

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
October 18, 2016
112 Confederate Street
7:00 PM**

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

Absent: Tom Adams, Jay McMullen

Guests: Larry Huntley (Town Council), Constantine Vrettos (One on One Design), Scott Wells (Diversified Enterprises Inc.), Ted Harris (R. Joe Harris & Associates), Jon Hattaway (Cumming/FMSD), Joe Romenick (Fort Mill School District), Richard Jackson (JCS Architects/FMSD), Dan Ballou (Morton & Gettys), Talia Seamon (Winthrop), Cali Bowen-Bibb (Winthrop), Margaret Mendenhall (Winthrop), Jan Bryan (Overcash Demmitt Architects)

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

Mr. Hudgins made a motion to approve the minutes from the September 20, 2016, meeting, with a second by Mr. Lettang. The minutes were approved by a vote of 5-0.

Planning Director Cronin stated that he had heard from Mr. Adams and Mr. McMullen in advance of the meeting. Both members had a conflict, and would be unable to attend the meeting.

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 landscape, lighting, sidewalk and signage plan for High School #3 on Fort Mill Parkway. Assistant Planner Pettit noted that a variance was approved by the Board of Zoning Appeals on October 17, 2016, for the athletic field lighting. He added that the plan did not include sidewalk stub outs to neighboring property lines, pedestrian lighting, or distinguishing features for crosswalks, as required by the Corridor Overlay District. A discussion then took place.

Chairman Traynor asked about the streetscape buffer on Fort Mill Parkway. Assistant Planner Pettit noted that the buffer was generally consistent with the requirements of the COD. Planning Director Cronin added that the town's water line easement restricted the type and location of street trees along the Fort Mill Parkway frontage.

Mr. Wolfe stated that sidewalks should be extended across the entire property and stubbed out to neighboring properties, as required by the ordinance. Jon Hattaway of the Cumming Corp. spoke on behalf of the school district. He noted that the school district owned the property to the west of the high school site and would commit to extending the sidewalk

when a future school was constructed on that site. Mr. Wolfe reiterated that the sidewalk should be stubbed out to the property line, and extended when a future school is built in that location.

Mr. Hudgins inquired as to how many significant trees would be preserved, as they were not located on the landscape plan. Richard Jackson of JCS Architects responded that most of the trees would remain within the 45' stream buffer. Assistant Planner Pettit noted that some significant trees would be removed and replanted, as allowed by the town's tree ordinance.

Mr. Petty asked what percent of the site would be denuded to accommodate construction. Mr. Jackson responded that approximately 80%-85% of the site would be cleared and graded, with the remaining areas being left in place to meet stream and perimeter buffer requirements.

Chairman Traynor stated that if the COD requires pedestrian lighting, then it should be included on the site plan.

Mr. Hudgins asked whether the sign would be an LED sign, similar to Fort Mill and Nation Ford High Schools. Assistant Planner Pettit responded that LED signs are not permitted in the COD. Planning Director Cronin added that LED signs are expressly prohibited in the COD, and any changes to this requirement would need to be made by town council.

Mr. Wolfe made a motion to authorize staff to approve the landscape, buffer and signage plans. The pedestrian plans should be revised to include pedestrian lighting, sidewalk stubouts, and distinguishing crosswalks, as required by the COD, with the revised plans to be submitted to the Planning Commission for review and approval. Mr. Petty seconded the motion. The motion was approved by a vote of 5-0.

2. **Commercial Appearance Review: Comfort Inn & Suites**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a revised plan for a proposed hotel at the Sutton Road and I-77 interchange. Assistant Planner Pettit noted that the Planning Commission had previously approved designs for a proposed Sleep Inn at this location. The project has since been changed to a Comfort Inn and Suites. He added that while the site plan was generally consistent with the plan which was formerly approved, the design of the four-story building has since changed. A discussion then took place regarding the building design and materials.

Mr. Hudgins made a motion to defer consideration of the request so as to allow further refinement of the plans. Mr. Petty seconded the motion. The motion was approved by a vote of 5-0.

3. **Commercial Appearance Review: SC 160 Commercial Building**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review a modified design for a proposed multi-tenant commercial building at 1474 Highway 160 E. Assistant Planner Pettit noted that the commission had previously approved the building design, with conditions; however, the applicant has since modified the design to show changes to building

materials, colors, removing the building wrap along the first quarter of the rear of the building, removing decorating cornices, revising the storefront windows, and adding roll up doors at one end of the building. A discussion then took place.

