



# FORT MILL

**TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
October 27, 2015  
112 Confederate Street  
7:00 PM**

## **AGENDA**

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

1. Regular Meeting: September 22, 2015 *[Pages 3–8]*

### **OLD BUSINESS ITEMS**

1. **Appearance Review: Traditions at Fort Mill** *[Pages 9–23]*

Request from Gross Builders to grant commercial appearance review approval for the Traditions at Fort Mill (formally River Crossing Senior Living) located at the corner of Rivercrossing Drive and Sutton Road

2. **Appearance Review: Holiday Inn Express** *[Pages 24–33]*

Request from Navkaar Investment Corporation to grant commercial appearance review approval for a proposed Holiday Inn Express located at 1655 Carolina Place Drive

### **NEW BUSINESS ITEMS**

1. **Annexation Request: Patterson Property** *[Pages 34–42]*

An ordinance annexing York County Tax Map Numbers 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311, containing approximately 7.85 +/- acres at 1122 Hensley Road

2. **Appearance Review: Academy Street Shell Building** *[Pages 43–52]*

Request from Decker National to grant commercial appearance review approval for a proposed commercial office building located at 120 Academy Street

**ITEMS FOR INFORMATION / DISCUSSION**

1. **COD / COD-N Lighting, Crosswalk & Retaining Wall Standards**
2. **Subdivision Plat Updates**
3. **UDO Advisory Committee Meeting Dates**
4. **Joint Training Session for Planning & Zoning Officials (Oct. 29, 2015)**

**ADJOURN**

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
September 22, 2015  
112 Confederate Street  
7:00 PM**

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

Absent: None

Guests: Larry Huntley (Town Council), Matt Mandle (ESP Associates), Andrew Martin (ESP Associates), Matt Levesque (ESP Associates), John Culp (Property Owner), Ted Barnes (Barnes Development Co.), Walter Fields (Walter Fields Group), Frank Cantrell (EMH&T), Andrew McDonald (EMH&T), Sarah Sichau (Gross Builders), Rick Porter (Gross Builders), Brian Carter (Pulte Homes), Cisco Garcia (Pulte Homes), Bryan Tuttle (Tuttle Co.), Craig Otto (Holiday In Express), KC Udani (Holiday Inn Express)

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

Mr. Hudgins made a motion to approve the minutes from the August 25, 2015, meeting, with a second by Mr. Garver. The minutes were approved by a vote of 7-0.

**NEW BUSINESS ITEMS**

- 1. Master Road Name List: Masons Bend:** Planning Director Cronin provided an overview of the request, the purpose of which was to review and approve a master road name list for the Masons Bend subdivision (Kanawha Tract & Suttonview Tract). The applicant, Crescent Communities, requested approval of the following road names: Artisan Lane, Bee Balm Trail, Big Bluff Trace, Bluestem Drive, Bucks Quarry Court, Cast Iron Court, Crawfish Drive, Fish Story Court, Flatwater Street, Freshwater Drive, Gray Hook Drive, Half Pint Loop, Hidden Shoals Road, Inspired Way, Issa Court, June Bug Lane, Kayak Court, Lazy Day Court, Masons Bend Drive, Oarman Court, Oxbow Court, Patchwork Court, Porch Wisdom Court, Rock Skip Way, Rocking Chair Lane, Saunter Court, Sensibility Circle, Six String Court, Small Batch Path, Splendid Court, Stone Court, Suttonview Road (Existing), Sweet Cicely Lane, Thorns Ferry Drive, Upcountry Court, Wateran Way, and Weir Court. Planning Director Cronin added that all names have been approved and reserved through the county's addressing office.

Mr. Lettang made a motion to approve the master road name list as requested, with a second by Mr. Garver. The motion was approved by a vote of 7-0.

- 2. Rezoning Request: Harris Teeter Properties LLC:** Planning Director Cronin provided a brief overview of the request, the purpose of which is to consider a rezoning application

for York County Tax Map Numbers 020-12-01-120 and 020-12-01-202, containing 32.1 +/- acres at the intersection of S Dobys Bridge Road and Fort Mill Parkway. The property is currently zoned PND Planned Neighborhood Development, and the applicant has requested a rezoning to HC Highway Commercial. Staff noted that the property is also subject to the requirements of the COD-N Corridor Overlay District. The property is currently under contract for sale from the Hinson family to Harris Teeter Properties LLC, who intends to develop a grocery anchored retail center at this location. Planning Director Cronin noted that the property is located within Node 8 on the future land use map, which specifically envisions a neighborhood retail center for this location. Therefore, staff recommended in favor of approval. Walter Fields provided additional information on behalf of the applicant.

Mr. Wolfe and Chairman Traynor expressed concerns about the types and intensity of commercial uses in the HC district. Planning Director Cronin noted that the COD-N overlay would provide some additional protections from certain types of undesirable uses which would otherwise be allowed in the HC district. He noted that property across Fort Mill Parkway and N Dobys Bridge Road from the site were both zoned HC. He also stated that the Planning Commission and council could amend the permitted uses in the HC district as part of the UDO process, if they wish to remove specific uses from the district. Mr. Hudgins asked about the church which currently leases a portion of the property. Planning Director Cronin stated that churches are not currently permitted in the HC district. The existing church on the property would become non-conforming, but would be grandfathered under the new zoning district.

Mr. Hudgins made a motion to recommend in favor of rezoning the property from PND to HC. Mr. Garver seconded the motion. Mr. Petty stated that he was under a contractual relationship with an affiliate of the applicant and would recuse himself from voting on the request. The motion was approved by a vote of 6-0, with Mr. Petty not voting.

- 3. Annexation Request: Culp Property:** Planning Director Cronin stated that Pulte Home Corporation has submitted an annexation application for a 30.94 acre parcel located at 111 Hunter Oaks Lane. The parcel, which is owned by John Franklin Culp and is currently under contract for sale to Pulte, is immediately adjacent to Pulte's Carolina Orchards by Del Webb subdivision. Pulte was requesting a zoning designation of MXU Mixed Use upon annexation (consistent with the Orchards project), and a concept plan and development conditions were proposed for consideration with the next agenda item. These conditions would allow for up to 90 additional single-family lots (2.91 units per acre). Planning Director Cronin added that while R-5 could be a viable alternative given the single use proposed by the applicant, it was staff's opinion that the MXU zoning designation could be used because the additional 30.94 acres would be an extension of an existing mixed use development. Therefore, staff recommended in favor of approval with MXU zoning. Planning Director Cronin added that the property is currently zoned UD Urban Development in the county, which could allow for higher density development, including apartments. Planning Director Cronin also noted that the homes would be age-restricted, and would have no impact to the school district. The current driving distance from the downtown fire station was measured at 5.1 miles; however, once internal access

to the site is completed via Carolina Orchards Boulevard, the distance would probably be right at, or slightly below, 5 miles. Staff also noted that a cul-de-sac would likely need to be added to the existing Hunter Oaks Lane once the property is developed and internal access is provided through Carolina Orchards. Matt Levesque of ESP Associates provided additional information on behalf of the applicant.

Mr. Wolfe and Mr. Hudgins discussed whether R-5 would be preferable to MXU zoning. Planning Director Cronin responded that the R-5 district would allow more homes, by right, than what was proposed in the MXU development conditions. Chairman Traynor also added that the MXU district allows for the use of development conditions, whereas the R-5 district does not, unless a development agreement is signed between the town and the applicant.

Mr. Hudgins made a motion to recommend in favor of the annexation request with a zoning designation of MXU Mixed Use. Mr. McMullen seconded the motion. Chairman Traynor noted for the record that although his employer was under contract to sell the neighboring property to Pulte, neither he nor his employer had any interest in the property subject to the annexation request. The motion was approved by a vote of 7-0.

4. **Mixed Use Concept Plan and Development Conditions: Carolina Orchards Culp Property:** Planning Director Cronin stated that Pulte's proposed development conditions for the Culp MXU project would allow for up to 90 additional single-family lots (2.91 units per acre). It was staff's opinion that this density was consistent with the medium density designation contained within the comprehensive plan, as well as the development plan for the surrounding Carolina Orchards project. Staff recommended in favor of approval. Mr. Hudgins made a motion to recommend in favor of the proposed concept plan and development conditions, to include a note in the development conditions that the project will be limited to up to 90 age-restricted, single-family units. Mr. McMullen seconded the motion. Chairman Traynor noted for the record that although his employer was under contract to sell the neighboring property to Pulte, neither he nor his employer had any interest in the property subject to the request. The motion was approved by a vote of 7-0.
  
5. **Preliminary Plat: Kimbrell Oaks:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve a preliminary plat for the Kimbrell Oaks subdivision at the intersection of Kimbrell Road and N Dobys Bridge Road. Assistant Planner Pettit noted that a sketch plan had been approved in May 2015, after several revisions. The preliminary plat, which contains a total of 100 single-family residential lots, was determined to be consistent with the approved sketch plan, zoning ordinance, and development agreement for the property; however, a couple minor revisions were requested to the construction documents. Assistant Planner Pettit added that off-site road improvements at both ends of Kimbrell Road would be reviewed and approved by SCDOT.

Mr. Hudgins asked whether the heritage trees which were proposed for removal would be replanted elsewhere on the site. Assistant Planner Pettit provided a landscape plan which

showed the replanting. Mr. Petty asked where the retaining walls would be located, and what their height would be. Frank Cantrell of EMH&T pointed to the location on a map, and stated that the wall would be between five and six feet in height.

Mr. Petty made a motion to approve the preliminary plat, and to authorize staff to approve minor modifications to the construction drawings as requested by the fire marshal, engineering director and planning department. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

6. **Appearance Review: Traditions at Fort Mill:** Assistant Planner Pettit provided an overview of the request, the purpose of which was to review an appearance review request from Gross Builders for a proposed 252-unit age-restricted apartment complex, as well as a 5,000 square foot commercial building. Assistant Planner Pettit stated that, following revisions, the proposed buildings and site plan were substantially compliant with the town's zoning requirements. Rick Porter of Gross Builders and Matt Levesque of ESP Associates provided additional information on behalf of the applicant.

Chairman Traynor asked for additional information regarding the proposed materials. Mr. Porter presented a display board which showed samples of the materials and colors. The buildings will be constructed of architectural stone, brick, and cement board. Mr. Petty inquired as to where the AC units would be located. Mr. Porter stated that they would be on the ground, away from windows, and with appropriate landscaped screening. Mr. Wolfe questioned where the detached garage units would be located, and Mr. Levesque pointed them out on the site plan. Mr. Porter also presented revisions to the pool house and commercial building, which were revised to meet zoning requirements.

Mr. Petty made a motion to approve the building design and site plan, while deferring the review and approval for the crosswalk and site lighting plans. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

7. **Appearance Review: Holiday Inn Express:** Assistant Planner Pettit provided an overview of the request, the purpose of which was to review an appearance review request from Navkaar Investment Corporation for a proposed Holiday Inn Express to be located at 1655 Carolina Place Drive. Assistant Planner Pettit stated that the proposed building and site plan were substantially compliant with the town's zoning requirements. Craig Otto and KC Udani provided additional information on behalf of the applicant.

