

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
August 16, 2016  
112 Confederate Street  
7:00 PM**

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

Absent: Tom Adams

Guests: Richard Jackson (FMSD), Jon Hattaway (FMSD), Joe Romenick (FMSD), Jim Britton (FMSD), Al Walters (Campco Engineering), John Allen (Kuester Development), Jan Bryan (Overcash Demmitt Architects), Don Douglass Jr (Boy Scouts Troop 250), Don Douglass III (Boy Scouts Troop 250), Connor Fikes (Boy Scouts Troop 250),

Chairman Traynor called the meeting to order at 7:01 pm.

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

Mr. Petty made a motion to approve the minutes from the July 19, 2016, meeting, with a second by Mr. Lettang. The minutes were approved by a vote of 6-0.

**OLD BUSINESS ITEMS**

- 1. Site Plan Review: Fort Mill High School #3:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve the location of all proposed buildings, athletic fields, access points, parking areas and driveways for the future third high school on Fort Mill Parkway. Assistant Planner Pettit stated that the school district was seeking approval from the town for a land disturbance permit to begin clearing and grading of the site. A discussion took place.

Mr. Wolfe inquired about what considerations were being taken around the stream that runs through the site. Al Walters of Campco Engineering responded that the school district would observe a 45' buffer around the stream, which meets SCDHEC requirements. He added that any proposed crossings would include culverts, and would result in minimal impact to the stream itself. Mr. McMullen asked if this was a perennial or intermittent stream. Mr. Walters responded that the stream drains from the pond located on the neighboring parcel owned by Mrs. Huff.

Mr. Hudgins noted that there were several significant trees shown on the map, and asked what measures were being included to preserve as many of these trees as possible. Mr. Walters responded that the majority of the significant trees were located in the buffer area

around the stream and, therefore, would not be disturbed. It was the district's intent to leave as many significant trees on the property as possible. Some trees, particularly those in the proposed parking areas, would need to be removed to accommodate clearing and grading of the site. These trees would be replaced pursuant to the town's tree mitigation requirements.

Mr. Wolfe asked if bus access would still be provided from Whites Road. Mr. Walters responded that this would be the case.

Mr. Petty asked if the sidewalk plan was to be reviewed as part of the current request. Assistant Planner Pettit responded that the sidewalk plan would be reviewed at a later date, in conjunction with the architectural review for all buildings, as well as the landscape and lighting plans. Mr. Wolfe asked if the building materials would be discussed at that time as well, and Assistant Planner Pettit responded in the affirmative.

Mr. McMullen asked why there was an additional stream crossing shown between the proposed stadium and the student parking area. Jim Britton of the Cumming Corp. responded that this was the only location which would provide access to the stadium at field level, since all other access points would be at a higher grade from the stadium. Mr. Britton added that the district would prefer not to include this crossing; however, it was needed for emergency access.

Mr. McMullen asked how close the proposed soccer field would be to any existing homes on Whites Road. Mr. Britton responded that the school district owned the property on the other side of Whites Road, closest to the soccer field location. The Dominion Bridge subdivision is located further north of the soccer field, and should see little to no impact.

Mr. Lettang made a motion to approve the location of all proposed buildings, athletic fields, access points, parking areas and driveways for the future third high school on Fort Mill Parkway, as presented, for the purpose of issuing a land disturbance permit for the site. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.

2. **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 revised rendering for a proposed multi-tenant commercial building located at 1474 Highway 160 E. Assistant Planner Pettit highlighted the changes which were made by the applicant following discussion at the last meeting. These changes included the addition of stamped EIFS brick pattern for the taller sections of the building, inclusion of a decorative cornice at the top of the building, wrapping the stamped EIFS brick pattern around the first quarter of the rear of the building (closest to Highway 160 E), and changing the color of the metal to match the color of the stamped brick. A discussion then took place.

Mr. Wolfe asked how tall the retaining wall would be on the left side of the building, when viewed from the Highway 160 right-of-way. Jan Bryan of Overcash Demmitt Architects responded that the wall would be up to 7.5 feet tall, and would taper as the grade differential reduces. A rendering of the building was shown from the perspective of Highway 160 E.

Mr. McMullen stated that the Planning Commission had asked to see planting areas at the front of the building, but nothing was shown on the revised plans. Mr. Bryan noted that planter boxes could be included on the sidewalk at the front of the building. Mr. McMullen responded that he would like to see these included on the final plan.

Chairman Traynor asked how the brick pattern would be achieved on the EIFS. Mr. Bryan showed a sample of the pattern to members of the commission. He also provided pictures of a similar building in Lincolnton, NC, where the same material was used.

Mr. Petty noted that the awnings had been changed from metal to canvas. Mr. Bryan stated that he thought that the commission had concerns with the metal, and therefore, the awnings were changed to canvas. It was the applicant's preference to use metal, as they would have a longer lifespan and would require less maintenance than canvas. Mr. Petty stated that he did not have an issue with metal awnings, and other members of the commission agreed.

Mr. Wolfe asked if any mechanical equipment would be mounted on the roof. Mr. Bryan responded that no equipment would be roof mounted.

