

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
October 28, 2014
112 Confederate Street
7:00 PM**

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

Absent: None

Guests: Matt Noonkester (Stantec), Dusty Wiederhold (Sunbelt Ventures), Mack Cross (Sunbelt Ventures), Danis Simmons (ESP Associates), Brett Manery (Pulte Group), Matt Levesque (ESP Associates)

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

Mr. Wolfe made a motion to approve the minutes from the September 23, 2014, meeting as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

Mr. Garver made a motion to approve the minutes from the October 9, 2014, joint meeting with Town Council, as presented. Mr. White seconded the motion. The motion was approved by a vote of 7-0.

OLD BUSINESS ITEMS

1. **Request to Approve Road Names: Waterside at the Catawba**: Planning Director Cronin stated that Lennar Homes, the developer of the Waterside at the Catawba subdivision, has submitted a revised master road name list following the commission's disapproval of Squirtle Court at the last meeting. In its place, Lennar has requested approval for Appledale Court. Mr. Wolfe questioned whether the county had approved the name. Planning Director Cronin responded that they had. Mr. Hudgins made a motion to approve the revised master road name list for Waterside at the Catawba, including the name Appledale Court. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0

NEW BUSINESS ITEMS

1. **Request to Approve Road Names: Carolina Orchards**: Planning Director Cronin stated that Pulte Homes, the developer of the Carolina Orchards subdivision, has submitted a master road name list for the commission's consideration. The list included a total of 40 new road names, including: Backyard Court, Bartlett Street, Birchway Drive, Birdsong Way, Bliss Drive, Bloom Street, Blush Drive, Bud Court, Bumblebee Lane, Burr Court, Bushel Drive, Carolina Orchards Blvd, Charmaine Drive, Cherrytree Drive, Currant Street,

Delaney Drive, Fig Street, Fruitful Drive, Grove Place Drive, Grovefield Drive, Harvest Valley Lane, Haven Avenue, Honey Dew Lane, Kirby Drive, Larch Avenue, Leaf Walk Drive, Middlebury Lane, Olive Street, Peach Valley Lane, Peck Street, Plum Street, Red Leaf Drive, Redwing Street, Scout Lane, Summersong Lane, Sunkissed Lane, Sunnyview Lane, Sunrise Lane, Sweet Fig Way, and Turnberry Court. Planning Director Cronin added that the county has approved the list, but requested that consideration be given to certain names (such as Grovefield Drive and Grove Place Drive) not being located immediately adjacent to each other. Mr. Wolfe made a motion to approve the master road name list for Carolina Orchards, incorporating the county's comments regarding the specific placement of certain names. Mr. Lettang seconded the motion. Chairman Traynor stated that his employer, Clear Springs, was the entity selling the property to Pulte Homes, and stated that he would be recusing himself from voting on this matter. The motion was approved by a vote of 6-0, with Chairman Traynor abstaining.

2. **Request to Approve Road Name: Banks Road Connector:** Planning Director Cronin stated that the town had received a request from the York County Addressing Office to approve a new road name for the Banks Road Connector, located between Banks Street and Fort Mill Parkway. Because of the grade separation resulting from the new Fort Mill Southern Bypass railroad overpass, the road was constructed to connect Banks Road and the new bypass. Wolf Pack Trail or Lane was recommended due to the road's proximity to Banks Trail Middle School, home of the Timberwolves. (Timberwolf Drive is already in use elsewhere in the Fort Mill area.) Mr. Garver made a motion to approve the name Wolf Pack Trail for the Banks Road Connector. Mr. Hudgins seconded the motion. The motion was approved by a vote of 7-0.
3. **Subdivision Request: Fort Mill Square:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to consider subdividing an existing parcel, York County Tax Map Number 020-07-01-003 (Fort Mill Square), from one single lot to five smaller lots. This subdivision was being requested as part of the redevelopment project related to the demolition of the old Food Lion, and the construction of a new Walmart Neighborhood Market, renovation of the old hardware store building, and other parking and landscaping improvements. Dusty Wiederhold of Sunbelt Ventures provided additional information, and answered questions from commission members. Planning Director Cronin added that all new lots would meet the minimum requirements of the zoning ordinance. Mr. Lettang made a motion to approve the subdivision request, with a second by Mr. Garver. The motion was approved by a vote of 7-0.
4. **Development Agreement: Development Solutions Group:** Planning Director Cronin provided a brief overview of the proposed development between the Town and Development Solutions Group for a 28.6 acre piece of property located at the intersection of N Dobys Bridge Road and Kimbrell Road. Planning Director Cronin stated that council had given first reading approval to the annexation request (with R-5 zoning), and that this development agreement was related to the development project slated for that particular piece of property. Mr. Wolfe questioned why a rendering of the concept plan was not included in the draft agreement, and stated that he didn't feel comfortable voting on the request without a concept plan. In regards to the significant tree located at the intersection,

Mr. Lettang recommended that language be added to the agreement requiring that development plans must be reviewed and approved by qualified arborist before development may begin. Mr. Lettang added that it would be beneficial to also see a report from an arborist which evaluates the current health of the tree. Mr. Hudgins made a motion to defer the request and ask the applicant to provide the additional information requested by the commission. Mr. White seconded the motion. The motion was approved by a vote of 7-0.

5. **Impact Fee Study**: The town's impact fee consultant, Matt Noonkester of Stantec, provided a summary of the Development Impact Fee study. The study identified the maximum allowable impact fee charges permitted by law for new development (residential and non-residential). The study was divided into four service areas: Fire Protection, Municipalities, Parks & Recreation, and Transportation. Should the planning commission and council choose to proceed with the development of an impact fee program, the next steps would include revenue forecasting, development of a capital improvements plan, and preparation of an enacting ordinance. A housing affordability analysis was also nearing completion. This information will be shared with commission members at a later date. Mr. Petty made a motion to accept the draft report as information, understanding that additional information will be provided as the process moves forward. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Follow Up Meeting with Town Council**: Planning Director Cronin stated that Mayor Funderburk has requested a follow-up meeting between council and the Planning Commission to further discuss transportation and traffic-related issues, as well as the pending impact fee study. Planning Director Cronin added that council's quarterly workshop will likely be scheduled on Tuesday, November 18th, or Wednesday, November 19th. These dates were generally agreeable to members of the commission. Staff will follow up with additional details once the date is finalized.
2. **Draft RFP: Unified Development Ordinance**: Planning Director Cronin stated that town staff had issued a Request for Proposals (RFP) for development of a UDO. The town has gotten a good response so far. The deadline for proposals was set for 12:00 PM on November 7th. A four-person committee of Planning Director Cronin, Assistant Planner Pettit, Engineering Director Paul Mitchell, and Stormwater Manager Zheng Zheng Wiley, will be evaluating the proposals and selecting a consultant from among the firms submitting a proposal.

There being no further business, the meeting was adjourned at 8:38 pm.

Respectfully submitted,

Joe Cronin
Planning Director