

**MINUTES  
TOWN OF FORT MILL  
UDO ADVISORY COMMITTEE MEETING  
January 6, 2016  
The Spratt Building, 215 Main Street  
6:30 PM**

Present: James Traynor, Chris Wolfe, John Garver, Tom Petty, Hynek Lettang, Jim Thomas, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Jay McMullen, Louis Roman, Ben Hudgins

Guests: Paul LeBlanc (LSL Planning)

Chairman Traynor called the meeting to order at 6:30 pm.

Mr. Wolfe made a motion to approve the minutes from the January 5, 2016, meeting, with a minor correction. Mr. Thomas seconded the motion. The motion was approved by a vote of 6-0

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Discussion of Articles XXII-XXIV:** Mr. LeBlanc provided a detailed review of the recommended language for the following articles:
  - **Article XXII – Purpose, Organization & Procedures:** This section included recommended language for the subdivision process, including platting requirements for new subdivisions. A discussion took place regarding submittal requirements and review processes, vested rights for approved subdivisions, and the differentiation between minor (5 or fewer lots) and major (6 or more lots) subdivisions.
  - **Article XXIII – Requirements & Specifications:** This section included design standards and requirements for new subdivisions. A discussion took place regarding roadway connectivity, block lengths and cul-de-sac standards. The committee also discussed standards for lot design and configurations within new subdivisions.
  - **Article XXIV – Administrative Provisions:** This section included provisions related to the administration and enforcement of the subdivision ordinance. A discussion took place regarding the “substantial hardships” clause, particularly relating to whether a financial hardship would be included in this definition. No other modifications were recommended.

Planning Director Cronin stated that there were a couple remaining articles to be reviewed, including Article XV (Stormwater), which was deferred the previous evening. Mr. LeBlanc added

that the remaining articles included Definitions and Administration. Those articles will be distributed to the committee for review and comment electronically. Once all sections have been reviewed and comments received, Mr. LeBlanc will distribute two revised copies of the full UDO. One copy will include all tracked changes, while a clean copy will be made available for public distribution in advance of future meetings with stakeholders and the public.

There being no further business, the meeting was adjourned at 8:53 pm.

Respectfully submitted,

Joe Cronin  
Planning Director