Chairman Traynor asked what materials would be used on the exterior of the building. Mr. Otto stated that the exterior would contain EIFS and stone. Mr. Petty questioned the structural method used to construct the building. Mr. Otto stated that that building would be wood construction. Mr. Hudgins expressed concern that the building still appeared to be somewhat inconsistent with neighboring buildings. Mr. Udani responded that Holiday Inn's new prototype was designed to be more modern in appearance in an effort to appeal to millennial travelers. Mr. Wolfe agreed with Mr. Hudgins' concern, and noted that several nearby buildings contained brick on the exterior. Chairman Traynor asked whether the EIFS on the ground floor could be changed to masonry, to be consistent with

neighboring buildings at street level. Mr. Otto stated that this change could be accommodated.

Mr. Petty made a motion to defer consideration of the request, and asked for the updated drawings to be presented at the next meeting. Mr. Wolfe seconded the motion. The motion to defer was approved by a vote of 7-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

1. **Comprehensive Plan Future Land Use Update:** Planning Director Cronin stated that staff was recommending updating the future land use map in the town's comprehensive plan, last updated in 2012-13. Now that we have a better idea of the anticipated zoning districts from the draft UDO, staff recommended reviewing and updating the future land use map in advance of a town-wide update of the zoning map, which would take place in conjunction with adoption of the new UDO. A request will be presented to council on September 28, and an update will be provided at the next Planning Commission meeting.
2. **Subdivision Plat Updates:** Planning Director Cronin informed the Planning Commission that staff had reviewed and approved a total of nine plats in the previous month. Final plats were approved for the following: Kingsley Town Center, Phase 1; Avery Plaza; and Carolina Orchards, Villages A/B/F/G and Carolina Orchards Boulevard. Preliminary plats were approved for Masons Bend (Kanawha Tract) and Masons Bend (Suttonview Tract).
3. **UDO Update:** Planning Director Cronin stated that the UDO Advisory Committee has fallen behind schedule due to the length of time needed to review the first nine articles of the draft UDO. The existing scope called for a total of four committee meetings; however, following a conversation with the consultant, it was estimated that between two and four additional meetings would be required to complete the review of draft materials. Staff presented three options: hold up to four separate evening meetings, similar to what was done for the first four meetings; hold back-to-back meetings on consecutive evenings in an effort to minimize the consultant's travel expenses; or hold two half-day workshops in an attempt to complete the review process in only two meetings. Mr. Wolfe questioned whether the consultant could use Skype to teleconference into the meetings from his home base in Michigan. Planning Director Cronin stated that there may be some logistical issues on the town's end, but he would consult with the town's IT staff and present that option to the consultant. The consensus was to continue with evening meetings. Planning Director Cronin stated that staff would contact the consultant to discuss available dates, and would send out a Doodle poll to determine which dates work best for the greatest number of committee members.

There being no further business, the meeting was adjourned at 9:22 pm.

Respectfully submitted,

Joe Cronin, Planning Director

# RECUSAL STATEMENT

Member Name: Tom Petty

Meeting Date: 9/22/15

Agenda Item: Section New Business Number: 2

Topic: REZONING REQUEST HARRIS TEGZAL  
PROPERTIES LLC

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

**Justification to Recuse:**

**Professionally employed by or under contract with principal**

**Owns or has vested interest in principal or property**

**Other:** \_\_\_\_\_

Date: 9/22/15 Tom Petty

Member

Approved by Parliamentarian: [Signature]

## **Planning Commission Meeting**

**October 27, 2015**

### **Old Business Item**

#### **Commercial Appearance Review: Traditions at Fort Mill**

Request from Gross Builders to grant commercial appearance review approval for the Traditions at Fort Mill (formally River Crossing Senior Living) located at the corner of Rivercrossing Drive and Sutton Road.

---

#### **Background / Discussion**

**10/27/15 Update:** At the September 22<sup>nd</sup>, 2015 Planning Commission meeting, the site plan and building designs were approved for the Traditions at Fort Mill project. As discussed at the meeting, the applicant was to come back before the Planning Commission for approval of their lighting and crosswalk designs.

The Planning Commission is asked to consider a request from Gross Builders to grant commercial development appearance review approval for the Traditions of Fort Mill senior apartment community at the corner of Rivercrossing Drive and Sutton Road. A map and site plan are attached for reference.

The property (Tax Map # 020-20-01-016) is zoned MXU Mixed Use, wherein senior apartments and commercial offices are permitted per their approved MXU development conditions. The property is also be subject to the requirements of the COD-N Corridor Overlay (Node) district.

The proposed building elevations, site plans and landscaping plans are attached for review. A full set of building designs will be available during the Planning Commission meeting. The exterior of the apartment buildings and commercial building features a mix of asphalt shingles, metal roofing, brick and Hardiplank.

The landscape plan includes a mixture of shade trees within the parking lot and along the Rivercrossing Drive frontage. A mixture of evergreens were included as screening for parking areas.

#### **Recommendation**

The crosswalks and lighting were deferred in order to allow for a future discussion of standards of design for those elements along the corridor as a whole. A discussion of those items has been prepared as a new business item for the October 27<sup>th</sup> meeting. Staff would recommend moving the review of this agenda item until after the discussion of corridor standards.

#### **Crosswalks**

Per the COD-N overlay district requirements, crosswalks in parking areas 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.” As submitted, the applicants are showing a colored concrete crosswalk along the frontage of the Rivercrossing Drive driveway. While the colored concrete would meet the requirements of the overlay, internal crosswalks are shown with only painted striping. The Planning Commission, at their discretion, would need to approve this deviation using the procedure noted in Subsection 17 “Alternative means of compliance” within the COD-N overlay code.

#### Lighting

The COD-N overlay provides enhanced requirements for lighting along the corridor, however this project does not have frontage along the corridor. Internal lighting is to meet the lighting standards as found in Article IV of the Zoning Ordinance, which would limit the height of the lighting to 16’.

Chris Pettit, AICP  
Assistant Planner  
October 19, 2015





**Legend:**

-  Crosswalk with 4" White Paint Striping
-  Crosswalk with Colored Concrete
-  Street/Pole Light
-  Building-Mounted Light

**Note:**  
See attached exhibits for proposed manufacturer colors and details.



Example of Typical Pole/Street Lighting

**DRAFT**  
DO NOT RELY ON THIS DOCUMENT

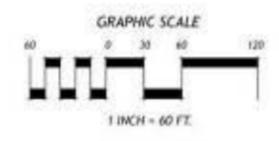


ESP Associates, P.A.  
P.O. Box 7030 3475 Lakewood Blvd.  
Charlotte, NC 28241 Fort Mill, SC 29709  
NC - 704.583.4540 SC - 803.802.2400  
www.espace.com



**Traditions at Fort Mill**  
Conceptual Lighting and Crosswalk Exhibit

ESP Job #DN10.100      October 13, 2015




**GROSS BUILDERS**  
SINCE 1916

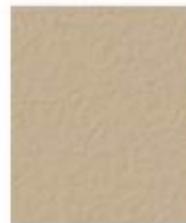
## Colors for Concrete

*Davis Colors™ mix into any concrete, transforming it into a new design feature for building and paving projects or to enhance appearance around the home. Davis Colors™ are strong, durable and last as long as the concrete. Installation is cleaner and easier than*

*This pdf color card is just for ideas. If you choose a color by viewing this on your PC or from a printout of the pdf file, your colored concrete may be a big surprise. Please make your selection from our printed color card, hard samples or job site test.*

*toppings, stains or coatings and requires less labor. There are bold and intense premium colors, standard colors that make an attractive upgrade for any project, and*

*low-cost subtle shades that add a hint of color to gray concrete. As the leading producer of colors for concrete since 1952, we offer the widest spectrum available.*



**SANDSTONE**  
0.75 LB 6237



**CANYON**  
0.5 LB 160



**YOSEMITE BROWN**  
2 LBS 641



**HARVEST GOLD**  
2 LBS 6004



**SAN DIEGO BUFF**  
1.5 LBS 6237



**TERRA COTTA**  
4 LBS 10134

*Note: Colors and text selected from document by Davis Colors entitled "Concrete Color Selector"*

## MIX-IN COLORS FOR CONCRETE

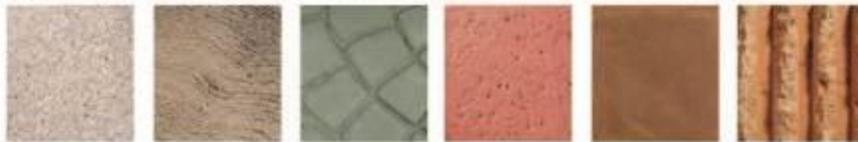
**Uses:** Davis Colors are used in cast-in-place, slab-on-grade, precast, tilt-up and decorative concrete; shotcrete, mortar, concrete masonry units, pavers, retaining wall units and roofline. They can also be used to color cast stone, plaster, stucco and other cement-based construction materials. Designed for mix-in use only, they should not be sprinkled or dusted onto the concrete surface.

**Ingredients:** Pure, concentrated pigments made of high-quality metal oxides recycled from iron or refined from the earth and specially processed for mixing into concrete. Davis Colors comply with ASTM C979 *Pigments for Integrally Colored Concrete*. They are lightfast, alkali-resistant, weather-resistant, durable and long-lasting like concrete. Davis Colors are available in a wide spectrum of standard colors and can be custom formulated to match design requirements. \*Unlike other Davis Colors, Supra-Instant® black #8084 is a specially treated carbon black. Carbon black is the highest in tint strength and the most economical, but can fade if concrete is not sealed against water penetration. Sealing and periodic re-sealing can minimize this effect.

**Packaging:** Concrete suppliers use our Mix-Ready® disintegrating bags or Chameleon® bulk handling system. The Chameleon® is a computer-controlled automatic color dosing system used by concrete producers. Mix-Ready® bags are tossed into the mix without opening or pouring. They disintegrate under mixing action, releasing pigments to disperse uniformly leaving no bags to litter the environment.

**Installation:** Integrally colored concrete is installed the same way as high quality uncolored concrete. Choose a color on the inside of this color card and specify it by name and color number. Create a custom color by varying the amount of color added to the mix. Confirm desired color with a fully-cured job-site test panel. Dry color dose rates range from 1/2 to 7 lbs. per 94 lbs. of cement content and should never exceed 10% of cement content. (Liquid dose rates are higher). Cement content includes portland cement, fly ash, silica fume, lime and other cementitious materials but does not include aggregate or sand. Davis Colors have been used successfully in a wide variety of mix designs and are compatible with commercially available admixtures. The only known incompatibility is with calcium chloride set accelerator which causes blotching and discoloration. \*Supra-Instant® black #8084 reduces or negates the effect of air-entraining admixtures.

**Finishes:** Paving and floors can be finished with pattern-stamped, broomed, troweled, exposed aggregate, salt-finished, sand-blasted, diamond-polishing or many other visually appealing textures. Cast-in-place, precast and tilt-up structures can be textured with sand-blasting, bushhammering, grinding, polishing, special forms or form liners. The combinations and possibilities are endless. Here are just a few:



Exposed Aggregate

Light Broom (wavy)

Stamped/Patterned

Salt Finish

Sand Blasted

Form Liner

**Curing & Sealing:** W-1000 Clear™ is a non-clouding, spray-on cure and sealer that meets or exceeds ASTM C309 standards and is specially formulated for colored concrete and exposed aggregate finishes. Other curing methods, such as water curing or plastic sheets cause discoloration. Color Seal™ is an optional, thin-film sealer that's tinted to match the shades on this Color Selector. When applied over colored concrete or the W-1000 Clear™, it provides a more uniform appearance.

