

**MINUTES
TOWN OF FORT MILL
UDO ADVISORY COMMITTEE MEETING
June 10, 2015
The Spratt Building, 215 Main Street
6:30 PM**

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

Absent: Jay McMullen

Guests: Paul LeBlanc (LSL Planning)

Chairman Traynor called the meeting to order at 6:33 pm.

Mr. Thomas made a motion to approve the minutes of the March 31, 2015, meeting as presented. Mr. Wolfe seconded the motion. The motion was approved by a vote of 8-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Summary of Technical Audit:** Paul LeBlanc of LSL Planning, the project consultant, outlined the format of the meeting. The meeting agenda included a summary of significant changes, followed by detailed discussion of the draft language for Articles II-VII.
2. **Summary of Significant Changes:** Mr. LeBlanc provided an overview of the total acreage and percentage of the town limits which are covered by each zoning district. Based on this information, as well as an analysis of existing districts, Mr. LeBlanc recommended the following major changes:
 - The number of zoning districts in the draft UDO has been reduced from 27 to 15. One reason for the reduction is that 7 of the existing districts do not appear to even be used, and another 12 districts have been used very sparingly (spot zones).
 - Residential districts, in particular, have been scaled down from 11 to 5.
 - The number of commercial districts remains unchanged at three. However, the purpose and allowed uses of those districts are significantly different. One noteworthy change is the addition of a downtown core district.
 - Industrial has been scaled back from two districts to one.
 - The MXU Mixed Use District, is proposed to be changed significantly. In its place, Mr. LeBlanc proposed three individual mixed use districts, generally mirroring the

node recommendations in the comprehensive plan. They differ in the types of uses allowed, the intensity and scale of development, and the permitted residential density.

- The planned neighborhood district, along with several others, has been removed. The availability of the various mixed use districts negates the need for PND.

3. Discussion of Articles II-VII: Mr. LeBlanc provided a detailed review of the recommended language for the following articles:

- **Article II – Mapped Districts:** Article II included the establishment of the 15 zoning districts, a reference to the zoning map a, interpretation of district boundaries, and the zoning of vacated and annexed areas.

A discussion took place regarding zoning district boundaries, zoning issues related to recombinations and shifting lot lines, designating zoning for annexed areas, and inconsistencies with the zoning map.

- **Article III – Residential Zoning Districts:** Article III covered the following residential zoning districts: R-25 (Low Density Single Family), R-10 (Low/Moderate Density Single Family), R-5 (Moderate Density Single Family), RT-8 (Medium Density Residential) and RM-12 (High Density Residential). The article included a list of permitted uses and densities within each district; area, height and placement requirements (including setbacks, impervious area, height and floor area); and site development requirements.

A discussion took place regarding proposed densities and dimensional requirements, minimum floor areas, and the possibility of increasing the maximum density for areas within development nodes.

- **Article IV – Commercial Zoning Districts:** Article IV contained the following zoning districts: LC (Local Commercial), DC (Downtown Core), and GC (General Commercial). The article included a list of permitted uses and densities within each district; area, height and placement requirements (including setbacks, impervious area, height and floor area); and site development requirements.

A discussion took place regarding allowing high density residential in the DC district (up to 28 DUA), allowing check cashing and pawn shops only in the GC district as a conditional use, restricting office uses in the DC district to non-street level areas, as well as setback and height requirements.

- **Article V – Industrial Zoning Districts:** Article V included the consolidation of GI (General Industrial) and LI (Light Industrial) into a single LI district.

A discussion took place regarding outdoor storage of items, screening and buffering requirements, and accessory uses within the LI district, such as child care and cafeteria uses.

- **Article VI – Mixed Use Districts & Article VIII – Overlay Districts**: Given the late hour, it was recommended that discussion of these Articles be deferred until the next meeting.
4. **Future Meeting Dates**: Mr. LeBlanc stated that the scope called for three additional meetings, and requested that the dates be set by the committee as early as possible. Mr. Wolfe recommended sending out a doodle poll to committee members to coordinate future meeting dates among members. Planning Director Cronin responded that staff would send a poll by email to select the best dates for the remaining meetings.

There being no further business, the meeting was adjourned at 9:07 pm.

Respectfully submitted,

Joe Cronin
Planning Director