

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
August 25, 2015
112 Confederate Street
7:00 PM**

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

Absent: James Traynor

Guests: Mack Cross (WSB Retail Partners), Daniel Senden (WSB Retail Partners), Joe Clark (A Lock-It Self Storage), Mitch Clark (A Lock-It Self Storage), Dee Talkington (Property Owner), John Talkington (Property Owner), Constantine Vrettos (One on One Design), Scott Wells (Diversified Enterprises), Kevin Granelli (Taylor Morrison), Brandon Pridemore (R. Joe Harris & Associates), Al Rogat

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

Planning Director Cronin stated that Chairman Traynor was recovering from a medical procedure and would be unable to attend the meeting. Vice Chairman Hudgins would serve as acting chair for the meeting.

Mr. McMullen made a motion to approve the minutes from the July 28, 2015, meeting, with a second by Mr. Garver. The minutes were approved by a vote of 6-0.

OLD BUSINESS ITEMS

1. **Commercial Appearance Review: A Lock-It Self Storage:** Assistant Planner Pettit provided a brief overview of the revised drawings submitted by the applicant. Several different renderings were reviewed and discussed by the Planning Commission. The applicants, Joe and Mitch Clark, provided additional information in support of the request. The consensus of the commission settled on the elevation identified as "Revision A," with some minor modifications. Mr. Petty made a motion to approve the design included in Revision A, to include decorative lights, awnings and stacked stone. Mr. Lettang seconded the motion. The motion was approved by a vote of 5-0.
2. **Commercial Appearance Review: Multi-Tenant Commercial Building:** Assistant Planner Pettit noted that this multi-tenant building had previously received appearance review approval; however, the applicant was now proposing to rehabilitate the existing structure in front of the new Walmart Neighborhood Market, rather than tear down and replace it. The square footage would remain the same, but the building footprint and some design elements would be changed from the original design. Daniel Senden and Mack

Cross provided additional information in support of the request. Mr. McMullen provided comments in regards to the landscaped island at the front of the building. Mr. Petty inquired as to the structural integrity of the existing building. Mr. Hudgins stated that he would like to see some brick pattern work included to restore some of the original character of the building. Mr. Wolfe discussed the possibility of varying the types of awnings along each frontage of the building. Mr. Wolfe made a motion to approve the modified design, with the following notes and conditions: the building design and materials shall allow for maximum deviation and relief along the building façade; the awnings shall be varied from the original design to include metal awnings on the front and rear brick sections; and brick detailing shall be included for the purpose of enhancing the character and relief of brick wall sections. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

- 3. Commercial Appearance Review: Sleep Inn:** Assistant Planner Pettit provided an overview of the changes from the original design, which was previously reviewed and deferred by the Planning Commission. These included changes to the building elevation, design, materials and site plan. Constantine Vrettos provided additional information on behalf of the applicant. Mr. Hudgins questioned why an internal point of connectivity was not provided to the neighboring parcel. Mr. Vrettos stated that the applicant had attempted to work with the neighboring property owner to coordinate an internal connection point, but the neighboring property owner was not interested at this time. The parking area was designed to include a location where a logical connection could be made in the future, if the neighboring property was developed at a later date. Mr. McMullen suggested that the pedestrian pathway should be located closer to the future restaurant side of the property, rather than the hotel side, which is close to I-77. Mr. Pettit noted that a couple elements would need additional review, including retaining wall designs, stamped asphalt areas, and pedestrian lighting. He added that the sidewalks adjacent to the hotel were 6' rather than the 8' required by the COD-N, but this was a minor change that staff felt still met the intent of the overlay district. Mr. Wolfe made a motion to approve the modified design, with the following notes and conditions: a pervious fire turnaround area shall be included, as requested by the Fire Department; the retaining wall design, stamped asphalt and lighting designs shall require subsequent review and approval; sidewalk easements shall be granted in areas where the sidewalk must cross onto the property to accommodate grade changes; the sidewalk connection shall be shifted east on the property toward the restaurant side, and the existing connection point shall be converted to a landscaped island; and the 6' sidewalk adjacent to the hotel was determined to meet the intent of the overlay district of providing safe pedestrian access to the future hotel. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

- 1. Annexation Request: Talkington Property:** Planning Director Cronin provided an overview of the request, the purpose of which was to review and provide a zoning recommendation for an annexation request for 161 acres on S Dobys Bridge Road. Planning Director Cronin reminded commission members that this request had initially been reviewed in 2014, but was later withdrawn after concerns were raised about potential

traffic impact on Dobys Bridge Road. Planning Director Cronin stated that staff still had concerns relating to traffic impact, and recommended deferral of the annexation request until a traffic study could be performed by the applicant. He added that the property was located in an area designated on the future land use map as “low density residential,” with a recommendation of two or fewer homes per acre. Though a proposed development agreement would limit overall density at 2.01 units per acre, the requested zoning designation of R-5, with a minimum of 5,000 square foot lots, was not necessarily designed as a low density district, and perhaps R-10 or R-15 would be better suited for this area. Kevin Granelli of Taylor Morrison spoke on behalf of the applicant. Mr. Granelli stated that the applicant was proposing to donate a 23 acre site to the town, and that the flexibility offered by the R-5 designation would allow the developer to offset the lost density from those 23 acres elsewhere on the property. Mr. Granelli requested that the planning commission vote on the request, and for any concerns or conditions to be addressed prior to consideration by town council. Mr. Garver made a motion to defer consideration of the request until a traffic impact analysis was completed and submitted for review. Mr. Lettang seconded the motion. The motion to defer was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Impact Fee Ordinance Update:** Planning Director Cronin stated that council had given final reading approval to the impact fee ordinance and CIP on August 24th. The final discount rates approved by council were 10% for Parks & Recreation, 50% for Fire Protection and Municipal Facilities and Equipment, and 100% for Transportation. The effective date for the impact fee ordinance was set as October 1, 2015.
- 2. Rezoning Request: 113 Railroad Avenue:** Assistant Planner Pettit stated that the rezoning request for 113 Railroad Avenue has been withdrawn. The applicant submitted an appeal to the Board of Zoning Appeals regarding the classification of a “print shop,” as recommended by the Planning Commission. The BOZA voted to overturn staff’s interpretation, which would allow Rustic Label to expand in its existing location without rezoning the property from Local Commercial to General Industrial.
- 3. Pending Appearance Review Request:** Assistant Planner Pettit informed members of the commission that staff had received a set of drawings for a proposed Holiday Inn Express on Carolina Place Drive. A rendering of the proposed building was shown and discussed. Planning Director Cronin and Assistant Planner Pettit expressed concern that the proposed building, as submitted, appeared to be out of character with the surrounding area. While this was not a formal review of the building design, staff did want to receive some initial feedback from the commission. The general consensus of the commission was the building design was inconsistent with surrounding properties. Assistant Planner Pettit stated that he would share these concerns with the applicant, and would request modifications in advance of the formal appearance review next month.

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

Respectfully submitted,

Joe Cronin
Planning Director