**Quality Tips:** For best results; materials, curing, weather conditions and workmanship should be uniform throughout a project. Quality starts with the concrete mix; use a low water-content, high-performance mix design. When planning a project, budget for craftsmanship.

**Consumer Advice:** Contractors are independently owned and operated without affiliation to Davis Colors. Choose a licensed and qualified contractor who provides written information and example projects you can see before you buy. Check the yellow pages, ask your local ready mix or building material dealer or visit [www.concreteconnection.com](http://www.concreteconnection.com) to find contractors who specialize in colored concrete.

**Specify Davis:** Choose a color from this color selector and specify it by name and color number. Add color call-out to plan documents or specifications. For complete architectural and guide spec information, visit our web site, refer to our architectural binder, call, fax or write. Our guide specifications can be found in SweetSource®, Spec-Data®, ARCAT/Spec-Disk® or at [www.daviscolors.com/specs](http://www.daviscolors.com/specs).

For samples or additional information contact:



Tel: 800-356-4848

Fax: 323-269-1053

[www.daviscolors.com](http://www.daviscolors.com)

## Mixing Guide:

Use the same pigment-to-cement ratio, type and brand of cement and aggregates throughout project. Changes in cement and aggregate color affect final color.

Keep slump less than 5" (12.5 cm) and water content consistent. High water content causes concrete to appear pale or "faded". If higher slump is required, use a water reducing admixture instead of added water.

Calcium Chloride set-accelerator causes discoloration; Do not use with color.

Specify air content of 5% to 7% for improved workability and long term durability in freeze/thaw climates.

Schedule loads for consistent mix times. Deliver and discharge in less than 1-1/2 hours. Clean mixer thoroughly between color change-overs.

Confirm color number and weight in Mix-Ready® bag (or combination of bags) is the same required by mix design.

Wet mixer with 1/2 to 2/3 total batch water. Toss in Mix-Ready® bags and mix at charging speed for at least one minute. Add cement, aggregate and remaining batch water. Continue mixing at charging speed for at least 5 minutes (7 minutes for pea-gravel mixes).

Notice: In mixes with small aggregate or batches with short mixing duration, Mix-Ready® bags may not completely disintegrate. In sand-blasted or exposed aggregate finishes, use small bag sizes (15 lbs. maximum) or open bag and pour color normally.

The Chameleon® is a computer-controlled color dosing system for Ready Mix operators exclusively from Davis. It improves color accuracy and availability; Chameleon® dose rates differ from the rates on front of this card. For more information, go to [www.daviscolors.com/chameleon](http://www.daviscolors.com/chameleon).

## Contractor's Guide:

Prepare a well-drained subgrade. Add a 2 to 3 inch (50 to 75 mm) layer of sand, gravel or crushed stone. Uniformly compact the subgrade and moisten evenly leaving no puddles, standing water, ice, frost, or muddy areas.

If vapor barrier is used, overlap sheets and tape over holes in barrier. Place a 3" (75mm) layer of granular self-draining compactible fill over the barrier to minimize shrinkage cracking.

Position forms for uniform slab thickness. Follow American Concrete Institute standards for reinforcement and joint placement to control cracking.

Allow ample time and manpower for placement and finish work. Finish evenly and with care.

Begin troweling after bleed water evaporates. Late or hard troweling and edging causes "burns" or dark spots.

Water added at job-site to mixer or pumps will cause color to pale. Keep additions to a minimum and consistent among loads. Don't wet finishing tools or brooms or sprinkle water on the surface.

Do not sprinkle pigment or cement onto the surface.

Rotary dry-broom, pattern stamped or rough finishes usually cure more even-colored than smooth-troweled finishes.

Uneven curing=uneven drying=uneven color. Cure colored concrete with Davis W-1000 Clear™ cure and seal. (Info at: [www.daviscolors.com/literature](http://www.daviscolors.com/literature))

Do not use plastic sheets, water curing or curing products which discolor. Wood and other objects left on curing concrete cause discoloration.

Efflorescence is a white powdery substance that appears on concrete surfaces. A result of water evaporation, it is more noticeable on colored surfaces making them look faded or lighter in color when not cleaned off. Proper curing and protection against water penetration reduces tendency for efflorescence to occur. Remove with detergent or mild-acid cleaners formulated to remove efflorescence. Follow cleaner instructions and test in a small area to make sure cleaner will not etch or discolor the surface. Wear rubber gloves and eye protection.

Because the conditions of use and application of our products are beyond our control, DAVIS COLORS MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE and expressly disclaims liability for consequential or incidental damages whether based on warranty or negligence. Buyer's sole remedy shall be refund of color purchase price from point of purchase.

©2014 Davis Colors all rights reserved. Chameleon®, Mix-Ready® and Supra-Instant® are registered trademarks of Davis Colors. Printed in U.S.A. 1/2014

Type: \_\_\_\_\_  
 Catalog #: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_



LED Lighting

DECO®

LIGHTING

**Description**

The D404-LED large low profile wall pack offers reliable performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or door entrances.

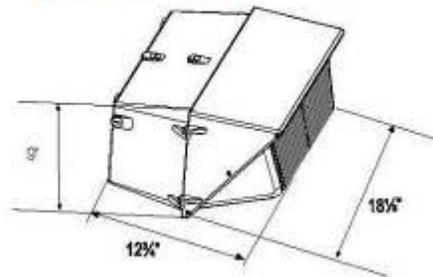
**D404-LED**



**Features**

- Heavy duty two piece, die-cast aluminum housing with a textured bronze UV resistant finish over a chromate conversion coating.
- Specular anodized aluminum reflector.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3.5" octagon or 4" square outlet box.
- 5" NPS tapped holes provided in three locations for surface conduit entry or optional photo control.
- Clear prismatic borosilicate glass refractor is thermal and shock resistant.
- Integral cast-in aluminum hinges permit complete removal of lens frame assembly without tools.
- Front housing is hinged for easy relamping and is complete with silicone gasket seal.
- UL 1598 listed for wet locations.

**Dimensions**



**Ordering Information:**

Example: **D404-LED-60-30-UNV-T2-BZ-WDF**

Series	Wattage/Lumen	Color Temp.	Voltage	Finish	Option
Medium Curved	20 20W/2540lm	30 3000K	UNV 120-277V	BZ Bronze	PC PhotoCell
Semi-Cutoff	40 40W/5080lm	35 3500K	247 347V	BL Black	WSP Wired Single Fuse*
Wall Pack	60 60W/7620lm	40 4000K	400 480V	WH White	WDF Wired Double Fuse*
	80 80W/10160lm	50 5000K†	(See Order Transformer used for 480V Drive)	CU Custom†	WG Wire Guard
	100 100W/12700lm				PIR Passive Infrared Sensor
	120 120W/15240lm				FC Full Cutoff Visor (Dark Sky)
					SC Side Cutoff
					VR Polycarbonate Vandal Resistant Guard
					EL60 Integral Emergency LED (see wiring instructions)





Powered By:  
NICHIA

## D404-LED Large Wallpack



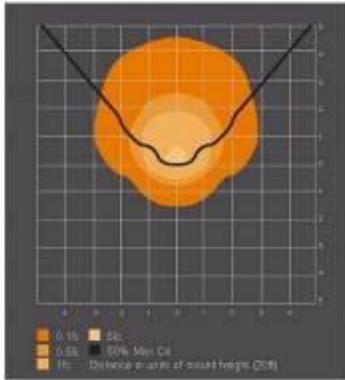
### Job Information *"Digitize your light."*

Type:	
Catalog #:	
Project:	
Comments:	
Prepared by:	

LED Lighting

#### Photometric Data

To see complete photometric reports or download .ies files for this product, visit the Deco Lighting D404-LED homepage. Tested in accordance with ESNALM 79 and LM-80 standards.



#### Performance Data

CRI:	80+
CCT:	3000K, 3500K, 4000K, 5000K
Warranty:	10 yr. Limited Warranty
Dimming:	Available with 0-10V inputs dimming down to 10%
Operating Temperature:	0°-65°C Max Ambient
L70 Rating:	100,000+ Hours
IP Rating:	IP55
Driver Current:	700mA
BUG Rating:	Type 2
	Type 3/ Type 4
	Type 5

#### Delivered Light Output and Equivalency Chart

HID to LED Replacement		
Initial Lumens Delivered	LED	HID Replacement
2540 lm	20W	100W
3810 lm	30W	150W
5080 lm	40W	175W
7620 lm	60W	250W
15240 lm	120W	400W

\*for mounting heights over 25ft consult factory.

DECO<sup>®</sup> LIGHTING



*"Digitize your light."*

©2014 Deco Lighting, www.getdeco.com T: (800) 613-DECO F: (310) 386-8855  
Rev Date: 10/28/14 #3



Powered By:  
**NICHIA**

## D404-LED Large Wallpack



### Job Information *Digitize your light.*

Type:	
Catalog #:	
Project:	
Comments:	
Prepared by:	

LED Lighting

### Performance Data

**Lumen Output**  
Lumen output and foot-candle performance is according with IESNA LM-79-03. Data is considered to be representative of the configuration shown, subject to tolerance as defined by Lighting Facts. Actual performance may differ as a result of product variations and field application.

Performance Package	Drive Current (mA)	CCT	System Watts	CRI		
				90	80	70
1000	50	5000K	20	2,000	7	6

### Electrical Load

Fixture Model No.	Drive Current (mA)	System Watts	Output (ft)		
			100'	20'	27'
D404-LED-100	500mA	10W	0.50	0.10	0.45

**Lumen Ambient Temperature (LAT) Multiplier**  
Use these factors to determine the actual lumen output for a wide range of ambient temperatures from 0°F to 100°F.

Ambient	Lumen Multiplier	
0°F	0.775	0.7
10°F	0.875	0.8
20°F	0.975	0.9
25°F	1.0	1.0
30°F	1.075	1.1
40°F	1.175	1.2

### Projected LED Lumen Maintenance

Data reference: For detailed performance projections see IESNA LM-79-03. Based on 10,000 hours of LED testing (based per IESNA LM-80-03 and projected per IESNA TM-21-1.)

To calculate LM70 use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	20,000	50,000	100,000
LM Factor D404-LED-100	1.0	87	80	70

### Options & Accessories



Hemlock Close Lens



Polycarbonate Lens Guard



Full Gasket



Wire Guard



Side Gasket



*Digitize your light.*

©2014 Deco Lighting. www.deco.com 7 (800) 613-DECO. F (910) 866-6955  
Rev. Date: 10/26/14 JD

DECO® | LIGHTING



**D829-LED**  
**Acorn Series**

**Job Information** *"Digitize your light."*

Type: \_\_\_\_\_  
 Catalog #: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_

LED Lighting

DECO® LIGHTING

**Description**

The D829-LED Acorn Series is a traditional architectural style fixture; rated for 100,000 hours life. Applications include decorative lighting such as parks, recreational areas, walkways, pathways, and area lighting.