Mr. Hudgins stated that other recently approved buildings, such as QuikTrip and A Lock-It Self Storage, included decorative elements, such as cornices and lighting, and he felt that the modified design was no longer consistent. Mr. Wolfe agreed, adding that the building was inconsistent with other commercial buildings on the 160 corridor.

Mr. Petty asked about the proposed building materials. Jan Bryan of Overcash Demmitt Architects spoke on behalf of the applicant. He stated that an architectural CMU was being proposed in place of the stamped EIFS, due to cost considerations. Mr. Petty responded that a brick veneer could be installed for less than CMU. Chairman Traynor stated that a brick veneer would be preferable to CMU, and aesthetically, would be more consistent with the original design.

Mr. Wolfe and Mr. Lettang stated that they were opposed to having roll-up doors which would be visible from the right-of-way.

Mr. Hudgins made a motion to deny the building revisions. Mr. Lettang seconded the motion.

Mr. Wolfe made a substitute motion to deny the revisions as submitted, and to authorize staff to approve a building permit based on the previously approved design (with associated conditions). The applicant would have the option to replace the stamped EIFS with brick veneer; however, no other modifications were approved. Mr. Lettang seconded the substitute motion. The substitute motion was approved by a vote of 5-0.

NEW BUSINESS ITEMS

1. **Final Plat: Pecan Ridge Phase 2, 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 Pecan Ridge Phase 2, Map 1, containing 58 lots on Whites Road. The plat included three new road names: Pecan Ridge Road, Shoshoni Court and Praline Way (formerly Mahan Way). All road names had been reviewed and approved by the York County Addressing Office. Staff recommended in favor of approving the plat, contingent upon the applicant providing a bond or letter of credit equal to 125% of the cost of any unfinished infrastructure.

Mr. Petty made a motion to approve the plat, contingent upon the applicant providing the required bond or letter of credit. Mr. Hudgins seconded the motion. The motion was approved by a vote of 5-0.

2. **Annexation Request: 952 Tom Hall Street:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation for the proposed annexation of York County Tax Map Number 736-00-00-019, containing approximately 0.28 +/- acres at 952 Tom Hall Street. Planning Director Cronin noted that while the requested zoning designation of HC Highway Commercial was consistent with the

recommendations of the comprehensive plan, staff had two concerns: 1) The property does not currently front the public right-of-way on Tom Hall Street; and 2) At its widest, the property is only 70 feet in width, which will make it difficult to develop once the new UDO is adopted, and buffers are applied along neighboring residential properties. He also added that the property will not be contiguous to the town limits until the annexation ordinance for the neighboring CMHA site becomes effective. For these reasons, staff recommended against the annexation request with HC zoning.

Mr. Wolfe made a motion to recommend in favor of denying the annexation request. Mr. Hudgins seconded the motion. The motion for denial was approved by a vote of 5-0.

- 3. Town-Wide Zoning Map Update:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a new zoning map for the Town of Fort Mill. Planning Director Cronin stated that the new UDO will contain several changes, including the addition, deletion, and consolidation of several zoning districts. To implement these changes, the town will need to update its official zoning map. As part of the town-wide rezoning process, staff sought to minimize the impact to existing property owners, as well as to active development projects. In addition, staff looked for locations where the current zoning map was inconsistent with the future land use map contained in the comprehensive plan. Planning Director Cronin summarized the zoning district transition plan, and then highlighted several of the areas which were proposed for rezoning.

Dan Ballou, an attorney from Morton & Gettys, asked if he could address the commission. Mr. Ballou stated that he represented a client whose property is proposed to be rezoned from commercial to residential. He asked members of the commission to consider financial implications for this, as well as similarly situated properties.

Members of the Planning Commission expressed a desire to spend more time evaluating the proposed zoning map. Mr. Wolfe made a motion to defer consideration of this item. Mr. Petty seconded the motion. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Special Called Meeting Request:** Planning Director Cronin stated that there are a couple items that will be coming in prior to adoption of the new UDO. Staff will be requesting a special called meeting, which will take place before the November 14th town council meeting. Staff will send out a Doodle poll to determine the best date and time for the meeting.
- 2. New Planning Department Hire:** Planning Director Cronin notified members of the Planning Commission that the town has hired an additional Assistant Planner, who is scheduled to start on October 31st. The new Assistant Planner will be responsible for the upcoming comprehensive plan update, subdivision plat reviews, as well as historic preservation efforts. She will be formally introduced at the next Planning Commission meeting.

There being no further business, the meeting was adjourned at 9:12 pm.

Respectfully submitted,

Joe Cronin
Planning Director