

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
November 25, 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: Bryan Tuttle (Tuttle Co.), Kent Olson (Development Solutions Group)

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

Planning Director Cronin stated that a revised agenda had been distributed on November 24th. One item which was previously listed on the agenda, consideration of a Development Agreement with Hunton Capital Partners for the William and Sidney White property, had been removed after council failed to give first reading approval to the ordinance approving the agreement. The current agenda is marked by the word "REVISED" at the top.

Mr. Petty made a motion to approve the minutes from the October 28, 2014, meeting as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 7-0.

OLD BUSINESS ITEMS

- 1. Development Agreement: Development Solutions Group (Kimbrell Property):**
Planning Director Cronin stated that the applicant, Development Solutions Group, had provided amendments to the original development agreement following discussion at the last Planning Commission meeting in October. Specifically, the applicant has provided additional language to protect the significant tree located at the intersection of North Dobys Bridge Road and Kimbrell Road. A concept plan was also included as an exhibit to the agreement.

Bryan Tuttle of the Tuttle Co. spoke on behalf of both the property owners and the applicant. Mr. Tuttle stated that this property was originally envisioned for 150 townhomes, but was later amended based on feedback from the planning commission, council and neighboring property owners. The current plan for the property would allow for development of 100 single-family detached residences, or 3.5 dwelling units per acre. The community is anticipated to be age-targeted, though not age-restricted. The development agreement would formalize the developer's commitment to providing enhanced design standards (brick, stone and hardie plank exteriors), transportation improvements (turn lanes at both ends of Kimbrell Road), voluntary financial contributions for transportation

infrastructure (\$50,000 total, paid \$500 per home at the time of C.O.) and preservation of the significant tree at the corner of North Dobys Bridge Road and Kimbrell Road.

Mr. Wolfe pointed out that while the agreement stated it was the developer's *intent* to develop an age-targeted product, the agreement explicitly stated that the developer has no *obligation* to develop senior-targeted homes. Kent Olson of Development Solutions Group stated that it was indeed his intent to develop an age-targeted community; however, due to market conditions, he did not want to be tied only to senior housing. Mr. Olson added that he did not plan to include any playgrounds, pools or other amenities within the community, which he stated are geared primarily to children and families.

Mr. Lettang questioned whether there was a market for senior communities in the area. He stated that he had heard people were having difficulty re-selling homes in the Four Seasons community off of Gold Hill Road near Tega Cay. Mr. Lettang added that many senior communities do provide recreational amenities such as pools, clubhouses and other gathering places, mentioning Four Seasons and Sun City Carolina Lakes in Indian Land as examples.

Mr. Wolfe stated that language contained within Sections IX(D) and XVII regarding the inclusion of additional density (up to 100 units) as part of the platting process seemed redundant since the proposed concept plan included a total of 100 units. Planning Director Cronin stated that these sections could be amended to read that approval of subdivision plats would not be unreasonably withheld as long as the plats are materially consistent with the concept plan, and "provided the total number of units does not exceed 100."

Mr. Petty noted that the concept plan showed several lots backing up to Kimbrell Road and North Dobys Bridge Road. He asked whether a landscaped buffer would be provided so as to shield the backs of homes from public rights-of-way. Mr. Olson stated that he would be open to providing a landscaped buffer or fence along the public-rights of way. Chairman Traynor also suggested a brick or stone wall as a suitable screening option as well.

Mr. Petty also asked whether sidewalks would be provided along Kimbrell Road and North Dobys Bridge Road. Planning Director Cronin stated that sidewalks are generally required along all road frontages, and are typically addressed during the platting process. Mr. Petty stated his opinion that sidewalks should be required for this project, and included in the development agreement.

Mr. Wolfe made a motion to recommend in favor of the development agreement, with the following modifications: Section IX(D) shall require and specify the installation of turn lanes at both ends of Kimbrell Road; Sections IX(D) and XVII shall be amended to replace language regarding additional density with the words "provided the total number of units does not exceed 100;" the agreement shall require the installation of a minimum 10' landscaped buffer (or wall) along public rights-of-way; the agreement shall require the installation of sidewalks (min. 5' wide) along public rights-of-way; and the developer commitment page shall be included as an additional exhibit to the agreement. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

NEW BUSINESS ITEMS

There were no New Business Items for consideration.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Mixed Use (MXU) Subdivision Updates:** Planning Director Cronin provided a brief update regarding three Mixed Use subdivision projects which have either been approved, or were in the process of being approved, administratively. Earlier in the month, staff approved a preliminary plat for the Carolina Orchards subdivision located on Springfield Parkway. This project will include 632 single-family residences. The property is currently owned by Clear Springs, but is under contract for sale and will be developed by Pulte Homes. Town staff has also approved a preliminary plat for “Road A” in the Kingsley subdivision, which is being developed by Clear Springs. This road will be located on SC Highway 160 (across from Kingsley Park Drive) and will provide access to both the Lash Group and LPL sites. A subdivision plat for the Lash Group and LPL sites was also approved administratively (Tracts A-1, A-2, B and C). The Carolina Orchards and Kingsley subdivisions are both covered by the 2008 development agreement between the Town and Clear Springs, et al. Finally, staff was in the final stages of approving final plats for Waterside at the Catawba, Phase 1, Maps 1-3. Staff anticipated signing off on the final plats once the required bonds are received from the developer, Lennar Homes.
- 2. Unified Development Ordinance RFP Update:** Planning Director Cronin stated that a committee of staff members had interviewed four of the eight firms that had responded to the RFP. Interviews took place on November 24th and 25th in the Spratt Building. The committee unanimously selected a preferred firm on November 25th, and it was staff’s hope to have a contract on the December 8th town council agenda for approval. Planning Director Cronin thanked Assistant Planner Pettit for his work on the RFP, and other members of the committee, including Engineering Director Paul Mitchell, Stormwater Manager Zheng Zheng Wiley and Town Manager Dennis Pieper, for participating in the review process.
- 3. December Meeting Date:** Planning Director Cronin stated that the next Planning Commission meeting was scheduled for December 23rd. Commission members were asked if they wished to move the meeting forward or back due to the Christmas holiday. Chairman Traynor recommended moving the meeting date forward one week to December 16th at 7:00 pm. The consensus was that December 16th was preferable to December 23rd, so the meeting date was changed without objection.

There being no further business, the meeting was adjourned at 8:49 pm.

Respectfully submitted,

Joe Cronin
Planning Director