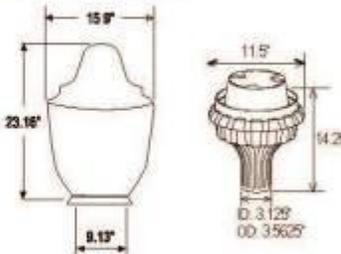
**D829-LED**



**Features**

- LEDs are mounted to the inside of the trim which also doubles as a heat sink for optimal heat dissipation. This process allows the heat generated by LEDs to exit the globe helping achieve a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F (-40°C) to 95°F (+35°C).
- Each power supply (driver) is UL 1310 compliant, operating from a 60HZ +/- 3HZ AC line over a voltage ranging from 95 volts to 280 volts. Each driver is an efficient switcher with a power factor of greater than 0.91 with an input current of less than 20% Total Harmonic Distortion (THD). Fluctuations of the line voltage have no visible effect on the luminous output. Each driver includes voltage surge protection to withstand high repetition noise transients while meeting emission limits as set forth by the FCC Title 47, Subpart B, Section 15. 347-480 volt 50/60 HZ driver available at an additional cost.
- A two-piece, post top component which features precise prisms achievable only through injection molding. The prisms provide pleasing daytime "prismatic sparkle" and provide excellent uniformity, light distribution and efficiency for nighttime performance.

**Dimensions**



**Ordering Information:**

Example: (D829-LED-60-30-UNV-T3-BZ-FF)

Series	Wattage/Lumen	Color Temp.	Voltage	Optics	Finish	Option
Acorn Series	20 20W/2500*	30 3000K	UNV 120-277V	T34 Type 3*	BZ Bronze*	SM Smart Dim
	40 40W/5120*	35 3500K	347 347V	Type 4	BL Black	FF Flame Finish
	50 50W/6400*	40 4000K	480 480V	T5 Type 5*	WH White	SF Spike Finish
	60 60W/7500*	50 5000K*	Free-Down Top-down (add for 80V Down)		CU Custom†	PL Perforated Lid
	80 80W/10240*					CL Cut-off Lid
						PC Photocell
						TPC Twist Off Photocell



*"Digitize your light."*

©2014 Deco Lighting, www.getdeco.com T: (800) 613-DECO F: (910) 366-8956  
 Note: Specifications subject to change without notice. Rev Date: 11/11/14.02



Powered By:  
**NICHIA**



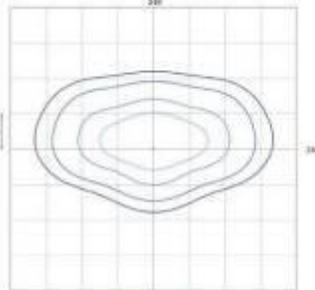
## D829-LED Acorn Series

Job Information *Digitize your light.™*

Type:	
Catalog #:	
Project:	
Comments:	
Prepared by:	

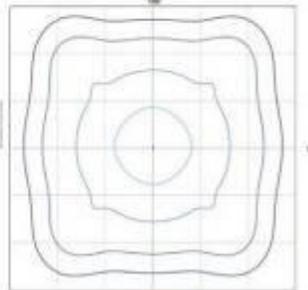
### Photometric Data

D829-LED 120W Type III Type N



Calculation Area:	240x240'
Point Spacing:	24x24'
Max Lumens/m:	2.9 fc
Area > 0.5fc:	6732 ft <sup>2</sup>

D829-LED 120W Type V



Calculation Area:	180x180'
Point Spacing:	18x18'
Max Lumens/m:	1.9 fc
Area > 0.5fc:	7539 ft <sup>2</sup>

### Performance Data

CRI:	80+			
CCT:	3000K, 3500K, 4000K, 5000K			
Warranty:	10 yr. Limited Warranty			
Dimming:	Available with 0-10V inputs dimming down to 10%			
Operating Temperature:	0°-65°C Max Ambient			
L70 Rating:	100,000+ Hours			
EPA:	2.4			
IP Rating:	IP65			
Driver Current:	700mA			
BUG Rating:	Type 3/ Type 4	B3	U2	G3
	Type 5	B4	U1	G2

### Delivered Light Output and Equivalency Chart

Initial Lumens Delivered	LED Replacement	HID Replacement
2540 lm	20W	100W
3810 lm	30W	150W
5080 lm	40W	175W
7620 lm	60W	250W
15240 lm	120W	400W
25400 lm	200W	750W
30480 lm	240W	1000W

\*for mounting heights over 25ft consult factory.



*Digitize your light.™*

©2014 Deco Lighting, www.getdeco.com T: (800) 813-DECO F: (310) 366-6855  
Note: Specifications subject to change without notice. Rev Date: 11/11/14 #2

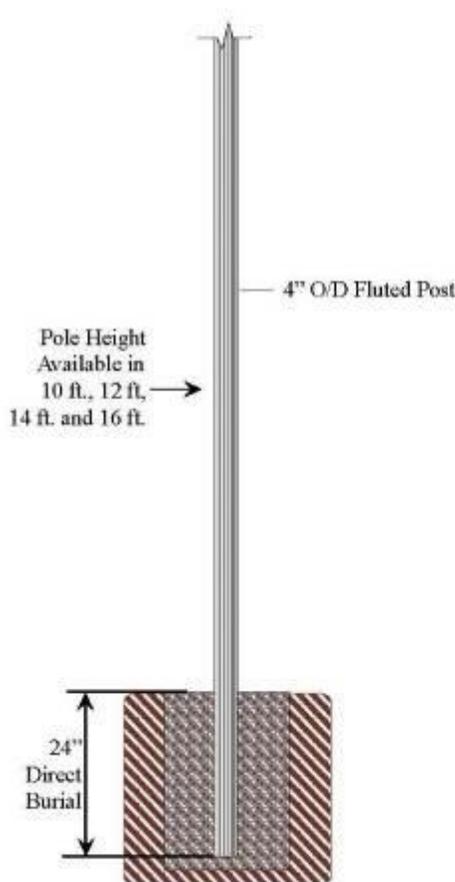
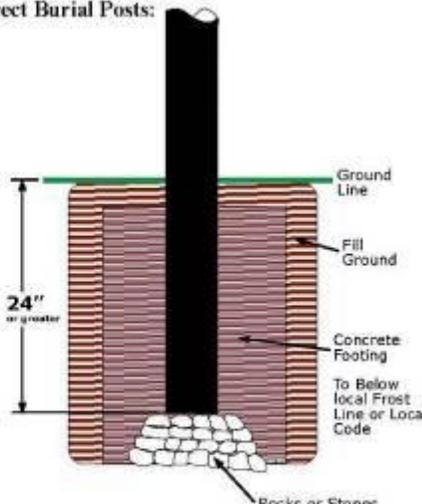
LED Lighting

DECO® LIGHTING

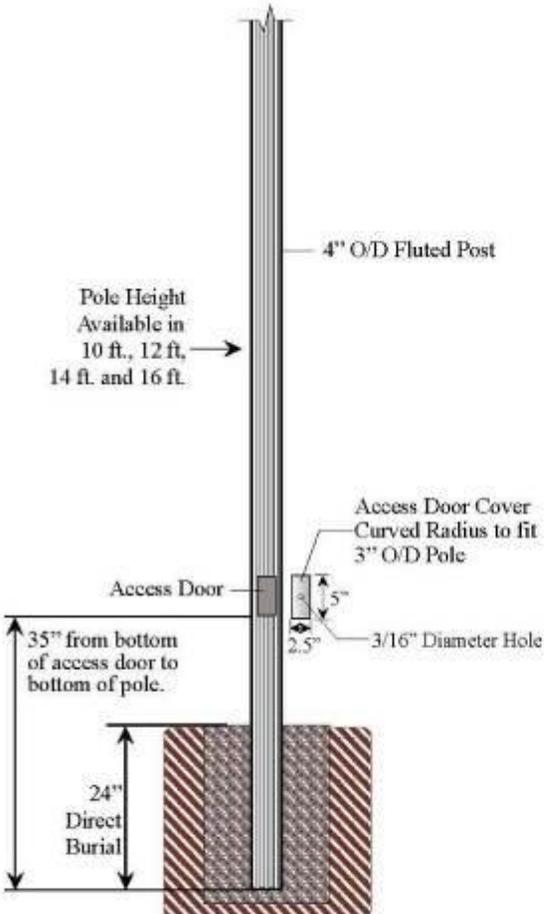
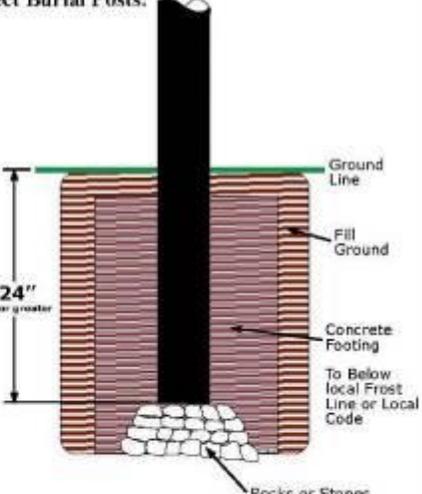




# MP-6\*\* (4" O/D Fluted Post)

<p style="text-align: center;"><b>Poles available in the following heights:</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Model #</th> <th style="text-align: left;">Length</th> <th style="border-left: 1px solid black; text-align: left;">Model #</th> <th style="text-align: left;">Length</th> </tr> </thead> <tbody> <tr> <td>MP-610</td> <td>10 ft.</td> <td style="border-left: 1px solid black;">MP-614</td> <td>14 ft.</td> </tr> <tr> <td>MP-612</td> <td>12 ft.</td> <td style="border-left: 1px solid black;">MP-616</td> <td>16 ft.</td> </tr> </tbody> </table>	Model #	Length	Model #	Length	MP-610	10 ft.	MP-614	14 ft.	MP-612	12 ft.	MP-616	16 ft.	<p><b>MP-6** Fluted Post</b></p> <ul style="list-style-type: none"> <li>- 4" O/D Fluted Post</li> <li>- Made of Extruded Aluminum</li> <li>- .125 Wall Thickness</li> <li>- Direct Burial</li> </ul> <div style="text-align: right;">  </div>
Model #	Length	Model #	Length										
MP-610	10 ft.	MP-614	14 ft.										
MP-612	12 ft.	MP-616	16 ft.										
<p style="text-align: center;"><b>How to Order:</b> <i>(example)</i>                  MP-6**-BLK                  Post - Color  <i>(* indicates pole height)</i></p>	<p><b>Finish</b></p> <ul style="list-style-type: none"> <li>- The fixture will be finished with a premium quality thermoset polyester powdercoat for a durable finish.</li> </ul>												
	<p><b>Installation Instructions for Direct Burial Posts:</b></p> 												
<div style="display: flex; align-items: center;">  <p>1634 Latrobe-Derry Road • Loyallanna, PA 15661                  Phone: (724) 537-4711 • Fax: (724) 537-9313                  www.specialliteproducts.com                  customer_service@specialliteproducts.com</p> </div>	<p><b>**NOTE** FABRICATION TO BEGIN AFTER DRAWING HAS BEEN APPROVED, SIGNED AND FAXED OR EMAILED BACK TO SPECIAL LITE PRODUCTS LLC.</b></p> <p>Signature: _____ Date: _____</p>												

