

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

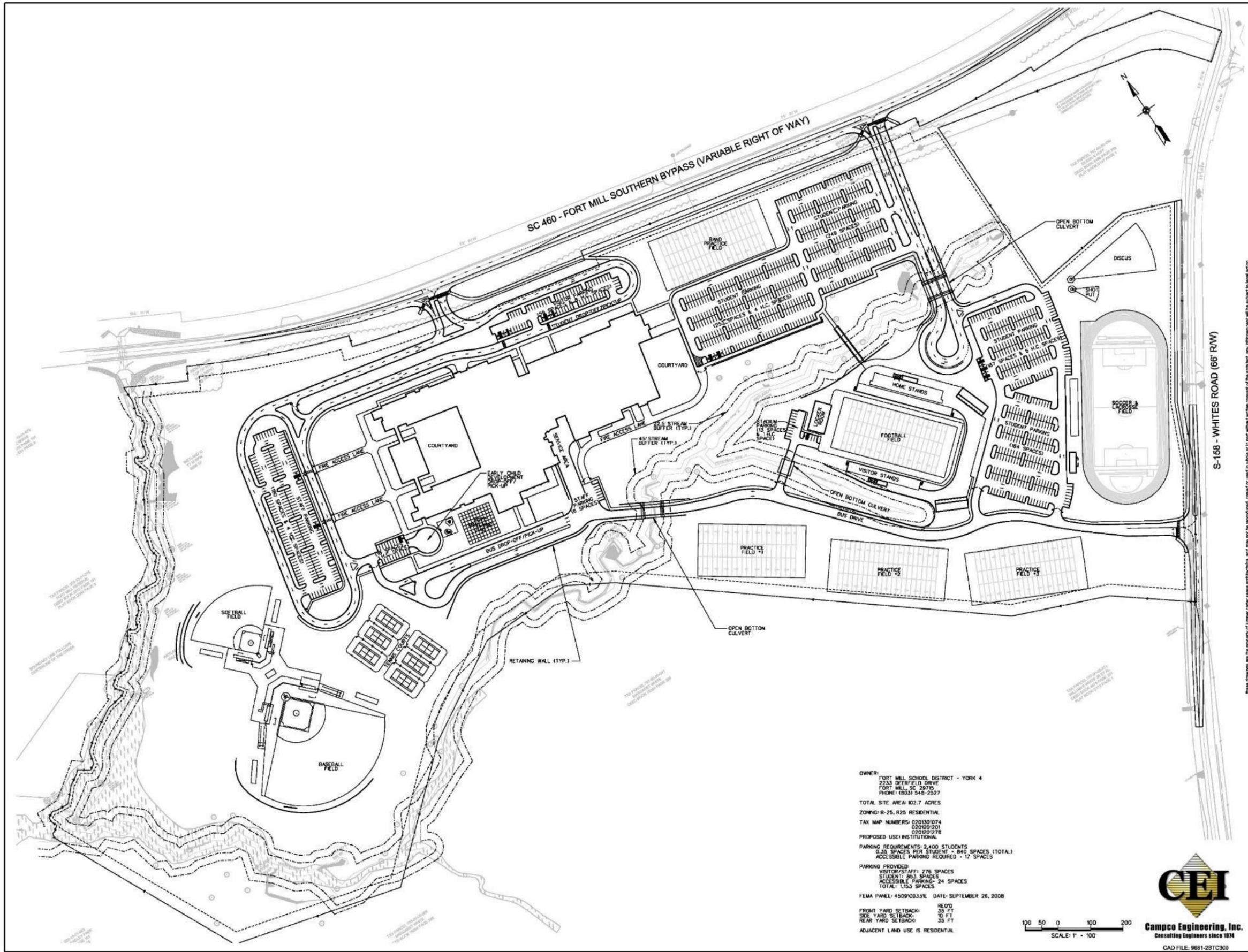
District Purpose

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

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

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

Chris Pettit, AICP
Assistant Planner
August 12, 2016



**Jumper
Carter
Sease**

**Architects
PA**
412 Meeting Street
West Columbia
South Carolina



FOR
INFORMATION
ONLY

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

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OWNER: FORT MILL SCHOOL DISTRICT - YORK 4
2233 DEERFIELD DRIVE
FORT MILL, SC 29715
PHONE: (803) 548-2527

TOTAL SITE AREA: 102.7 ACRES
ZONING: R-25, R25 RESIDENTIAL
TAX MAP NUMBERS: 0201301074 0201301075
0201301076 0201301077
0201301078 0201301079

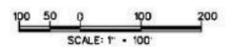
PROPOSED USE: INSTITUTIONAL

PARKING REQUIREMENTS: 2,400 STUDENTS
0.35 SPACES PER STUDENT = 840 SPACES (TOTAL)
ACCESSIBLE PARKING REQUIRED = 17 SPACES

PARKING PROVIDED:
VISITOR/STAFF: 276 SPACES
STUDENT: 863 SPACES
ACCESSIBLE PARKING: 24 SPACES
TOTAL: 1,163 SPACES

FEMA PANEL: 4509C033E DATE: SEPTEMBER 26, 2008

RE: 00
FRONT YARD SETBACK: 35 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 35 FT
ADJACENT LAND USE IS RESIDENTIAL

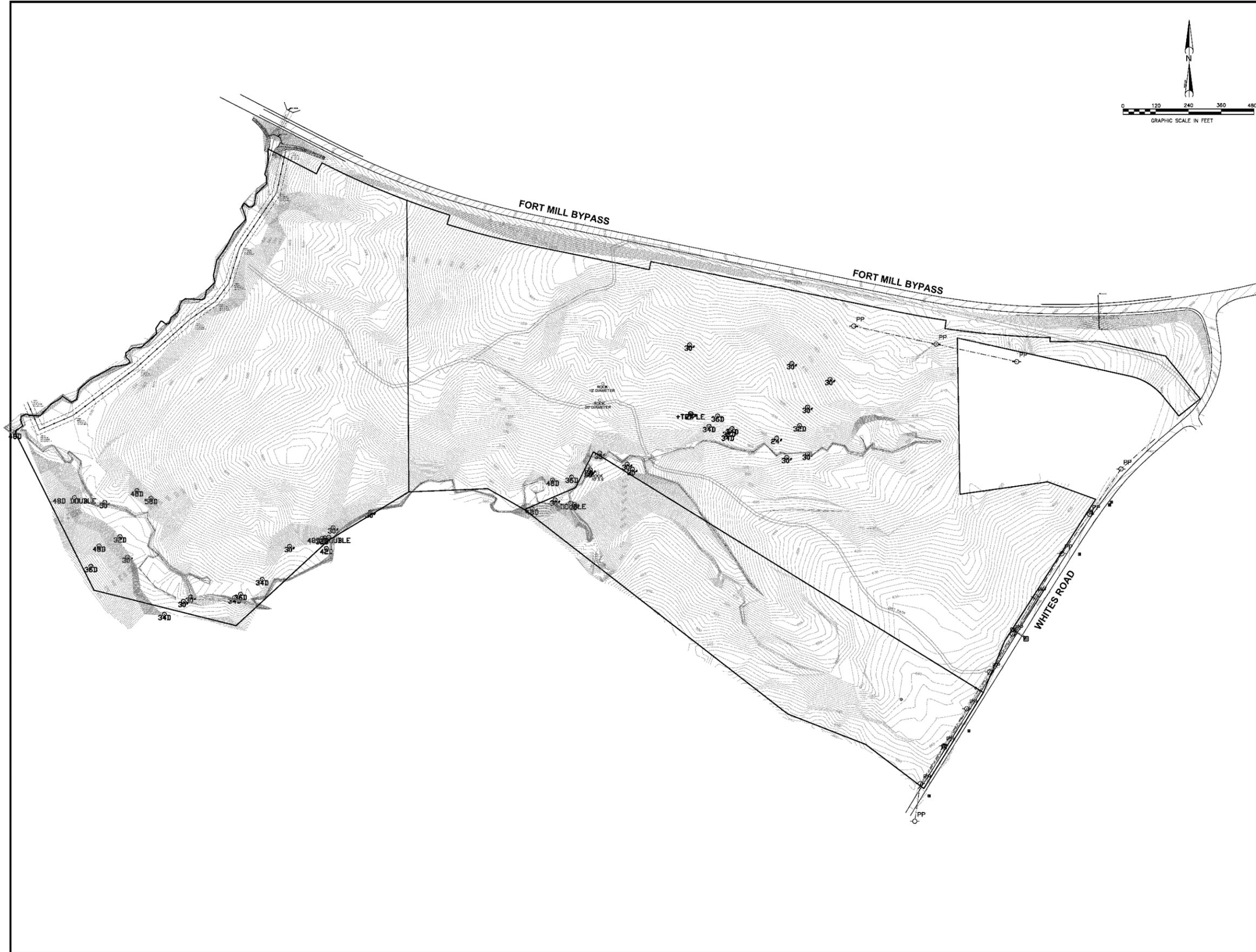


DESIGN DEVELOPMENT

No	Description	Date

DRAWN BY: _____
CHECKED BY: _____
COMING NO: 16001
DATE: 08/04/2016
SHEET TITLE:
SITE MASTER
PLAN

SHEET NO:
C300



Jumper
Carter
Sease

Architects
PA
412 Meeting Street
West Columbia
South Carolina



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

DESIGN DOCS

No	Description	Date

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

SHEET TITLE:
TOPOGRAPHIC SURVEY OVERALL

SHEET NO:
C102

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Planning Commission Meeting
August 16, 2016
Old Business Item

Commercial Appearance Review: 1474 SC Highway 160 E – Flex Building

Request from Kuester Commercial to grant commercial appearance review approval for a proposed flex (retail/office) building located at 1474 SC Highway 160 E.

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.

