

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
November 8, 2016
112 Confederate Street
7:00 PM**

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

Absent: Hynek Lettang

Guests: Larry Huntley (Town Council), Bill Saint (Classica Homes), Larry Burton (Classica Homes), Rick Jasinski (Classica Homes), Vernon Parrish (Fort Mill Reserve), Dale Stewart (Land Design), Jacob Carpenter (Ramey Kemp & Associates)

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

Mr. Hudgins made a motion to approve the minutes from the October 18, 2016, meeting, with a second by Mr. Adams. The minutes were approved by a vote of 6-0.

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

OLD BUSINESS ITEMS

1. **Town-Wide Zoning Map Update**: Planning Director Cronin recommended re-ordering the agenda to place consideration of this item after discussion of the New Business Items. Chairman Traynor asked if there was any objection. Hearing none, the agenda was re-ordered.

NEW BUSINESS ITEMS

1. **Final Plat: Massey Phase 2, Map 2 (Revision), Map 3 and Map 4**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a revised final plat for Massey Phase 2, Map 2, and a final plat for Massey Phase 2, Map 3, containing 5 new lots, and Phase 2, Map 4, containing 42 new lots. The plats included two new road names which were not previously approved in the preliminary plat: Kaja Court and Liam Drive. The remaining road names – Blakney Point Way, Dudley Drive, Felts Parkway, and Thomas Knapp Parkway – were previously approved by the Planning Commission. Planning Director Cronin noted that all road names had been reviewed and approved by the York County Addressing Office. Staff recommended in favor of approving the plats, contingent upon the applicant providing a bond or letter of credit equal to 125% of the cost of any unfinished infrastructure.

Mr. Adams made a motion to approve the plats as submitted, contingent upon the applicant providing the required bond or letter of credit. Mr. McMullen seconded the motion. The motion was approved by a vote of 6-0.

2. **MXU Concept Plan & Development Conditions: Fort Mill Reserve Property**: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and provide a recommendation for a proposed Mixed Use project located on York County Tax Map Numbers 020-13-01-072, 020-13-01-072 and 020-13-01-073, containing approximately 52.35 +/- acres on Fort Mill Parkway. Assistant Planner Pettit noted that the property was annexed and zoned MXU in 2008; however, there was no approved concept plan or development conditions for the property. The proposed project would allow for up to 120 single-family residences (a portion of which would be age-targeted), and up to 80,000 square feet of commercial development. A 10-year vested right was requested by the applicant.

Bill Saint of Classica Homes provided a brief PowerPoint presentation to introduce members of the Planning Commission to the proposed project, as well as to the developer. A discussion of the proposed project then took place.

Chairman Traynor asked what percentage of the property would be set aside for commercial development. Mr. Saint responded that the commercial component would be approximately 7.8 acres. Chairman Traynor also noted that the proposed development conditions only included a maximum amount of commercial square feet (80,000). He added that the Planning Commission typically recommends incorporating a minimum square footage as well. Mr. Saint responded that the property owner, Vernon Parrish, would retain the commercial portion of the property, and would serve as developer for that part of the project. The applicant was not opposed to incorporating a minimum square footage into the development conditions.

Mr. Adams asked what the anticipated price points would be for new homes within the project. Mr. Saint responded that prices were anticipated to start in the mid \$400's for the age-targeted homes. The mid-sized lots would range from the mid-\$500's to \$600's, and the larger lot homes would top out in the \$700's.

Mr. Wolfe asked what types of commercial uses would be incorporated into the project. Planning Director Cronin responded that the development conditions would permit any commercial use contained within the proposed NMX Neighborhood Mixed Use district, which is included in the draft UDO. The NMX district would allow a variety of neighborhood commercial uses, including office, retail and restaurants, among others.

Assistant Planner Pettit and Planning Director Cronin recommended incorporating the following modifications into the proposed development conditions and concept plan:

- A road stub out should be included to the adjacent property to the north of the Fort Mill Reserve property. This will allow for future connectivity should the neighboring parcel ever be developed;

- Timing should be included in the development conditions regarding the donation of property for a future municipal park;
- A 20' streetscape buffer should be incorporated along portions of the property which will be developed as future commercial;
- Sidewalks shall be provided along the bypass right-of-way, as required within the Corridor Overlay District, while internal sidewalks shall be provided as required in the MXU district;
- The typo on the minimum lot size (6,0400) should be corrected;
- References to the zoning ordinance should also include references to the Corridor Overlay District, where conflicts exist; and
- The buffer reduction should be corrected from 25% to 33% where a fence, berm or wall is provided, as allowed by the MXU zoning district.