# MP-6\*\* w/AD (4" O/D Fluted Post w/ Access Door)

<p><b>Poles available in the following heights:</b></p> <table border="0"> <tr> <td><b>Model #</b></td> <td><b>Length</b></td> <td><b>Model #</b></td> <td><b>Length</b></td> </tr> <tr> <td>MP-610 w/AD</td> <td>10 ft.</td> <td>MP-614 w/AD</td> <td>14 ft.</td> </tr> <tr> <td>MP-612 w/AD</td> <td>12 ft.</td> <td>MP-616 w/AD</td> <td>16 ft.</td> </tr> </table>	<b>Model #</b>	<b>Length</b>	<b>Model #</b>	<b>Length</b>	MP-610 w/AD	10 ft.	MP-614 w/AD	14 ft.	MP-612 w/AD	12 ft.	MP-616 w/AD	16 ft.	<p><b>MP-6** w/AD Fluted Post with Access Door</b></p> <ul style="list-style-type: none"> <li>- 4" O/D Fluted Post</li> <li>- Made of Extruded Aluminum</li> <li>- .125 Wall Thickness</li> </ul> 
<b>Model #</b>	<b>Length</b>	<b>Model #</b>	<b>Length</b>										
MP-610 w/AD	10 ft.	MP-614 w/AD	14 ft.										
MP-612 w/AD	12 ft.	MP-616 w/AD	16 ft.										
<p><b>How to Order:</b> <i>(example)</i>  <b>MP-6**-w/AD-BLK</b>          Post - Color  <i>(** indicates pole height)</i></p>	<p><b>Finish</b></p> <ul style="list-style-type: none"> <li>- The fixture will be finished with a premium quality thermoset polyester powdercoat for a durable finish.</li> </ul>												
 <p>4" O/D Fluted Post</p> <p>Pole Height Available in 10 ft., 12 ft., 14 ft. and 16 ft.</p> <p>Access Door Cover Curved Radius to fit 3" O/D Pole</p> <p>Access Door</p> <p>35" from bottom of access door to bottom of pole.</p> <p>24" Direct Burial</p> <p>5"</p> <p>3/16" Diameter Hole</p> <p>2.5"</p>	<p><b>Installation Instructions for Direct Burial Posts:</b></p>  <p>Ground Line</p> <p>Fill Ground</p> <p>Concrete Footing</p> <p>To Below local Frost Line or Local Code</p> <p>24" or greater</p> <p>Rocks or Stones</p>												
 <p>1634 Latrobe-Derry Road • Loyallhanna, PA 15661          Phone: (724) 537-4711 • Fax: (724) 537-9313  <a href="http://www.specialliteproducts.com">www.specialliteproducts.com</a>  <a href="mailto:customer_service@specialliteproducts.com">customer_service@specialliteproducts.com</a></p>	<p><b>**NOTE** FABRICATION TO BEGIN AFTER DRAWING HAS BEEN APPROVED, SIGNED AND FAXED OR EMAILED BACK TO SPECIAL LITE PRODUCTS LLC.</b></p> <p>Signature: _____ Date: _____</p>												

**Planning Commission Meeting  
October 27, 2015  
Old Business Item**

**Commercial Appearance Review: Holiday Inn Express**

Request from Navkaar Investment Corporation to grant commercial appearance review approval for a proposed Holiday Inn Express located at 1655 Carolina Place Drive.

---

**Background / Discussion**

**10/27/15 Update:** The Planning Commission, at their September 22<sup>nd</sup>, 2015 meeting, requested a change to the design to show masonry as opposed to EIFS along the ground floor of the building. The applicant has provided updated elevations for all sides of the proposed building showing the change to masonry (brick) along the ground floor as well as corrections to the elevations related to the stairwell access to the rooftop.

The Planning Commission is asked to consider a request from Navkaar Investment Corporation to grant commercial development appearance review approval for the proposed Holiday Inn Express located at 1655 Carolina Place Drive.

The property (Tax Map # 020-23-01-008) is zoned Highway Commercial (HC), wherein hotels are a permitted use.

The applicant intends to build a four-story, 87 room hotel, which will have primary access off of Carolina Place Drive and secondary access from the existing driveway located at the rear of the adjacent business properties fronting Highway 160.

The proposed building elevations, site plan, and landscaping plan are attached for review. A full set of building designs will be available during the Planning Commission meeting. The Planning Commission, at their 8/25/15 meeting, saw an early design of the proposed hotel. At that time, the Planning Commission noted that the modern design was not compatible with adjacent architecture and design and asked the applicants to revise the elevations so as to be more harmonious with the adjacent buildings. The revised elevations show a mixture of EIFS and stone on the building, with matching stone accents and colors on the proposed porte-cochere. Staff will note that the site plan has changed since the renderings were completed for the elevations, which may cause the actual construction to be mirrored from what is shown. Staff is currently awaiting an answer regarding potentially mirroring of the elevations.

The landscape plan shows the parking lot landscaping consisting of willow oaks with evergreens used to screen the proposed dumpster enclosure.

Photos of nearby buildings are attached for reference.

**Recommendation**

Staff has reviewed the site plan and found no major deficiencies. The plan appears to feature high quality building materials and enhanced architectural features. Staff recommends approval.

A copy of Article V, Section 5 of the Zoning Ordinance, which outlines the standards to be used in the commercial appearance review process, is attached.

Chris Pettit, AICP  
Assistant Planner  
October 19, 2015





Original  
9/22/15





Front

Revised  
10/27/15



Side (as looking from HWY 160 at Burger King)



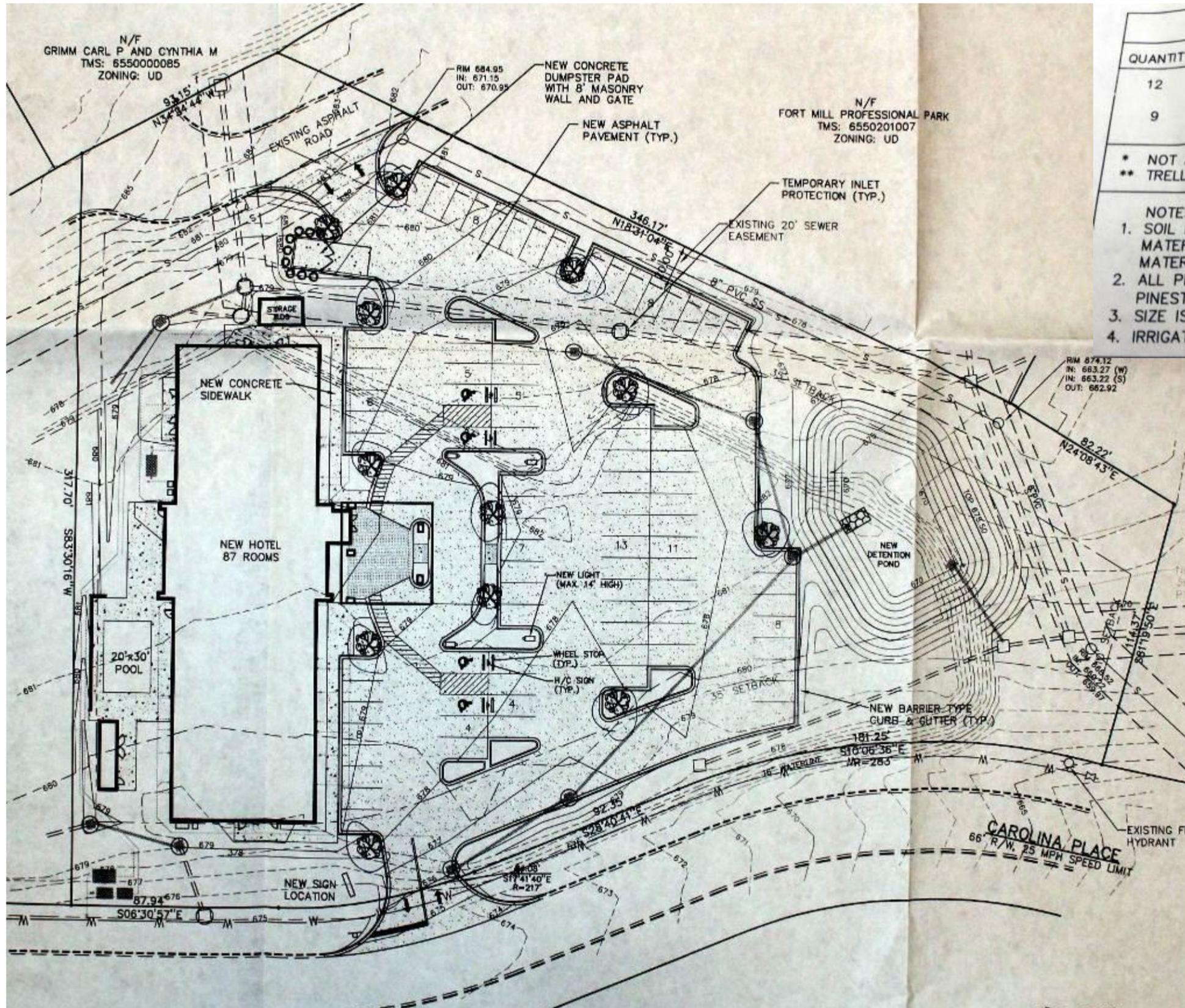
Rear



Side (as looking at from Carolina Place Drive)

Revised  
10/27/15





PLANTING SCHEDULE					
QUANTITY	SYMBOL	COMMON NAME	SIZE	SPACING	CALIPER
12		WILLOW OAK	MIN. 10'	MIN. 25'	2"
9		INDIA HAWTHORN	3 GAL.	*	*

\* NOT APPLICABLE IN THIS CASE  
 \*\* TRELLISED TO FENCE

NOTES:  
 1. SOIL IN PLANTING BEDS SHOULD BE AMENDED WITH ORGANIC MATERIAL AS APPROPRIATE FOR PROPER GROWTH OF PLANT MATERIALS. A SOILS TEST IS RECOMMENDED.  
 2. ALL PLANTING BEDS WILL BE MULCHED WITH A HARDWOOD OR PINESTRAW MULCH.  
 3. SIZE IS MINIMUM PLANTED HEIGHT.  
 4. IRRIGATION SHALL BE PROVIDED FOR ALL NEW PLANTINGS.

# Landscape Plan



## Sec. 5. - Appearance standards.

- 1) *Relationship of building site:*
  - A) The proposed commercial development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.
  - B) Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from the streets.
  - C) Utility services shall be underground.
- 2) *Relationship to adjoining areas:*
  - A) Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials, and other methods.
  - B) Landscaping shall provide a transition to adjoining property.
  - C) Texture, building lines, and mass shall be harmonious with adjoining property. Monotonous texture, lines, and mass shall be avoided.
- 3) *Landscaping:* Landscaping shall conform to article IV and other sections of this ordinance.
- 4) *Building design:*
  - A) Architectural style is not restricted. Quality of design and compatibility with surrounding uses shall provide the basis of the evaluation of the appearance of a proposed commercial development.
  - B) Materials shall be of good architectural character and shall be harmonious with adjoining buildings.
  - C) Materials shall be suitable for the type and design of the building. Materials which are architecturally harmonious shall be used for all exterior building walls and other exterior building components.
  - D) Materials and finishes shall be of durable quality.
  - E) Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportion and relationships to one another.
  - F) Colors shall be harmonious and shall use compatible accents.
  - G) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with materials harmonious with the building.
  - H) Monotony of design shall be avoided. Variation in vegetation, detail, form, and siting shall be used to provide visual interest.
- 5) *Signs:*
  - A) Signs shall conform to the provisions of article III and this article.
  - B) Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
  - C) Every sign shall be designed as an integral architectural element of the building and site to which it relates.
  - D) The colors, materials, and lighting of every sign shall be harmonious with the building and site to which it relates.
  - E) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's principal message and shall be in proportion to the area of the sign.
  - F) Each sign shall be compatible with signs on adjoining plots or buildings.
  - G) Corporation logos shall conform to the criteria for all other signs.
- 6) *Miscellaneous structures:* Miscellaneous structures and hardware shall be part of the architectural concept of the project. Materials, scale, and colors shall be compatible with the building and surrounding uses.