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 primary facades with vertical metal siding utilized on two secondary facades. The primary façades include a stamped EIFS brick with a decorative EIFS cornice, decorative canvas 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

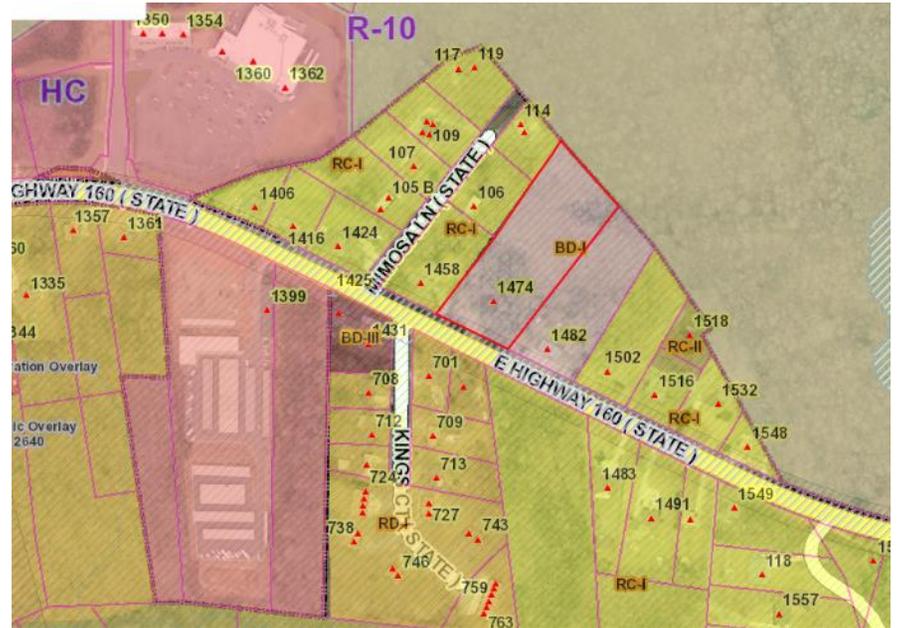
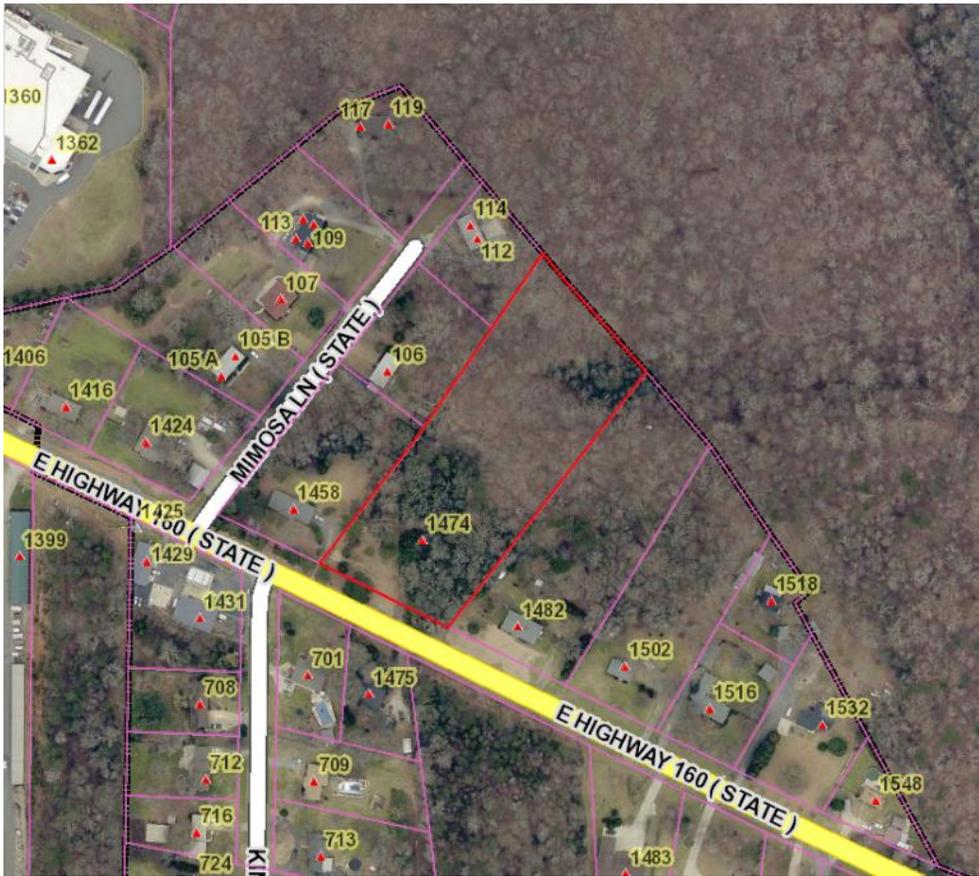
Planning staff has reviewed the site plan and found no major deficiencies. The town's Fire Marshal has approved the initial design. Staff did confirm with York County that a sidewalk would not be included in the current plans for the HWY 160 expansion, therefore staff would recommend requesting a sidewalk along the Highway 160 frontage to eventually tie into the town's sidewalk network as neighboring properties develop (to be built outside the proposed future HWY 160 ROW). Staff would also recommend discussing the proposed design of the primary segmental retaining wall with the potential of adding landscaping at the bottom of the wall to block its visibility from traffic travelling west on HWY 160.

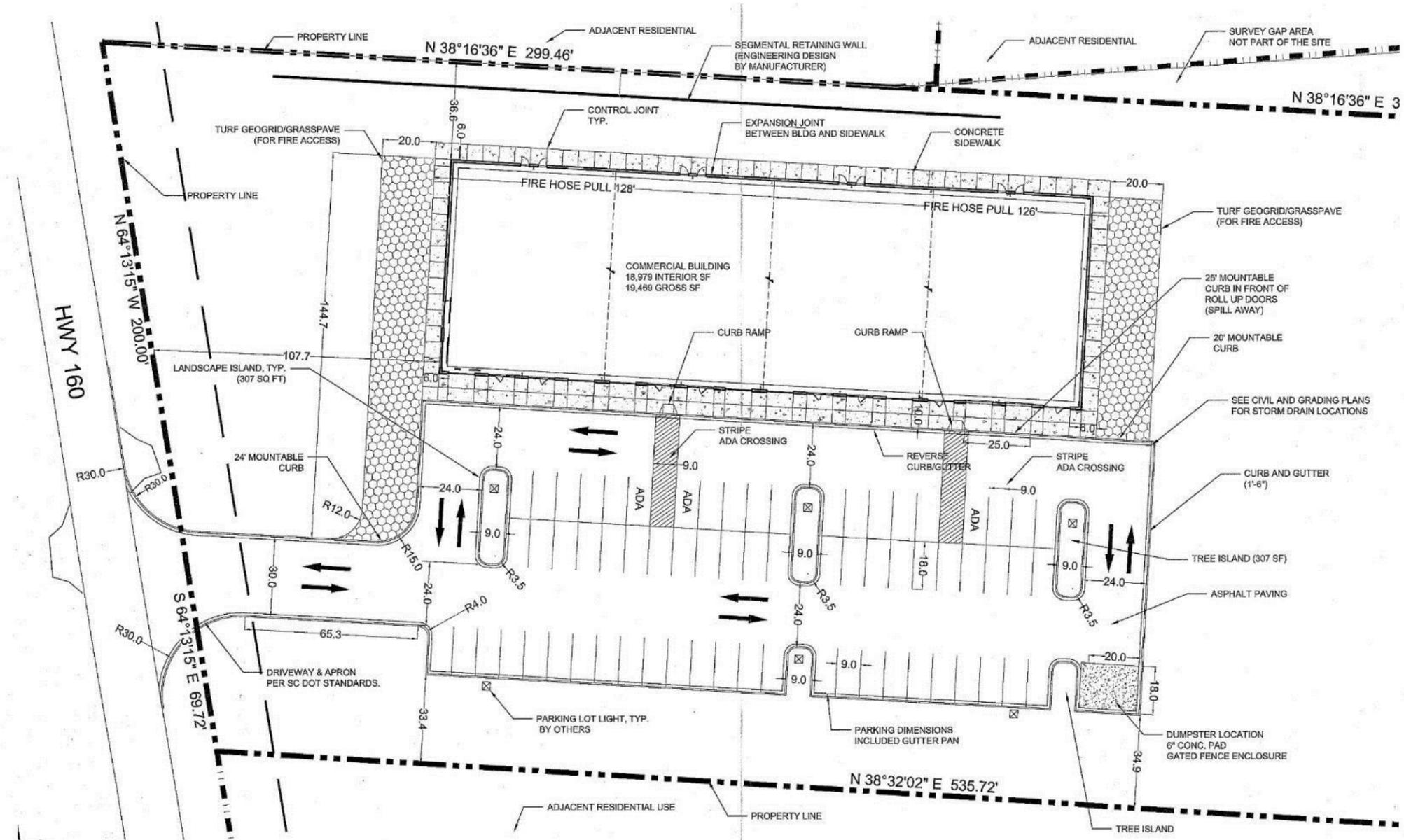
The applicant has revised the proposed building design to minimize the appearance of any vertical metal siding by extending the main façade's design around to the most visible portion of the rear

façade as well as providing a colored metal product to match the proposed brick EIFS. A decorative cornice has also been added to the brick EIFS sections to provide additional detail to the building.

Given the applicant's design changes and the additional rendering showing the proposed building as seen from HWY 160 (travelling east) with the ground elevations added, it is staff's opinion that the applicant has minimized any major visibility of the metal siding. With the proposed appearance of brick (EIFS) along the primary facades and the additional detail provided with the cornice, awnings, and accent lighting, it is staff's opinion that the proposed project would be consistent with neighboring structures. Staff recommends in favor of approval.