Mr. Petty asked how the applicant would drain the roof behind the parapet. Mr. Bryan responded that he was still working on a solution to this issue.

Mr. Wolfe stated that he was still concerned about the metal on the side and rear of the building. Mr. Hudgins stated that he had concerns about the metal fading over time. Chairman Traynor added that he was more concerned about rust than fading. He asked the applicant if they had considered painted CMU block in lieu of metal on the side and rear of the building. John Allen of Kuester Development responded that the metal would be a galvanized type, and would resist rusting or fading for at least 15-20 years. He added that CMU would add significant cost to the project, and would also require painting and other ongoing maintenance.

Planning Director Cronin asked if the Planning Commission was satisfied with the changes made to building, setting aside the issue of having metal on the side and rear of the building. Members of the commission stated that they were okay with the remainder of the building's design and materials.

Mr. Allen asked the commission what they would support in place of metal. Chairman Traynor responded that he would be fine with continuing the EIFS on the side and rear of the building. He would also support painted CMU block, similar to what was used on the side and rear of the new Walmart Neighborhood Market. Mr. Wolfe added that he would support any additional materials which were included in the draft UDO, which is currently pending approval by town council.

Mr. McMullen expressed concern about the drop off at the end of the driveway in the parking area. He stated that he would like to see trees, shrubs, a fence, or some other barrier for safety purposes.

Mr. Wolfe made a motion to grant commercial appearance review approval, with the following notes and conditions: the canvas awnings shall be replaced with metal awnings; a 5' sidewalk shall be included along Highway 160 E (outside the right-of-way) and stubbed out to neighboring property lines; raised planter boxes shall be included at the front of the building; trees, shrubs, a fence or other barrier shall be provided for safety purposes at the end of the parking area; and staff shall be authorized to review and approve substitute materials in place of metal on the side and rear of the building, including painted CMU block, split faced block, scored block, EIFS, wood siding, fiber cement siding, or stucco. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

## NEW BUSINESS ITEMS

1. **Annexation Request: 1945 & 1967 Haire Road:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation for the proposed annexation of 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 the intersection of Haire Road and Fort Mill Parkway. Planning Director Cronin stated that the property was designated as “commercial” on the town’s future land use map. Therefore, staff recommended in favor of approval with a zoning designation of HC Highway Commercial. Planning Director Cronin also noted that the property would be subject to the requirements of the COD-N overlay upon annexation.

Mr. McMullen asked if the town had heard from any of the neighboring property owners. Planning Director Cronin responded that he had not, but staff does not typically receive calls or questions until the property has been posted in advance of a public hearing.

Chairman Traynor asked whether a buffer would be required between this property and the neighboring residence. Planning Director Cronin responded that the property would likely not be developed until after the UDO is adopted, and that the UDO would require a buffer along any residential zoned parcels. (The current draft of the UDO would require a 30' buffer in areas abutting residential zoned parcels.)

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

2. **Annexation Request: 314 Sutton Road:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation for the proposed annexation of York County Tax Map Number 659-00-00-003, containing approximately 0.42 acres located at 314 Sutton Road. Planning Director Cronin stated that the property was designated as “medium-density residential” on the town’s future land use map; however, because the property was located within a

development node, and adjacent to an existing heavy commercial use (Love's Travel Plaza), staff recommended in favor of approval with a zoning designation of HC Highway Commercial.

Chairman Traynor stated that it was highly unlikely that someone would build a residence next to the truck stop. Planning Director Cronin agreed, and added that staff would recommend changing the future land use in this area to "commercial" when the town begins its 10-year update to the comprehensive plan later this fall.

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

- 3. Annexation Request: 322 Sutton Road:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation for the proposed annexation of York County Tax Map Number 659-00-00-002, containing approximately 0.46 acres located at 322 Sutton Road. Planning Director Cronin stated that the property was designated as "medium-density residential" on the town's future land use map; however, because the property was located within a development node, and adjacent to an existing heavy commercial use (Love's Travel Plaza), staff recommended in favor of approval with a zoning designation of HC Highway Commercial.

Mr. Hudgins asked the property owner, Al Steele, if there were any immediate plans for the property. Mr. Steele responded that he would be working with Pete Lang, the owner of the neighboring parcel at 314 Sutton Road, to jointly market the properties. Though there were no immediate plans, he felt that the property would be a good location for a fast food restaurant or other similar commercial use. He added that he would like to work with Love's to have internal connectivity between the fuel station and his Mr. Lang's property.

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

## **ITEMS FOR INFORMATION / DISCUSSION**

- 1. Unified Development Ordinance Update:** Planning Director Cronin noted that staff had been in communication with the mayor and town manager, and that first reading of the UDO will likely be placed on hold for approximately 60 days. The town is currently in the process of negotiating a development agreement that would allow the town to acquire a fire station site. The town would like to complete this process before finalizing the UDO. It is expected that first reading will take place by mid-November, with final reading to follow in December. Staff would recommend an effective date of January 1, 2017. The Planning Commission will also review and provide a formal recommendation on the draft zoning map. This review will be tentatively scheduled for the October meeting.

There being no further business, the meeting was adjourned at 8:26 pm.

Respectfully submitted,

Joe Cronin  
Planning Director