**Planning Commission Meeting  
October 27, 2015  
New Business Item**

**Annexation Request: Patterson Property**

An ordinance annexing York County Tax Map Numbers 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311, containing approximately 7.85 +/- acres at 1122 Hensley Road

---

**Background / Discussion**

The town has received an annexation application from Woodrow W. Patterson, Jr., Patricia C. Patterson, and Teresa P. Weyeneth, for York County Tax Map Numbers 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311. These parcel contain a total of approximately 7.85 +/- acres located at 1122 Hensley Road. A property map and description are attached for reference.

The subject parcels are adjacent to the Savannah Place subdivision (zoned R-15), and across Hensley Road from the Friendfield subdivision (zoned R-15). The property is currently under contract for sale to Pulte Homes.

The subject property is currently zoned RC-I per York County GIS. The county's RC-I district allows single-family residences and modular homes (min. 10,000 sf per dwelling). Other permitted uses include agricultural (field crops and orchards/groves), equestrian uses, day care homes, religious institutions, parks, and schools. The RC-I District also requires 20% min. open space.

The applicant has requested a zoning designation of R-5 Residential upon annexation. The R-5 district allows single-family residential uses, with a permitted density of up to 3 units per acre by right, and up to 5 units per acre with an approved development agreement. Single-family residential lots must have a minimum lot size of 5,000 square feet, a 50' minimum lot width, and minimum setbacks of 10' (front), 5' (sides) and 15' (rear). A limited number of non-residential uses, such as public facilities, religious institutions, and customary home occupations, are also permitted within the R-5 district. The R-5 district contains a minimum open space requirement of 20%, as well as a project edge buffer of 35' along property lines adjacent to existing residential development.

The property is currently under contract for sale to a developer. The prospective owner's intended use is to develop single-family residential homes on the property. The R-5 district would allow for up to 3 dwelling units per acre, for a maximum of 23 single-family residential units.

**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 January 2013. The comprehensive plan identifies “Medium Density” as 3-5 dwelling units per acre.



The Planning Department supports the annexation request with a zoning designation of R-5 Residential. Below is a summary of relevant information pertaining to our recommendation:

### **Density / Zoning Designation**

The applicant has requested a zoning designation of R-5 Residential. The R-5 district allows residential densities of 3 to 5 dwelling units per acre, which would be consistent with the recommended densities contained within the town’s future land use map and comprehensive plan. Because the property is too small to be eligible for a development agreement, the maximum allowable density would be 3 DUA, or a maximum of 23 single-family units.

### **Traffic Impact**

Because the property would contain less than 100 residential units, the town’s zoning ordinance would not require a traffic study; however, a study may still be requested by SCDOT as part of the encroachment permit process. According to SCDOT traffic counts, Hensley Road currently operates at 19% capacity. The construction of 23 single-family housing units would add an estimated 219 daily trips to the existing count of 1,700 trips per day on Hensley Road (+12.9%), with a nominal impact to N Dobys Bridge Road and Fort Mill Parkway (Phase 2) also anticipated.

### **Utility Impact**

The subject parcels are located in the county’s service area, and would be served by the town’s water and sewer system. As with all other projects, any upgrades necessary to serve the project would be borne by the applicant.

### **Fire Service**

The subject property is located approximately 1.4 miles (ordinary driving distance) from the town's fire station on Tom Hall Street, which is well within the ISO recommended distance of 5 miles.

### **School Impact**

The property is planned to contain up to 23 single-family housing units. Based on the school district's enrollment assumptions, an estimated 15 additional students would be expected. Future homes will be subject to the School District's one time impact fee of \$2,500 per residence (est. \$57,500 total), as well as the school district's bond millage of 98.2 mills in 2015. (23 homes x \$250,000/home + \$25,000 vehicle value/home x 98.2 mills = \$25,974/year).

For these reasons, staff recommends in favor of annexation with a zoning designation of R-5.

Joe Cronin  
Planning Director  
October 22, 2015

Date: SEPTEMBER 25, 2015

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: 1122 HENSLEY RD., FORT MILL SC 29715

Tax Map Number: 736-00-00-079, 736-00-00-129,

736-00-00-132 AND 736-00-00-311

Total Acreage: +/- 7.85

Zoning Designation Requested: R-5

Property Owners:

Print Name(s):

Signature(s):

WOODROW W. PATTERSON, JR. Woodrow W. Patterson Jr.

PATRICIA C. PATTERSON Patricia C. Patterson

TERESA P. WEYENETH Teresa P. Weyeneth

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



STATE OF SOUTH CAROLINA  
TOWN COUNCIL FOR THE TOWN OF FORT MILL  
ORDINANCE NO. 2015-\_\_\_

AN ORDINANCE ANNEXING YORK COUNTY TAX MAP NUMBERS 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311, CONTAINING APPROXIMATELY 7.85 +/- ACRES AT 1122 HENSLEY ROAD

WHEREAS, a proper petition was submitted to the Fort Mill Town Council on September 25, 2015, by Woodrow W. Patterson, Jr., Patricia C. Patterson, and Teresa P. Weyeneth, (the "Property Owners"), requesting that York County Tax Map Numbers 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311, such parcels being owned fully by the Property Owners, 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 October 27, 2015, 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: R-5 Residential; and

WHEREAS, a public hearing was advertised and held at 7:00 pm on December 14, 2015, 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 owners 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 7.85 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: R-5 Residential.

**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 Three (3).

**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 \_\_\_\_\_, 2015, having been duly adopted by the Town Council for the Town of Fort Mill on the \_\_\_\_ day of \_\_\_\_\_, 2015.

First Reading: November 9, 2015  
Public Hearing: December 14, 2015  
Second Reading: December 14, 2015

TOWN OF FORT MILL

\_\_\_\_\_  
Danny P. Funderburk, Mayor

LEGAL REVIEW

ATTEST

\_\_\_\_\_  
Barron B. Mack, Jr, Town Attorney

\_\_\_\_\_  
Virginia Burgess, Town Clerk

## EXHIBIT A

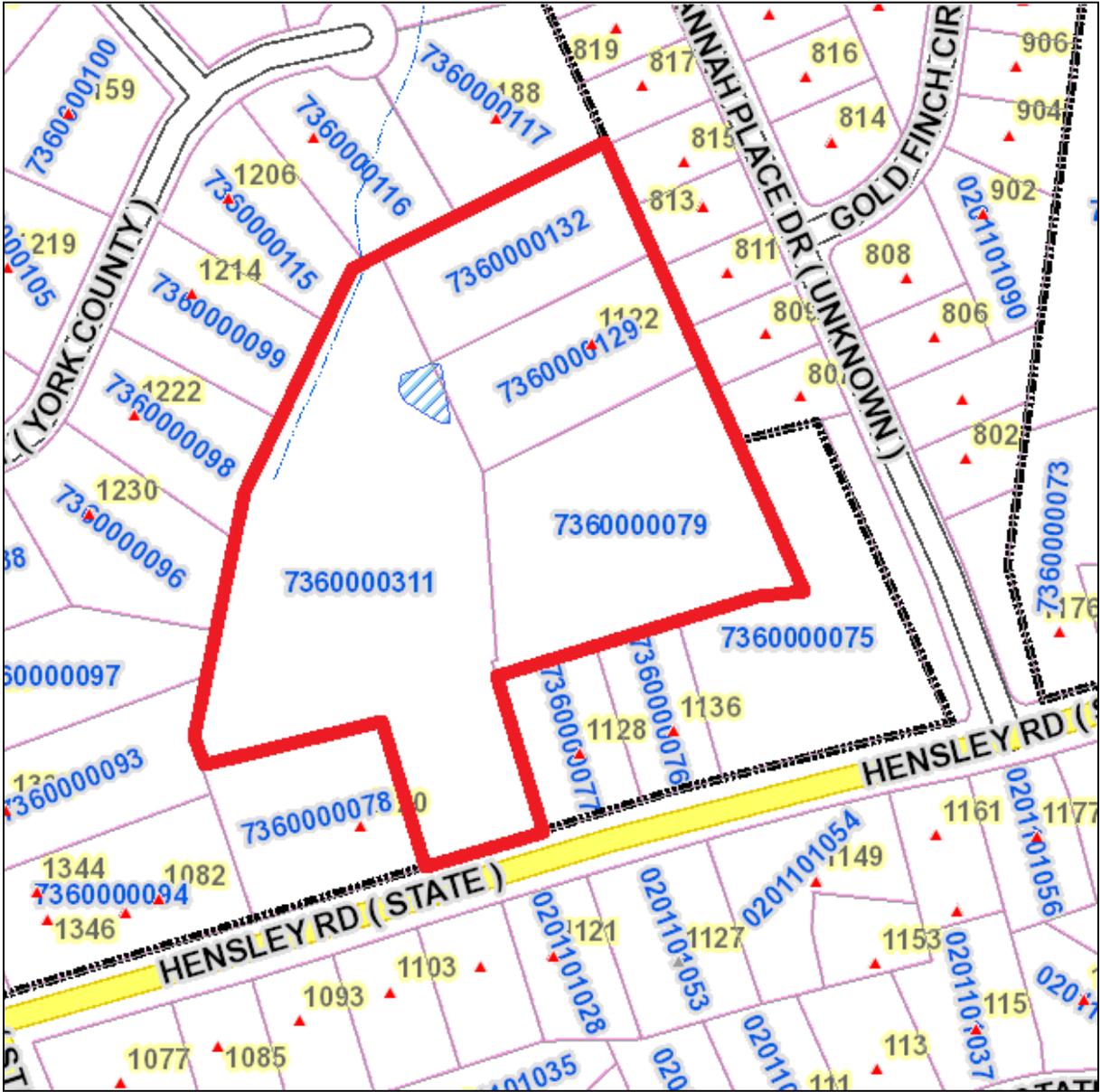
### Property Description

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 7.85 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 736-00-00-079, 736-00-00-129, 736-00-00-132 & 736-00-00-311.

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 736-00-00-079, 736-00-00-129,  
736-00-00-132 & 736-00-00-311



**Planning Commission Meeting  
October 27, 2015  
New Business Item**

**Commercial Appearance Review: 120 Academy Street – General Office Building**

Request from Decker National to grant commercial appearance review approval for a proposed commercial office building located at 120 Academy Street.

---

**Background / Discussion**

The Planning Commission is asked to consider a request from Decker National to grant commercial development appearance review approval for a proposed commercial office building located at 120 Academy Street.

The property is zoned Local Commercial (LC) and general office uses, as proposed, are permitted in that district.

The applicant is proposing to build a +/- 2,778 square foot commercial building on a currently vacant lot. An 8” to 24” retaining wall (red brick) exists along the southern property line separating the lot from the adjacent property (currently used as a residential property).

The proposed building will feature brick on all elevations, with metal awnings and glass-garage doors along the front and rear of the building (see attached cut sheets). A site plan and building elevation drawings are attached for review. Landscaping was included as a part of the site plan, which shows evergreen screening for the adjacent residential property as well as canopy trees for parking lot landscaping.

Photos of the existing building and other buildings in proximity are attached for reference. Large copies of the development plans will be available during the Planning Commission meeting.