Chris Pettit, AICP
Assistant Planner
August 12, 2016





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: 7.19.2016



PLANT SCHEDULE FOR SHEET P100:

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

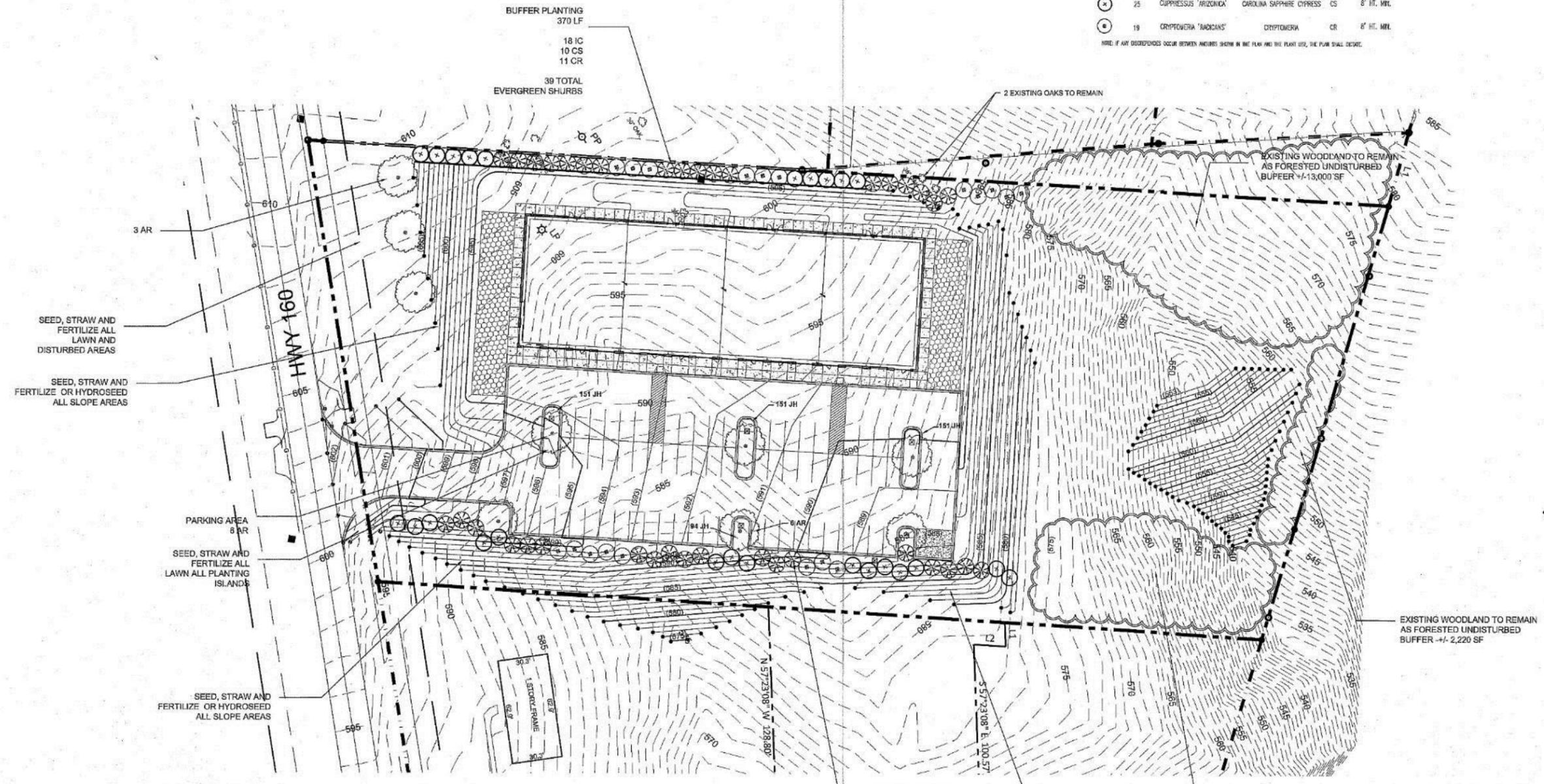
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN ANGLES SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

Client:
ONE SIXTY EAST LLC

The Dodd Studio, LLC
Landscape Architecture

314 Tom Hall St.
Fort Mill, SC 29715
(717) 803.981.4330
www.thedoddstudio.com

1474 HWY 160
COMMERCIAL
SITE

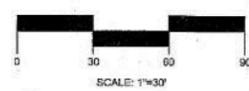


PLANTING NOTES:

- 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 GUYED OR STAWED 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 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: WEEDING, 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.

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

LEGEND:
— PROPOSED CONTOUR
- - - EXISTING CONTOUR



REVISIONS

PLANTING PLAN

SCALE: 1"=30'



SHEET:
P100

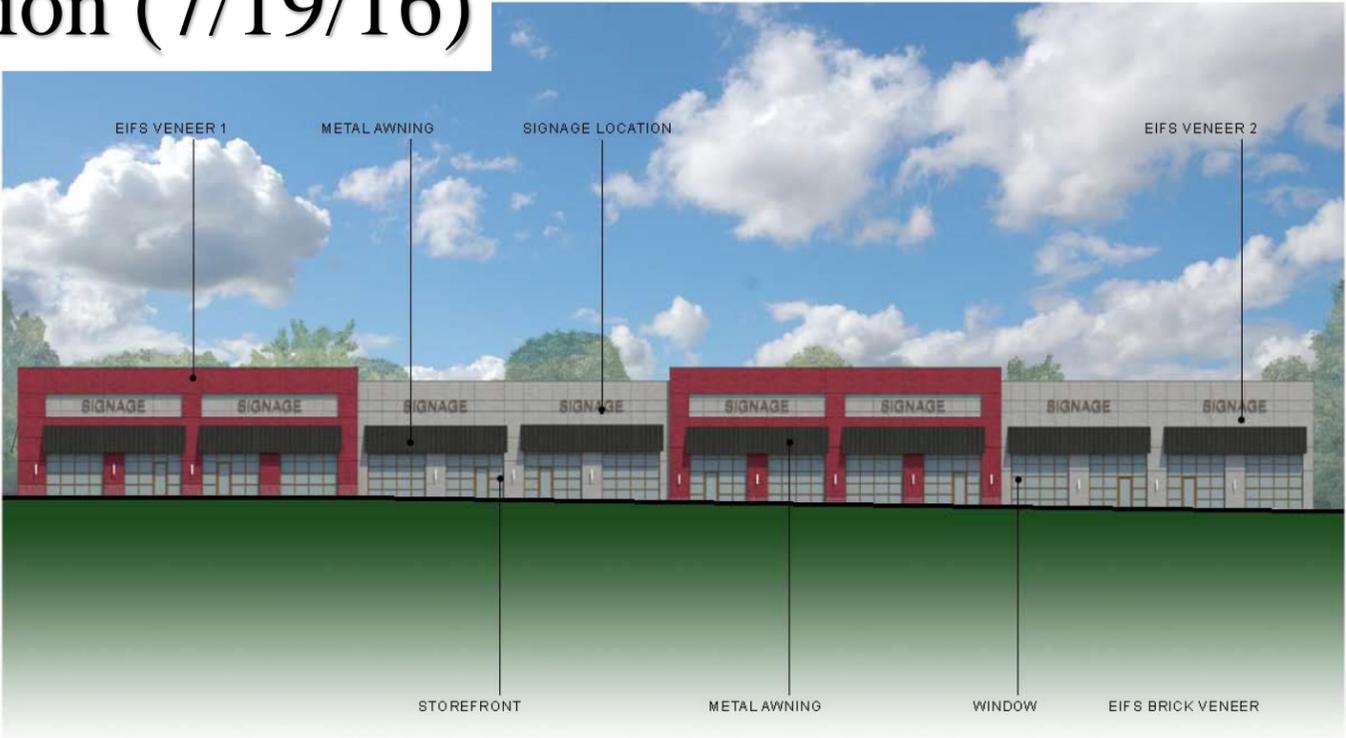
DATE: 7.8.2016



Original Submission (7/19/16)



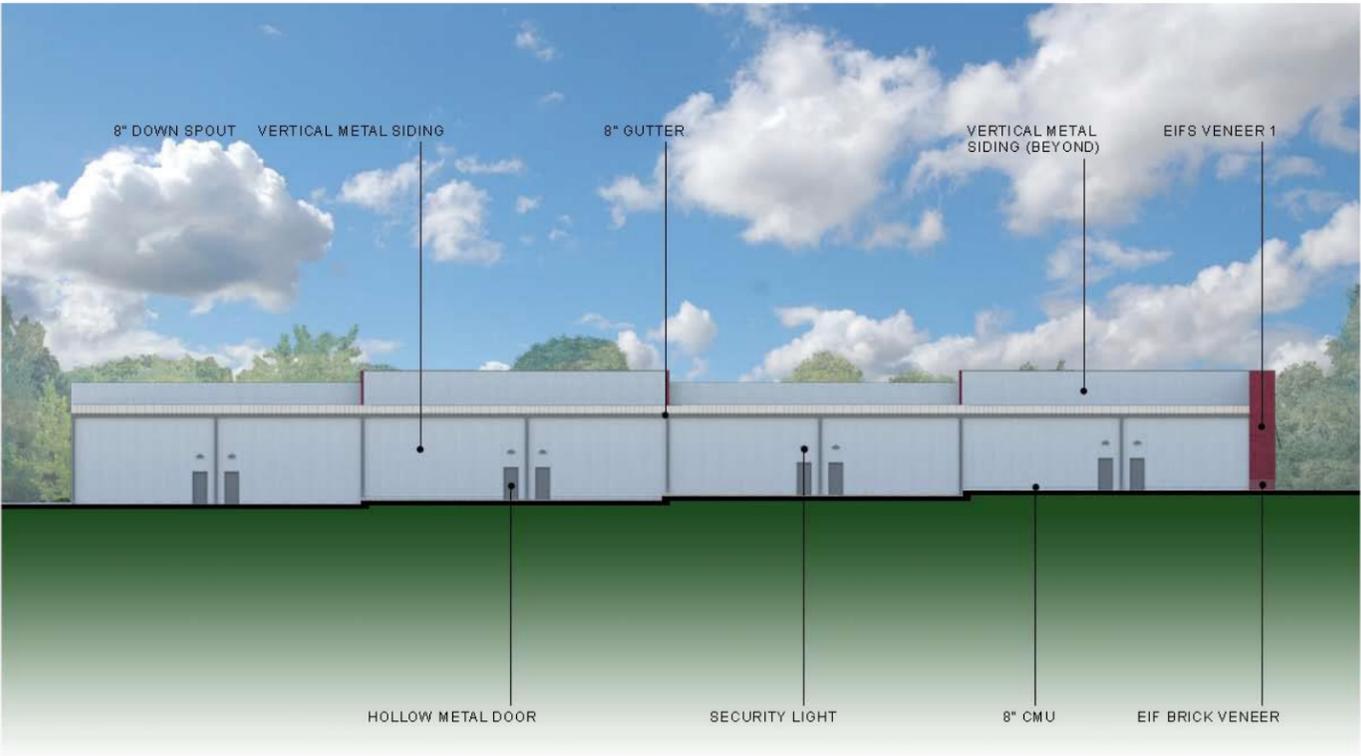
YORK COUNTY FLEXIBLE SPACE
 York County, South Carolina
 2016 July 11
 Kuester COMMERCIAL
 Exterior Rendering - 5.2A ODA



YORK COUNTY FLEXIBLE SPACE
 York County, South Carolina
 2016 July 13
 Kuester COMMERCIAL
 ELEVATION | FRONT SIDE - NTS 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
 Kuester COMMERCIAL
 ELEVATION | BACK SIDE - NTS ODA

REVISED Submission (8/16/16)