Mr. Wolfe made a motion to recommend in favor of approving the proposed concept plan and development conditions, with the following amendments:

- Include a minimum commercial square footage requirement of at least 25,000 square feet;
- Include a road stub out in the concept plan to the northern property boundary, which is currently undeveloped, to allow for future internal connectivity;
- Include language regarding the timing of the park site donation;
- Amend the streetscape/buffer requirements along the corridor ROW to a minimum of 20' where adjacent to retail, office and municipal, and 50' where adjacent to residential;
- Sidewalks should be installed as required in COD/COD-N and per the zoning ordinance (8' wide sidewalks along the length of the property on the Parkway frontage and within the first 500' of the bypass ROW. In areas outside the COD/COD-N, at least 5' wide sidewalks on at least 1 side of each street);
- Correct typo on minimum lot size (60,400);
- Language containing references to the zoning ordinance should include reference to the requirements of COD/COD-N, where applicable; and
- Correct the allowable buffer reduction from 25% to 33% where a suitable wall, fence or berm is provided, as required in the MXU ordinance.

Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

OLD BUSINESS ITEMS (CONTINUED FROM ABOVE)

1. **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. The new map will implement the changes contained within the proposed Unified Development Ordinance, including new and modified zoning districts. Planning Director Cronin stated that a public hearing on the new map was planned for December 12, 2016. If the Planning Commission wanted to have more time to review the

proposed map, this item could be deferred to a subsequent special called meeting prior to December 12th.

Mr. Hudgins made a motion to defer consideration until the next special called meeting. Mr. Adams seconded the motion. The motion was approved by a vote of 6-0.

Mr. Hudgins requested that large copies of the current and proposed maps be available for view during the next special called meeting.

ITEMS FOR INFORMATION / DISCUSSION

1. **Introduction of New Staff Member:** Planning Director Cronin introduced Assistant Planner Diane Dil, the newest member of the Planning Department staff. Ms. Dil, who was most recently employed as a long-range planner with York County, joined the town on October 31st. She previously served as a planner with the City of Gastonia and the Centralina Council of Governments. Ms. Dil will be responsible for subdivision plat review, long-range and comprehensive planning, and will provide staff support to the Historic Review Board. Members of the commission welcomed Ms. Dil to the town.

2. **Commercial Appearance Review: Comfort Inn & Suites:** Assistant Planner Pettit provided a brief update on the proposed Comfort Inn & Suites, which will be located on Sutton Road near the I-77 interchange. Mr. Pettit noted that the applicant has submitted an updated site plan, which was reviewed and approved by the Fire Department. A full set of plans will be presented during the next special called meeting.

Mr. Wolfe requested that the applicant bring copies of the final renderings of the actual building to the next meeting.

Mr. Petty recommended that the applicant also bring a color board and sample materials to the next meeting.

3. **Commercial Appearance Review Update: SC 160 Commercial Building (Kuester):** Assistant Planner Pettit notified members of the Planning Commission that the applicant has withdrawn the request to modify the designs for the proposed multi-tenant commercial building located at 1474 SC Highway 160 E. The building will be revised and permitted based on the original design, which has been approved by the Planning Commission.

4. **Request to Cancel the next Regularly Scheduled Meeting on Tue. November 15, 2016:** Planning Director Cronin recommended that the Planning Commission cancel its regularly scheduled meeting on Tuesday, November 15th. A special called meeting will be held later in the month to review outstanding items. Mr. McMullen made a motion to cancel the November 15th meeting, with a second by Mr. Adams. The motion was approved by a vote of 6-0.

5. **Special Called Meeting Request:** Planning Director Cronin stated that staff will send out a Doodle poll to determine the best date for a special called meeting later in December.

There being no further business, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Joe Cronin
Planning Director