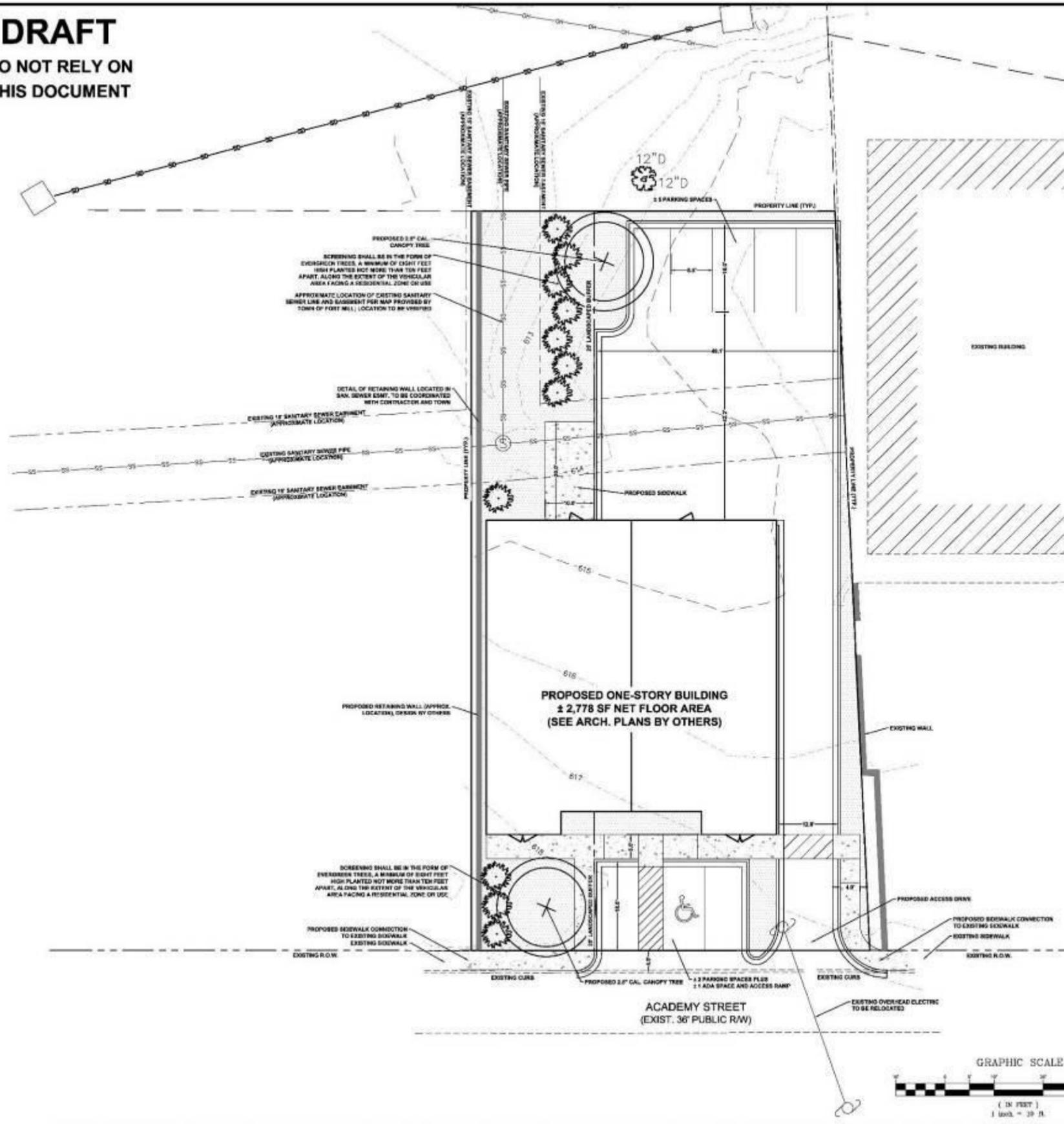
**Recommendation**

Staff has reviewed the site plan and found no major deficiencies. The plan appears to feature high quality building materials and architectural features that will be consistent with neighboring structures. The engineering department and fire marshal have reviewed the site plan and have no issues with the plan as submitted. Staff recommends in favor of approval.

Chris Pettit, AICP  
Assistant Planner  
October 19, 2015



**DRAFT**  
DO NOT RELY ON  
THIS DOCUMENT



Vicinity Map  
Not to Scale

**Development Data:**

- Site Area:** ± 0.267 Acres  
± 11,632 sf
- Tax Parcel ID:** 020-06-01-045
- Jurisdiction:** Town of Fort Mill, SC
- Zoning:** LC (Local Commercial District)
- LC Lot Standards:**
  - Minimum Lot Area: 1,500 sf
  - Minimum Lot Width: 20' (measured at building line)
  - Minimum Side Yard: no side yard required
  - Minimum Rear yard: no rear yard required
- Proposed Building:** ± 2,778 sf Net Floor Area
- Parking:**
  - Required: ± 10 Spaces (3.5 spaces / 1,000 sf)
  - Proposed: ± 8 (1 Accessible) Off-Street  
± 2 On-Street  
± 10 Spaces
- Landscaping Requirements:**
  - Required: 2 - 2.5' cal. Canopy Trees  
8' tall Evergreen Trees as needed  
(\* parking island with tree 110 parking spaces, no parking space further than 110' from parking island, screening in the form of 8' high evergreen trees no more than 10' apart)
  - Proposed: 2 - 2.5' cal. Canopy Trees  
11 - 8' tall Evergreen Trees

**General Notes**  
1. Base information provided by York County GIS data and survey prepared by Fisher Electric, Inc. dated 11/11/2014. Property Survey for Academy Street Partners, LLC, located at 120 Academy Street in the Town of Fort Mill, York County, South Carolina, dated January 26, 2014 and should be verified for accuracy.  
2. All site plan, zoning, and related information offered in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.  
3. Building footprint information obtained from floor plan by Legacy Home Plans titled "Commercial Strip Mall, 120 Academy Street" dated 8-8-15.  
4. Detail. Do not rely on this document.

**Standards Incorporated**  
1. The Standard Specification for site per FEMA FIRM Panel 0214E effective date of study September 26, 2005.

**Site-Specific Information**  
No environmental located on site per survey prepared by Fisher Electric, Inc. dated 11/11/2014. Property Survey for Academy Street Partners, LLC, located at 120 Academy Street in the Town of Fort Mill, York County, South Carolina, dated January 26, 2014. The Preliminary Site Plan will need to be revised once all agencies verify on-site water table data and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.

**Access Publicly Available**  
1. Proposed project site entrance location is considered preliminary in nature and need to be verified for adequate sight distance.  
2. All utility lines considered to be preliminary and will need to be verified for accuracy in depth or located minimum requirements established in the Fort Mill Zoning Ordinance and applicable standards identified by SCDOT. Street construction is conceptual and may be subject to change based on agency input and review.

**Construction Quality Assurance**  
Location and method of proposed stormwater quality measures will need to be determined. Layout subject to change based on final design of stormwater swales.

**Utilities, Sanitary Sewer, Lines and Easements**  
Location of existing sanitary sewer lines and easements are approximate, based on maps provided by the Town of Fort Mill, and need to be verified. Layout subject to change based on actual location of sewer lines and easements.

**Public Information**  
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

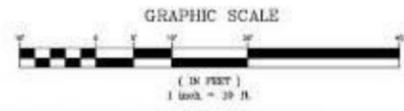


PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION

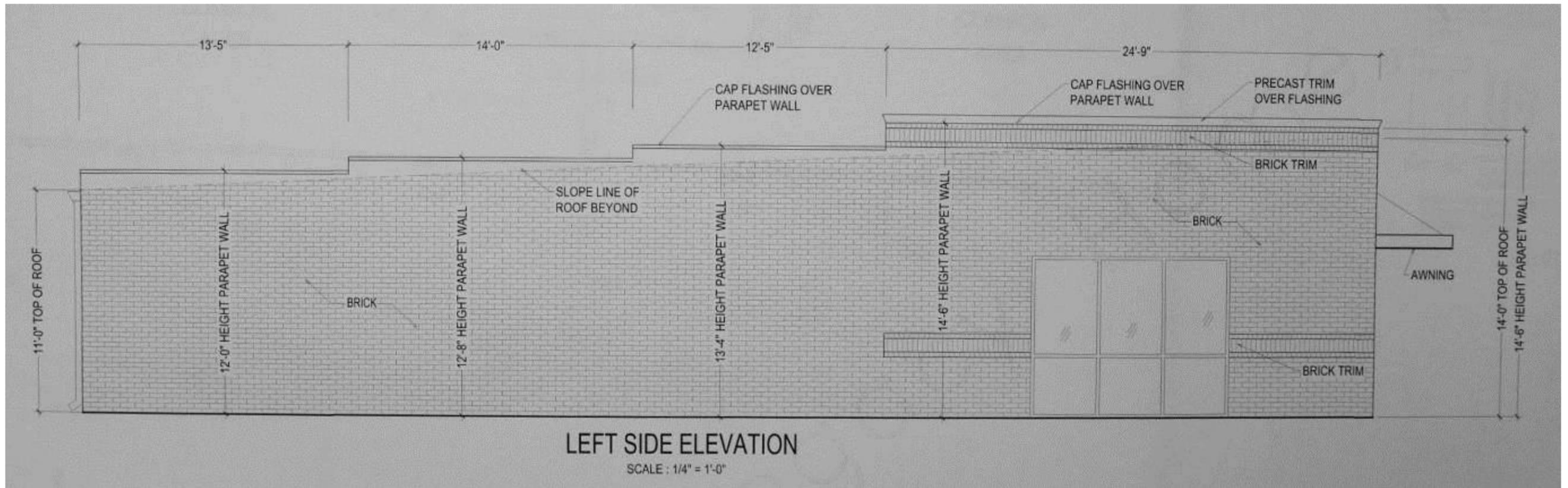
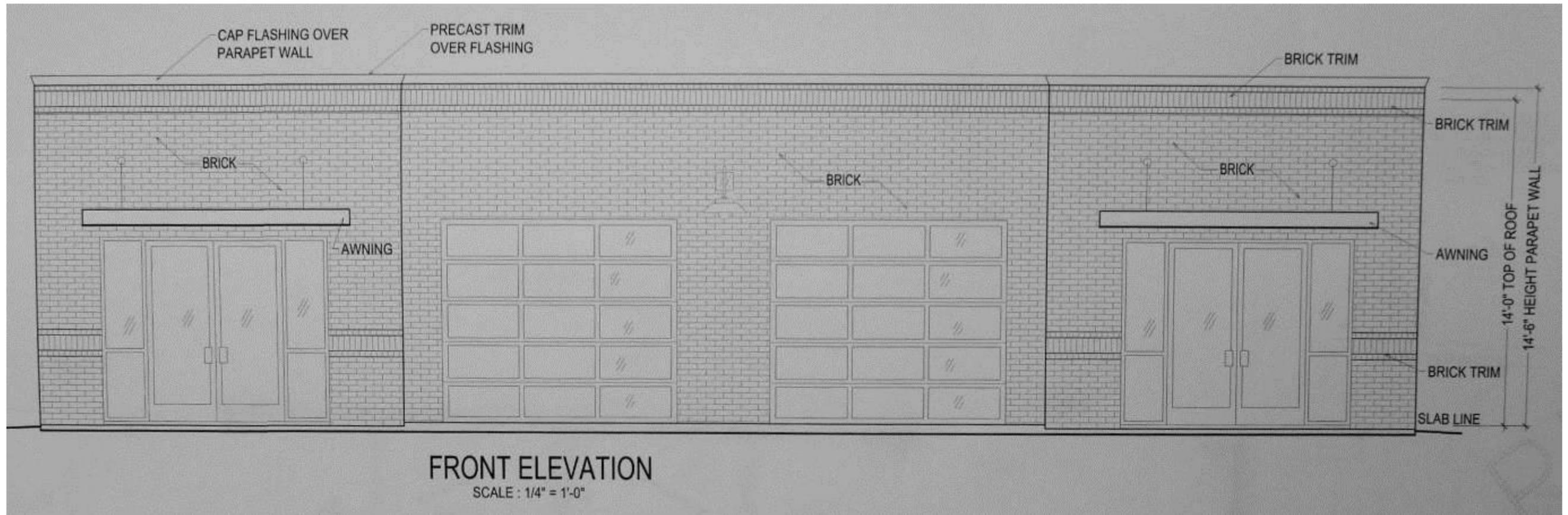
PRELIMINARY SITE PLAN  
120 ACADEMY STREET  
DECKER INSPECTIONS AND CONTRACTING SERVICES, INC. FORT MILL, SC