YORK COUNTY FLEXIBLE SPACE

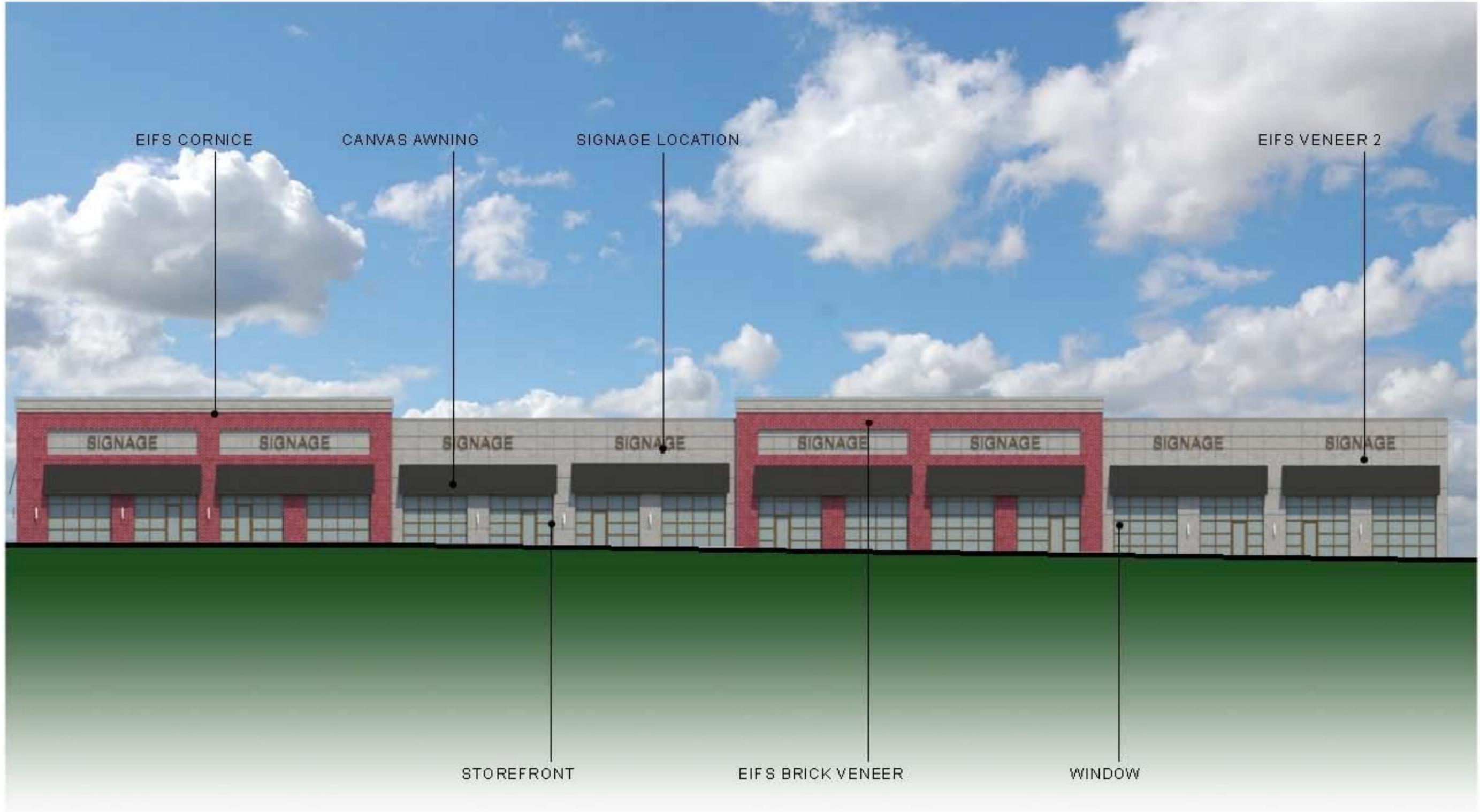
York County, South Carolina

2016 AUGUST 03



EXTERIOR RENDERING - FROM ENTRANCE





YORK COUNTY FLEXIBLE SPACE

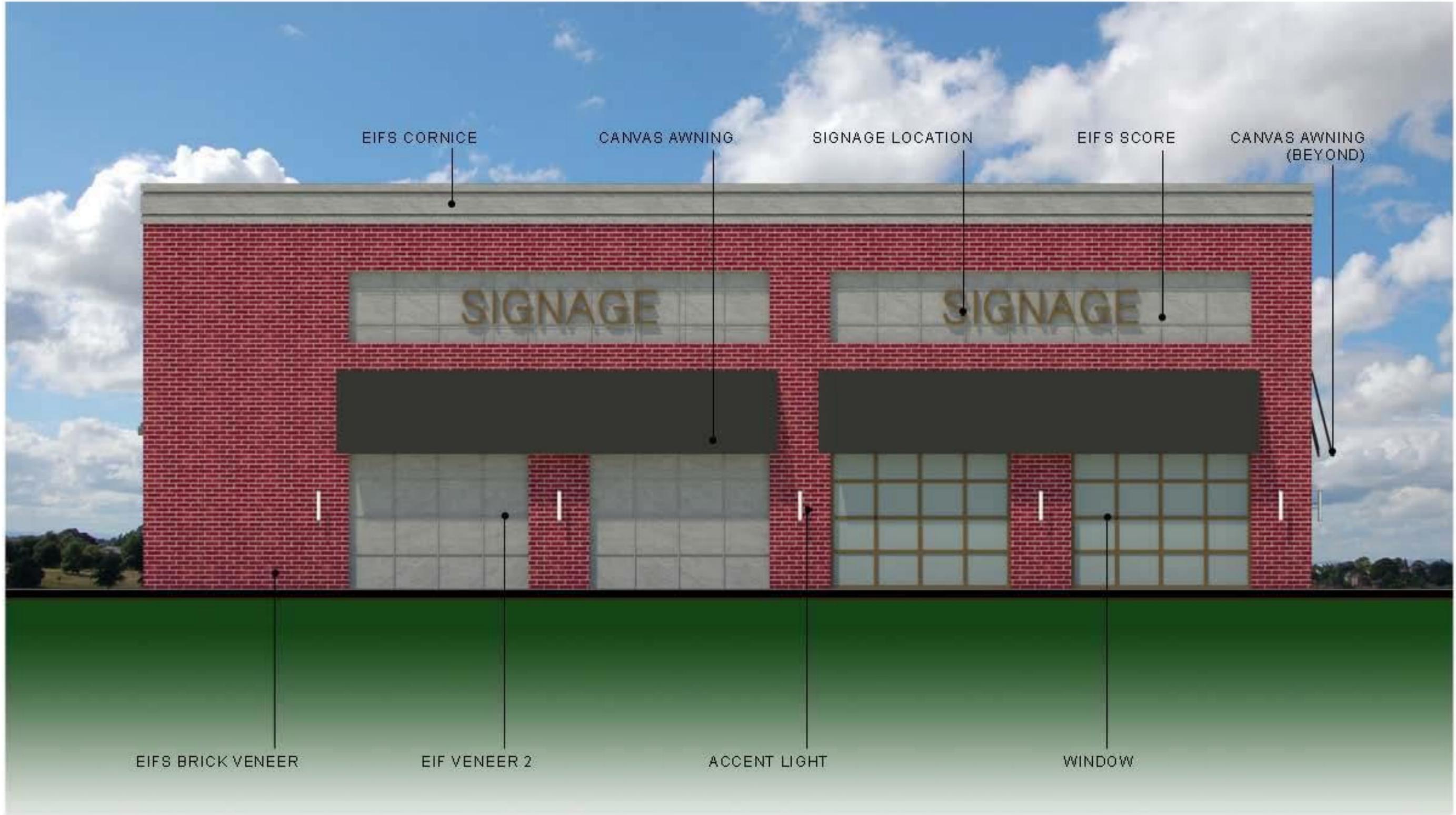
York County, South Carolina

2016 AUGUST 03



ELEVATION | FRONT SIDE - NTS





YORK COUNTY FLEXIBLE SPACE

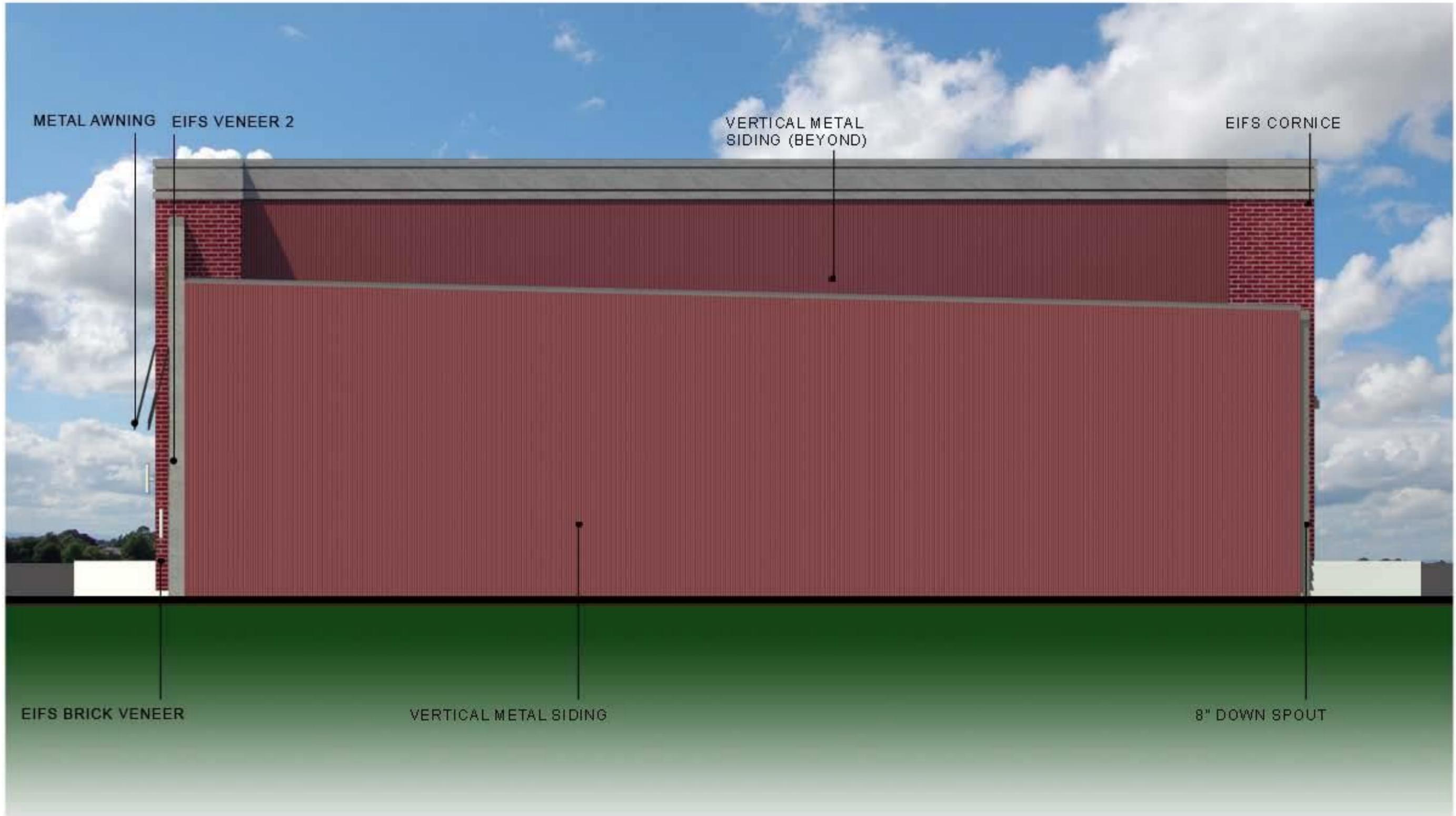
York County, South Carolina

2016 AUGUST 03



ELEVATION | LEFT SIDE - NTS





YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

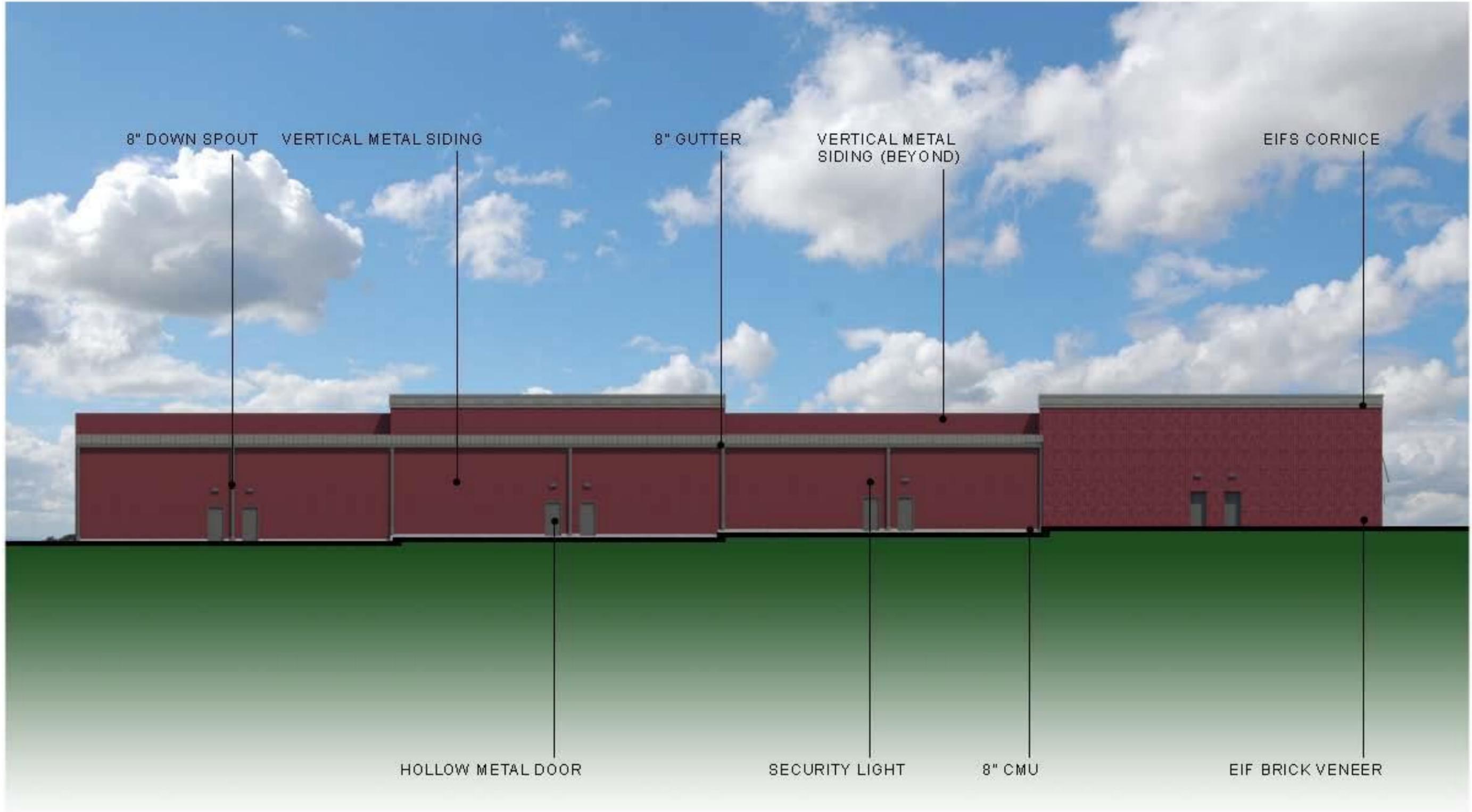
2016 AUGUST 03



ELEVATION | RIGHT SIDE - NTS



ODA



YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

2016 AUGUST 03



ELEVATION | BACK SIDE - NTS



ODA



YORK COUNTY FLEXIBLE SPACE

York County, South Carolina

2016 AUGUST 03



EXTERIOR RENDERING - FROM STREET

ODa



Planning Commission Meeting
August 16, 2016
New Business Item

Annexation Request: 1945 & 1967 Haire Road

An ordinance annexing York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, containing approximately 3.36 acres located at 1945 and 1967 Haire Road (*Ward 4: Moody*)

Background / Discussion

The town has received an annexation application from Danny Archie, the owner of record for York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084. These parcels, which contain a total of 3.36 +/- acres, are located at the intersection of Haire Road and Fort Mill Parkway. A property map and description are attached for reference.

The parcels of land which are subject to the annexation request are located across Haire Road from property owned by Bonnie Blanton. The Blanton property was annexed into the town limits in July 2016 with a zoning designation of MXU Mixed Use, and is subject to the Haire Village MXU. The subject parcels are also bordered on the south by property located at 1918 N Dobys Bridge Road, which is owned by the heirs of Calvin Pettus. The Pettus property was annexed into the town limits in October 2014 with a zoning designation of HC Highway Commercial. Therefore, the subject parcels meet the contiguity requirement as established by state law.

The subject parcels are currently zoned RD-II per York County GIS. The county's RD-II district allows single-family residences (10,000 sf per dwelling), townhomes (2,000 sf per unit), apartments and condominiums. The district also allows child/adult care centers, religious uses, manufactured home subdivisions, parks, nursing facilities and schools. The RD-II District also requires a minimum open space of 20%. The property is currently vacant.

The applicant has requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses. If annexed, the property would also become subject to the Fort Mill Southern Bypass Corridor Overlay District (COD-N). The minimum lot size for all new development within the HC district is 10,000 square feet, with setbacks of 35' in the front and rear, and 10' on both sides.