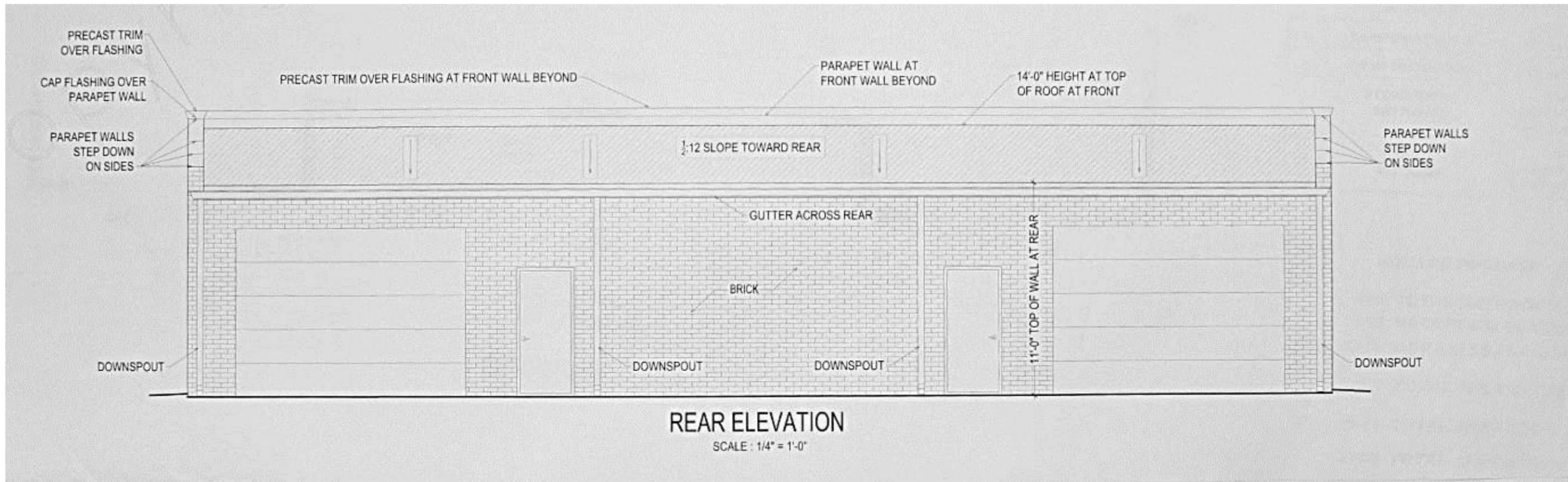
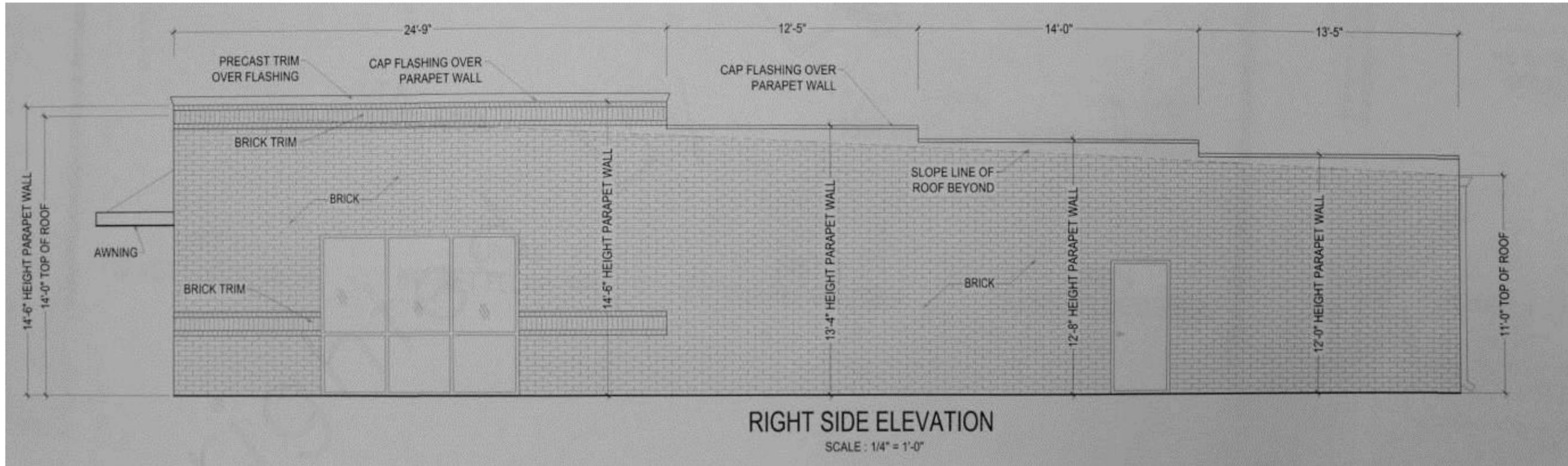
PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	0701-03
ORIGINAL DATE:	10/2015
SHEET:	1



120 ACADEMY STREET - 120 ACADEMY STREET (CONTRACT) 10/15/2015 - PRELIMINARY SITE PLAN, SURVEY







## CRL Aluminum and Steel Canopies



Typical Attachment Detail

CRL's C-Shaped Canopies are completely fabricated and shipped ready to install



Close

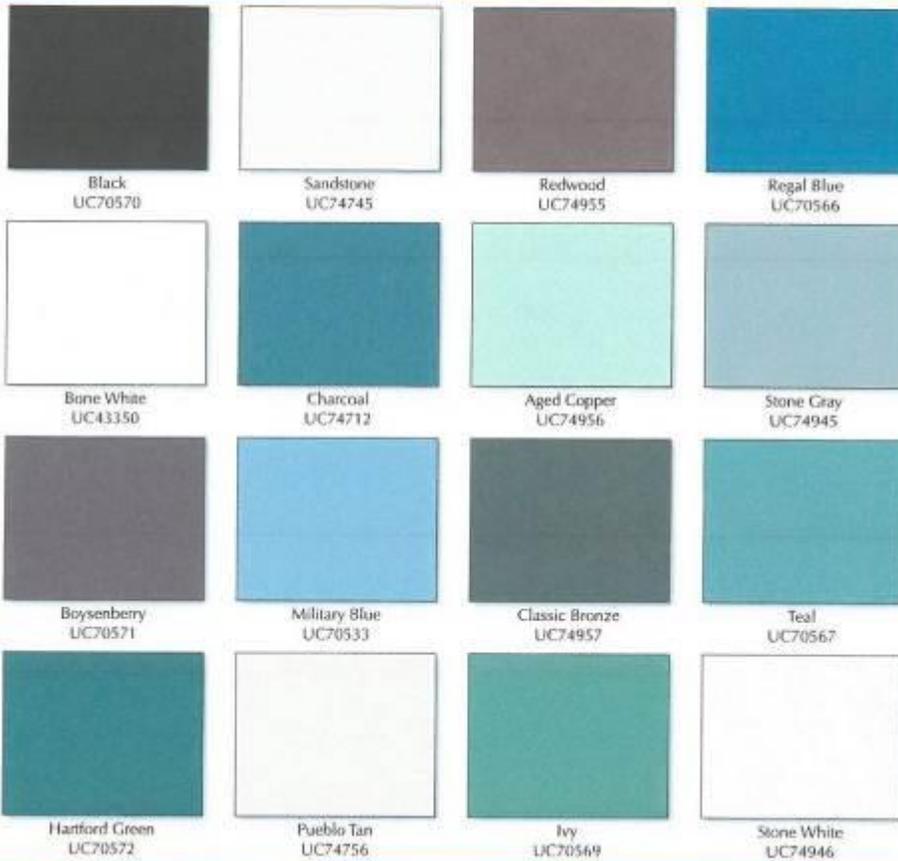


# U.S. Aluminum Color Selection Guide



PPG Coatings Protected

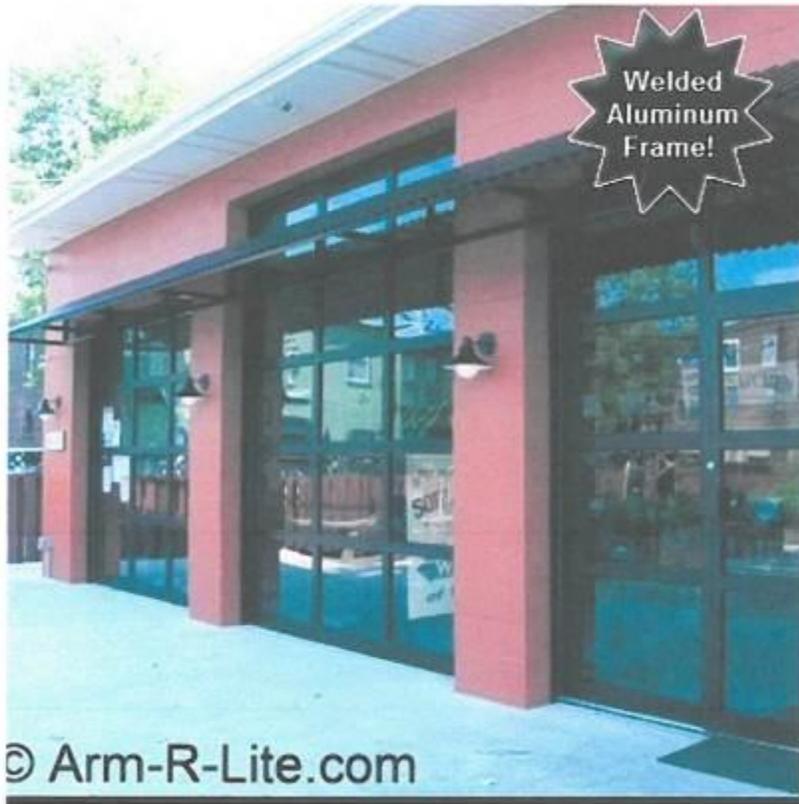
## DURANAR® Coatings



## DURANAR® SUNSTORM™ Coatings



These color samples are as close as possible to the actual colors offered within the limitations of color chip reproduction.



Aluminum Glass Garage Doors