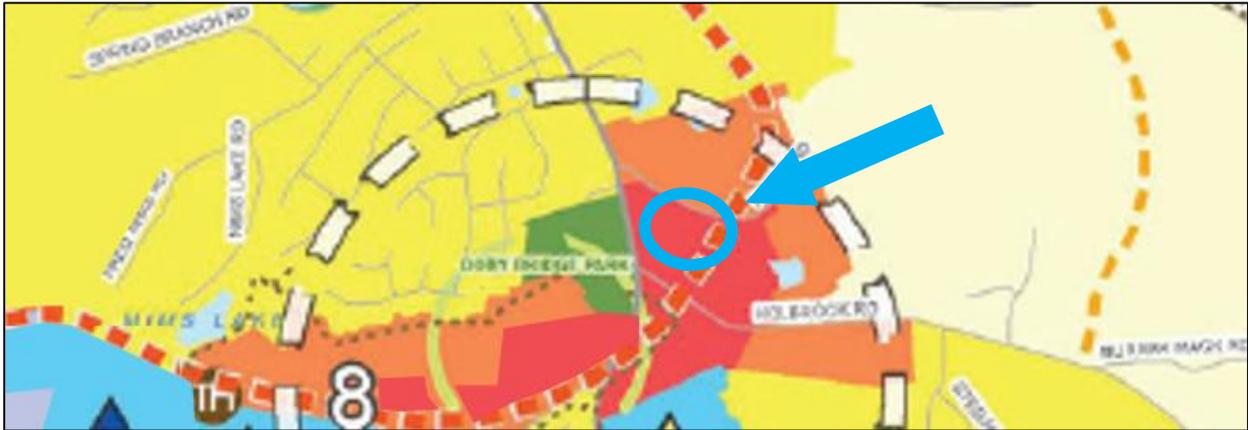
Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as "Commercial" on the Town of Fort Mill's Future Land Use Map, last updated in May 2016.

The property is also located in Node 8. The Comprehensive Plan recommends the following types of development within Node 8:

“Development in Node 8 will primarily be higher density residential near the center of the node and along the Fort Mill Southern Bypass, with **neighborhood commercial near the intersection of Doby’s Bridge Road and the Bypass**, and medium density residential near the periphery including townhomes and apartments, transitions to single family detached homes to the east and south near the river.”



In reviewing the annexation request, staff has the following comments and recommendations:

Density / Zoning Designation

The applicant has requested a zoning designation of HC Highway Commercial. In our opinion, the HC district would be consistent with the recommendations of the comprehensive plan. The HC district allows a variety of commercial uses, and does not allow single-family or multi-family residential development. Upon annexation, the property would also become subject to the requirements of the Fort Mill Southern Bypass Corridor Overlay District (COD-N).

Traffic Impact

Future commercial use(s) are currently unknown. A traffic impact analysis (TIA) may be required if future development is projected to generate 100 or more daily peak hour trips. Any improvements to Fort Mill Parkway and/or Haire Road, as deemed necessary by the town and SCDOT, will be the responsibility of the future developer.

Utility Impact

The subject property will be served by the town’s water and sewer system. As with all other projects, any upgrades or extensions necessary to serve the project would be borne by the applicant.

Fire Service

The subject parcels are located 2.2 miles ordinary driving distance from the town's main fire station on Tom Hall Street. A temporary fire station is currently located on N Dobys Bridge Road, approximately 0.3 miles from the subject parcels.

School Impact

The current zoning designation of RD-II in York County would allow for residential development. The requested zoning designation of HC would allow only commercial uses. Therefore, the rezoning of the property from RD-II to HC would have a positive impact to the school district. Any future commercial development would also be taxed at 6%, and would result in no impact to school enrollment.

For these reasons, staff recommends in favor of approving the annexation request with a zoning designation of HC.

Nothing in this report shall be deemed a guarantee that water and/or sewer service/capacity will be available at the time of development. The property may also be subject to a TIA prior to zoning approval of any commercial site plans. Any improvements deemed necessary as a result of the TIA would be the responsibility of the applicant.

Joe Cronin
Planning Director
August 12, 2016

Date: 07-26-16

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: FORT MILL, SC
HAIRE ROAD AND FORT MILL PARKWAY

Tax Map Number: #738-00-00-082, -083, AND -084

Total Acreage: 3.026 ACRES

Zoning Designation Requested: (HC) HIGHWAY COMMERCIAL

Property Owners:

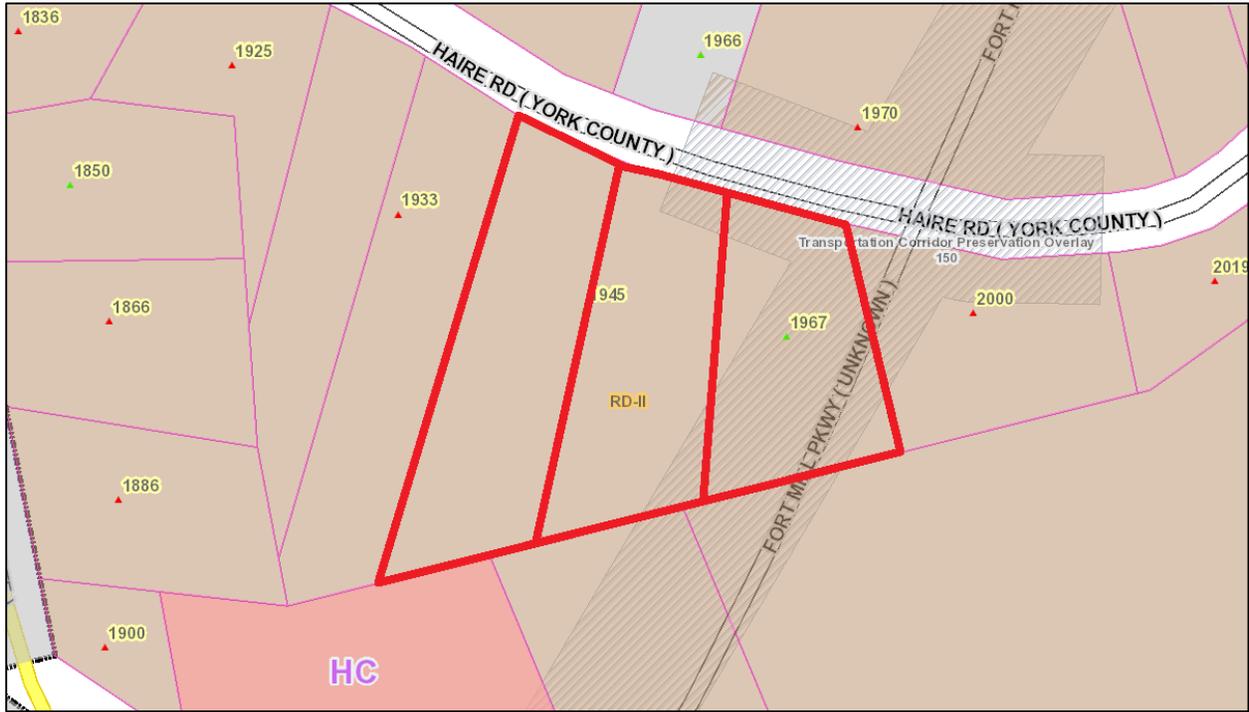
Print Name(s):

Signature(s):

DANNY L. ARCHIE

Danny L. Archie

Zoning Map



Aerial Image



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-___

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBERS 738-00-00-082, 738-00-00-083 AND 738-00-00-084, CONTAINING APPROXIMATELY 3.36 ACRES LOCATED AT 1945 AND 1967 HAIRE ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on July 26, 2016, by the Danny L. Archie (the "Property Owner"), requesting that York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084, said parcels being owned fully by the Property Owner, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on August 16, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: HC Highway Commercial; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on September 12, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 3.36 +/- acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: HC Highway Commercial.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward Four (4).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading: September 12, 2016
Public Hearing: September 12, 2016
Second Reading: September 26, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

Property Description

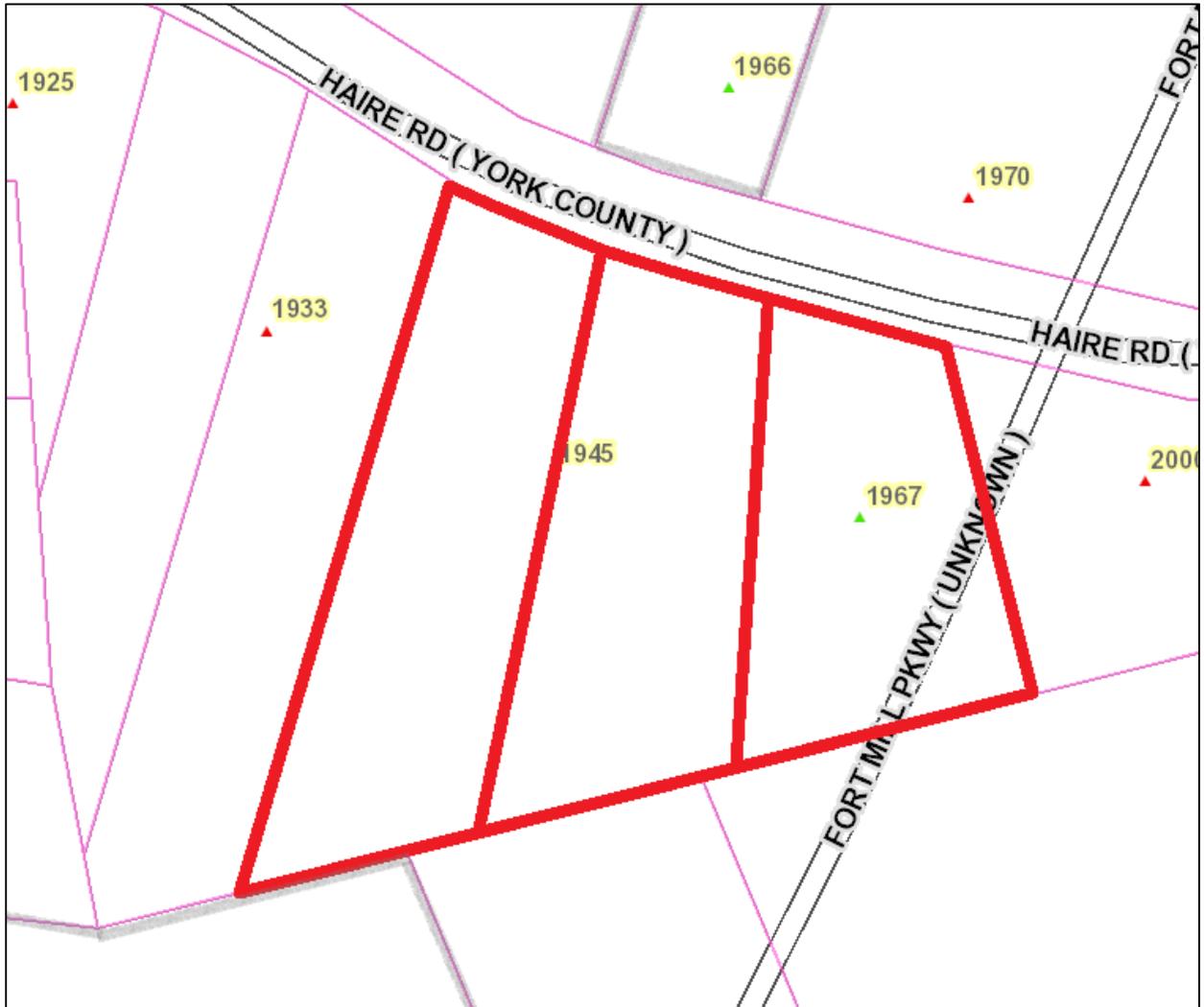
All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 3.36 +/- acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map

York County Tax Map Numbers 738-00-00-082, 738-00-00-083 and 738-00-00-084



**Planning Commission Meeting
August 16, 2016
New Business Item**

Annexation Request: 314 Sutton Road

An ordinance annexing York County Tax Map Number 659-00-00-003, containing approximately 0.42 +/- acres located at 314 Sutton Road (*Ward 1: Shirey*)

Background / Discussion

The town has received an annexation application from Pete Lang, the owner of record for York County Tax Map Number 659-00-00-003. This parcel, which contains a total of 0.42 +/- acres, is located at the intersection of Sutton Road and Country Lodge Road. A property map and description are attached for reference.

The parcel of land subject to this annexation request is located immediately adjacent to the Loves Travel Stop on Sutton Road. Loves, which is located in the Town of Fort Mill, contains a zoning designation of HC Highway Commercial. This parcel is also located across Sutton Road from the Masons Bend Subdivision. Therefore, the subject parcel meets the contiguity requirement as established by state law.

The subject parcel is currently zoned RC-II per York County GIS. The county's RC-II district allows residential (manufactures, modular, single-family and patio homes), agricultural, equestrian, day care, recreational and educational uses. In limited circumstances, additional commercial uses may also be permitted as a special exception in the RC-II district. The property is currently vacant.

The applicant has requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses. The minimum lot size for all new development within the HC district is 10,000 square feet, with setbacks of 35' in the front and rear, and 10' on both sides.

Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as "Medium Density Residential" on the Town of Fort Mill's Future Land Use Map, last updated in May 2016.

The property is also located in Node 7A. The Comprehensive Plan recommends the following types of development within Node 7A:

"Node 7a features an opportunity for a context sensitive master-planned development with commercial services supportive of the proposed hospital. Building off the energy of the new hospital this node could accommodate two to three-story commercial developments

that supports a variety of tenants. Complementary uses such as an aging-in-place community that has both independent and facilitated living options, a hotel facility and medical office buildings are appropriate.

The Fort Mill School District has also proposed a future elementary school within node 7a. Ball fields, which could be used by both the school and the greater Fort Mill community could be built near the school site and in the utility easements that transect the node. Housing development should include both single and multi-family options including traditional apartments, attached townhomes, patio homes, and detached single-family dwellings. Residential densities range from low, up to two DUA, to high, eight plus DUA.

In addition, this site is also the planned point of access to the planned Kanawha development with the Stans Museum of Life and the Environment. From this node, residents and visitors would have access to sections of greenway and both vehicular and pedestrian access to the Catawba River.”



In reviewing the annexation request, staff has the following comments and recommendations:

Density / Zoning Designation

The applicant has requested a zoning designation of HC Highway Commercial. While the future land use map designates this location as “Medium Density Residential,” staff supports the HC zoning designation for two reasons:

- 1) The property is located within Node 7A. As shown above, Node 7A was envisioned to include a mixture of residential and commercial uses. In our opinion, the HC zoning designation, though conflicting with the future land use map designation, is nevertheless consistent with the intent and recommendations of Node 7A.
- 2) This parcel, along with the neighboring parcel (which is listed on the agenda as a separate annexation request) will contain less than 1.0 acre, in the aggregate, immediately adjacent to a heavy commercial use (Loves Travel Stop). We believe that commercial development at this location would be more harmonious with the neighboring truck stop than residential development.

The HC district allows a variety of commercial uses, and does not allow single-family or multi-family residential development.

Traffic Impact

Future commercial use(s) are currently unknown. A traffic impact analysis (TIA) may be required if future development is projected to generate 100 or more daily peak hour trips. Any improvements to Sutton Road and/or Country Lodge Road, as deemed necessary by the town and SCDOT, will be the responsibility of the future developer.

Utility Impact

The subject property will be served by the town's water and sewer system. As with all other projects, any upgrades or extensions necessary to serve the project would be borne by the applicant.

Fire Service

The subject parcel is located 3.2 miles ordinary driving distance from the town's main fire station on Tom Hall Street. The town also owns land in the Masons Bend subdivision which may be used to construct a future fire station. This property is less than 0.1 mile from the Masons Bend site.

School Impact

The current zoning designation of RC-II in York County would allow for residential development. The requested zoning designation of HC would allow only commercial uses. Therefore, the rezoning of the property from RC-II to HC would have a positive impact to the school district. Any future commercial development would also be taxed at 6%, and would result in no impact to school enrollment.

For these reasons, staff recommends in favor of approving the annexation request with a zoning designation of HC.

Nothing in this report shall be deemed a guarantee that water and/or sewer service/capacity will be available at the time of development. The property may also be subject to a TIA prior to zoning approval of any commercial site plans. Any improvements deemed necessary as a result of the TIA would be the responsibility of the applicant.

Joe Cronin
Planning Director
August 12, 2016

Date:

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: 314 Sutton Road S

Tax Map Number: 659-00-00-003

Total Acreage: .42

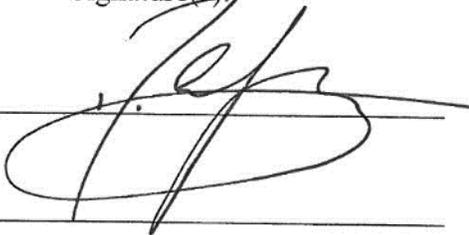
Zoning Designation Requested: Highway Commercial

Property Owners: Pete A Lang

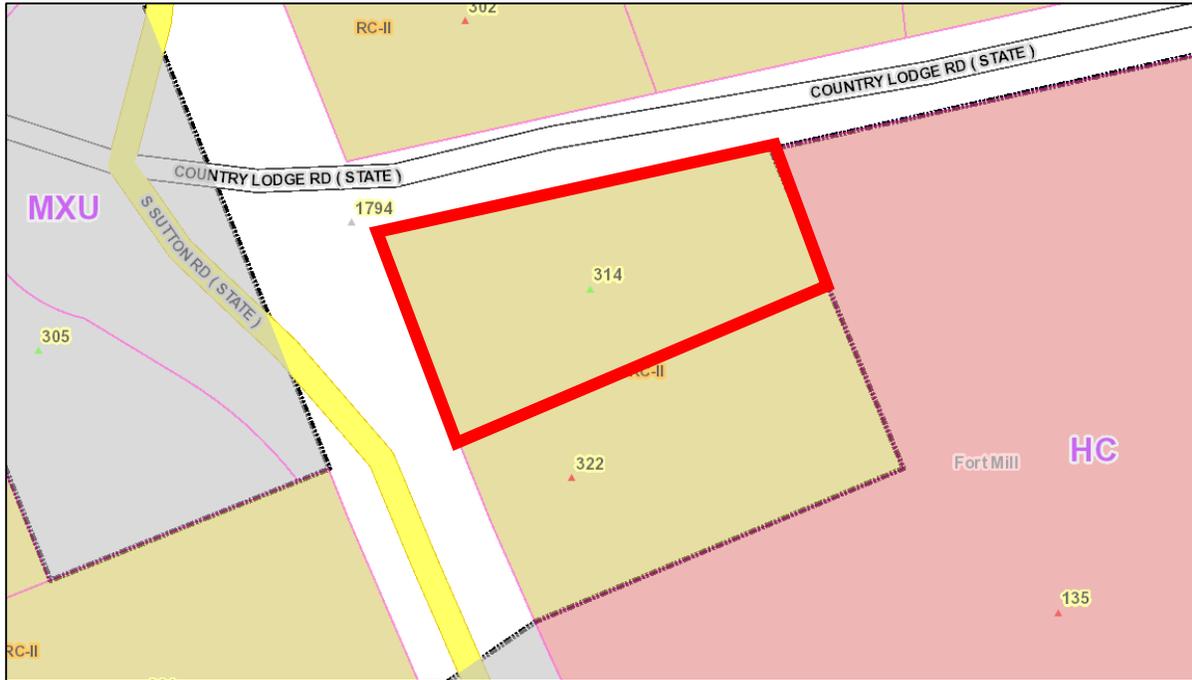
Print Name(s):

Pete A. Lang

Signature(s):



Zoning Map



Aerial Image



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-___

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBER 659-00-00-003, CONTAINING APPROXIMATELY 0.42 +/- ACRES LOCATED AT 314 SUTTON ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on August 5, 2016, by the Pete Lang (the "Property Owner"), requesting that York County Tax Map Number 659-00-00-003, said parcel being owned fully by the Property Owner, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on August 16, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: HC Highway Commercial; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on September 12, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 0.42 +/- acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: HC Highway Commercial.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward One (1).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading: September 12, 2016
Public Hearing: September 12, 2016
Second Reading: September 26, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

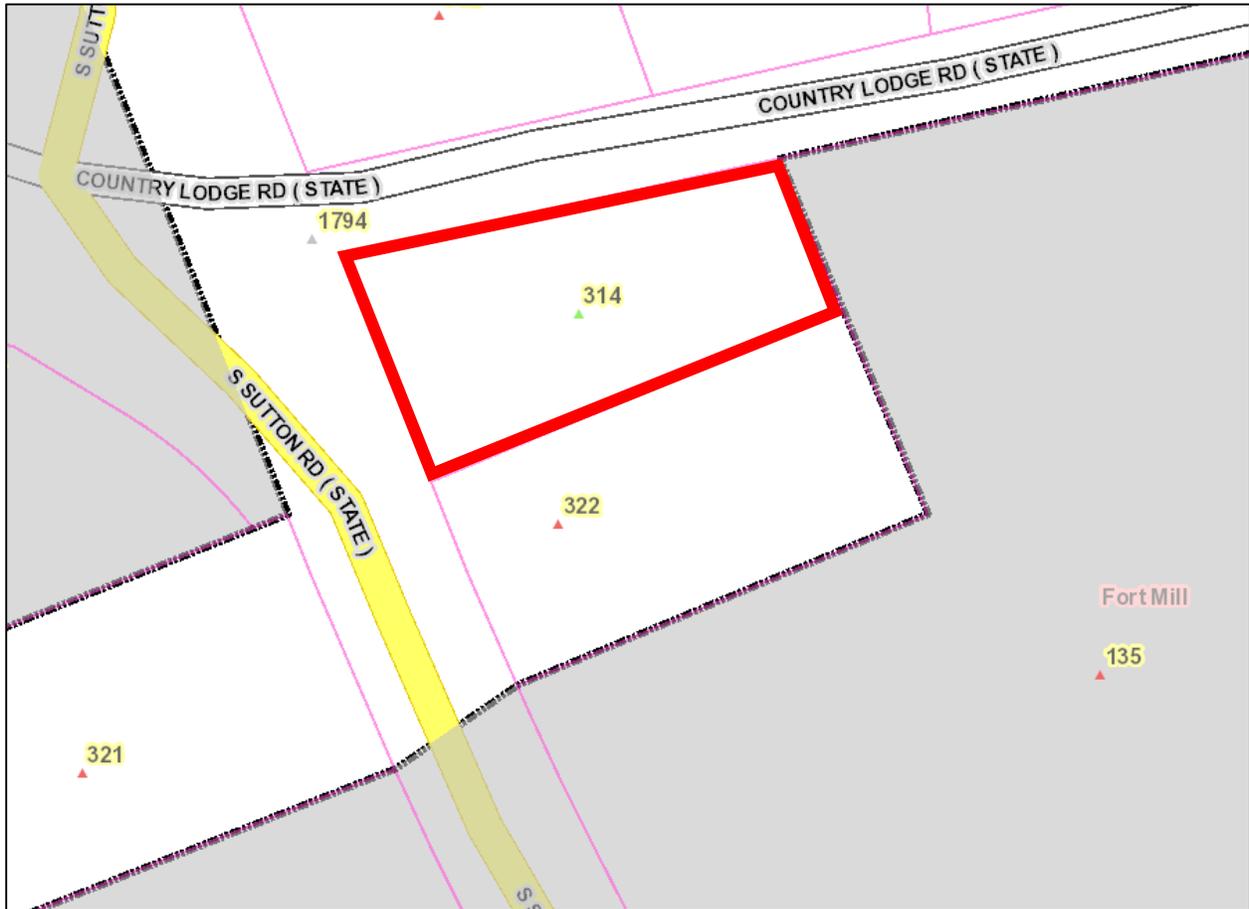
Property Description

All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 0.42 +/- acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Number 659-00-00-003.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map
York County Tax Map Number 659-00-00-003



Planning Commission Meeting
August 16, 2016
New Business Item

Annexation Request: 322 Sutton Road

An ordinance annexing York County Tax Map Number 659-00-00-002, containing approximately 0.46 +/- acres located at 322 Sutton Road (*Ward 1: Shirey*)

Background / Discussion

The town has received an annexation application from Al Steele, the owner of record for York County Tax Map Number 659-00-00-002. This parcel, which contains a total of 0.46 +/- acres, is located near the intersection of Sutton Road and Country Lodge Road. A property map and description are attached for reference.

The parcel of land subject to this annexation request is located immediately adjacent to the Loves Travel Stop on Sutton Road. Loves, which is located in the Town of Fort Mill, contains a zoning designation of HC Highway Commercial. This parcel is also located across Sutton Road from the Masons Bend Subdivision. Therefore, the subject parcel meets the contiguity requirement as established by state law.

The subject parcel is currently zoned RC-II per York County GIS. The county's RC-II district allows residential (manufactures, modular, single-family and patio homes), agricultural, equestrian, day care, recreational and educational uses. In limited circumstances, additional commercial uses may also be permitted as a special exception in the RC-II district. The property is currently vacant.

The applicant has requested a zoning designation of HC Highway Commercial. The HC District allows a variety of commercial and office uses. The minimum lot size for all new development within the HC district is 10,000 square feet, with setbacks of 35' in the front and rear, and 10' on both sides.

Recommendation

The property is contiguous to the town limits and is, therefore, eligible for annexation.

The subject property is located within an area that has been designated as "Medium Density Residential" on the Town of Fort Mill's Future Land Use Map, last updated in May 2016.

The property is also located in Node 7A. The Comprehensive Plan recommends the following types of development within Node 7A:

"Node 7a features an opportunity for a context sensitive master-planned development with commercial services supportive of the proposed hospital. Building off the energy of the new hospital this node could accommodate two to three-story commercial developments

that supports a variety of tenants. Complementary uses such as an aging-in-place community that has both independent and facilitated living options, a hotel facility and medical office buildings are appropriate.

The Fort Mill School District has also proposed a future elementary school within node 7a. Ball fields, which could be used by both the school and the greater Fort Mill community could be built near the school site and in the utility easements that transect the node. Housing development should include both single and multi-family options including traditional apartments, attached townhomes, patio homes, and detached single-family dwellings. Residential densities range from low, up to two DUA, to high, eight plus DUA.

In addition, this site is also the planned point of access to the planned Kanawha development with the Stans Museum of Life and the Environment. From this node, residents and visitors would have access to sections of greenway and both vehicular and pedestrian access to the Catawba River.”



In reviewing the annexation request, staff has the following comments and recommendations:

Density / Zoning Designation

The applicant has requested a zoning designation of HC Highway Commercial. While the future land use map designates this location as “Medium Density Residential,” staff supports the HC zoning designation for two reasons:

- 1) The property is located within Node 7A. As shown above, Node 7A was envisioned to include a mixture of residential and commercial uses. In our opinion, the HC zoning designation, though conflicting with the future land use map designation, is nevertheless consistent with the intent and recommendations of Node 7A.
- 2) This parcel, along with the neighboring parcel (which is listed on the agenda as a separate annexation request) will contain less than 1.0 acre, in the aggregate, immediately adjacent to a heavy commercial use (Loves Travel Stop). We believe that commercial development at this location would be more harmonious with the neighboring truck stop than residential development.

The HC district allows a variety of commercial uses, and does not allow single-family or multi-family residential development.

Traffic Impact

Future commercial use(s) are currently unknown. A traffic impact analysis (TIA) may be required if future development is projected to generate 100 or more daily peak hour trips. Any improvements to Sutton Road and/or Country Lodge Road, as deemed necessary by the town and SCDOT, will be the responsibility of the future developer.

Utility Impact

The subject property will be served by the town's water and sewer system. As with all other projects, any upgrades or extensions necessary to serve the project would be borne by the applicant.

Fire Service

The subject parcel is located 3.2 miles ordinary driving distance from the town's main fire station on Tom Hall Street. The town also owns land in the Masons Bend subdivision which may be used to construct a future fire station. This property is less than 0.1 mile from the Masons Bend site.

School Impact

The current zoning designation of RC-II in York County would allow for residential development. The requested zoning designation of HC would allow only commercial uses. Therefore, the rezoning of the property from RC-II to HC would have a positive impact to the school district. Any future commercial development would also be taxed at 6%, and would result in no impact to school enrollment.

For these reasons, staff recommends in favor of approving the annexation request with a zoning designation of HC.

Nothing in this report shall be deemed a guarantee that water and/or sewer service/capacity will be available at the time of development. The property may also be subject to a TIA prior to zoning approval of any commercial site plans. Any improvements deemed necessary as a result of the TIA would be the responsibility of the applicant.

Joe Cronin
Planning Director
August 12, 2016

Date:

Dennis Pieper
Town Manager
Town of Fort Mill
PO Box 159
Fort Mill, SC 29716

Re: Request for Annexation

Dear Mr. Pieper:

As the owners of the property indicated below, I/we respectfully request that the Town of Fort Mill annex the property into the Town limits. I/we also request that the property be zoned upon annexation as indicated. Thank you for your consideration.

Property Address: 322 Safford Rd

Tax Map Number: 659-00-00-002

Total Acreage: ± 1/2 Acre

Zoning Designation Requested: Highway Commercial

Property Owners:

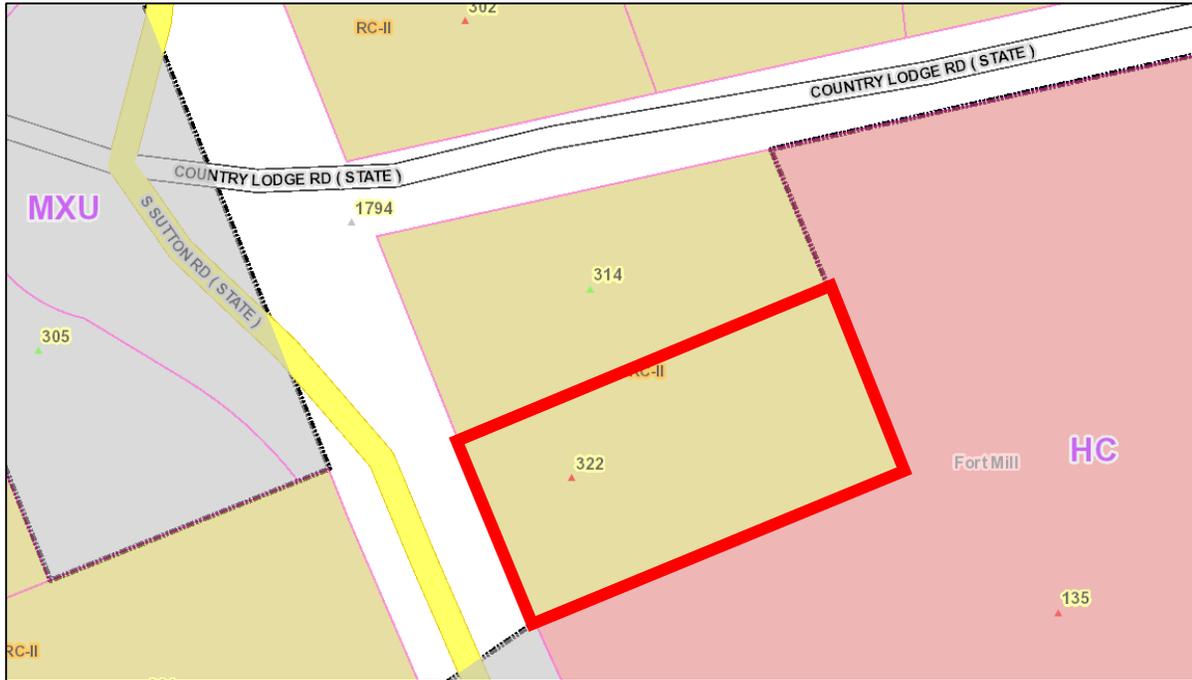
Print Name(s):

Alvin L Steede

Signature(s):

Alvin L Steede

Zoning Map



Aerial Image



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2016-___

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBER 659-00-00-002, CONTAINING APPROXIMATELY 0.46 +/- ACRES LOCATED AT 314 SUTTON ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on August 8, 2016, by the Alvin Steele (the "Property Owner"), requesting that York County Tax Map Number 659-00-00-002, said parcel being owned fully by the Property Owner, be annexed to and included within the corporate limits of the Town of Fort Mill under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Planning Commission of the Town of Fort Mill, in a duly called meeting on August 16, 2016, made its recommendation in favor of annexation, and that upon annexation, the aforesaid area shall be zoned under the Town's Zoning Code, as follows: HC Highway Commercial; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on September 12, 2016, during a duly called regular meeting of the Town Council of the Town of Fort Mill; and

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina, as amended, provides that any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete; and

WHEREAS, using the definition of "contiguous" as outlined in S.C. Code Section 5-3-305, the Town Council has determined that the above referenced property is contiguous to property that was previously annexed into the corporate limits of the Town of Fort Mill; and

WHEREAS, the Town Council has determined that annexation would be in the best interest of both the property owner and the Town of Fort Mill;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fort Mill in Council assembled:

SECTION I. Annexation. It is hereby declared by the Town Council of the Town of Fort Mill, in Council assembled, that the incorporated limits of the Town of Fort Mill shall be extended so as to include, annex and make a part of said Town, the described area of territory above referred to, being more or less 0.46 +/- acres, the same being fully described in Exhibit "A" attached hereto, and contiguous to land already within the Town of Fort Mill. Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or

highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

SECTION II. Zoning Classification of Annexed Property. The above-described property, upon annexation into the corporate limits of the Town of Fort Mill, shall be zoned, as follows: HC Highway Commercial.

SECTION III. Voting District. For the purpose of municipal elections, the above-described property, upon annexation into the incorporated limits of the Town of Fort Mill, shall be assigned to and made a part of Ward One (1).

SECTION IV. Notification. Notice of the annexation of the above-described area and the inclusion thereof within the incorporated limits of the Town of Fort Mill shall forthwith be filed with the Secretary of State of South Carolina (SCSOS), the South Carolina Department of Public Safety (SCDPS), and the South Carolina Department of Transportation (SCDOT), pursuant to S.C. Code § 5-3-90(E).

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2016, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2016.

First Reading: September 12, 2016
Public Hearing: September 12, 2016
Second Reading: September 26, 2016

TOWN OF FORT MILL

Gynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk

EXHIBIT A

Property Description

All those certain pieces, parcels or tracts of land lying, being and situate in Fort Mill Township, County of York, State of South Carolina, containing 0.46 +/- acres, more or less, containing all the property shown in the map attached as Exhibit B, and being more particularly described as York County Tax Map Number 659-00-00-002.

Pursuant to S.C. Code Section 5-3-110, this annexation shall include the whole or any part of any street, roadway, or highway abutting the above referenced property, not exceeding the width thereof, provided such street, roadway or highway has been accepted for and is under permanent public maintenance by the Town of Fort Mill, York County, or the South Carolina Department of Transportation.

EXHIBIT B

Property Map
York County Tax Map Number 659-00-00-002

