

## UDO Advisory Committee



### Town of Fort Mill UDO Advisory Committee Meeting

August 18, 2015  
The Spratt Building (215 Main Street)  
6:30 PM

### AGENDA

#### CALL TO ORDER

#### APPROVAL OF MINUTES

- UDO Advisory Committee Meeting: August 5, 2015 *[Pages 2-3]*

#### ITEMS FOR INFORMATION / DISCUSSION

- Summary of Significant Changes
- Discussion/Comments Regarding Draft Sections:
  - Article VIII – Conditional Use Requirements
  - Article IX – General Provisions
  - Article X – Off-Street Parking, Loading & Transportation
  - Article XI – Landscaping, Buffering & Tree Preservation

#### ADJOURN

NOTE: [Click here to view draft UDO documents.](#)

**MINUTES  
TOWN OF FORT MILL  
UDO ADVISORY COMMITTEE MEETING  
August 5, 2015  
The Spratt Building, 215 Main Street  
6:30 PM**

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

Absent: None

Guests: Paul LeBlanc (LSL Planning), Tom Adams, (Town Council), Al Rogat

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

Mr. Hudgins made a motion to approve the minutes of the June 10, 2015, meeting as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 9-0.

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Summary of Significant Changes:** Mr. LeBlanc provided a brief overview of the articles that would be discussed during the meeting. Articles VI (Mixed Use Districts) and VII (Overlay Districts) were deferred from the previous meeting. Two additional articles, VIII (Conditional Uses) and IX (General Provisions), will be discussed for the first time.
2. **Discussion of Articles VI-IX:** Mr. LeBlanc provided a detailed review of the recommended language for the following articles:
  - **Article VI – Mixed Use Districts:** Article VI included a recommendation to split the existing MXU Mixed Use District into three new mixed use districts: NMU Neighborhood Mixed Use, CMU Community Mixed Use, and TOMU Transit Oriented Mixed Use. Each mixed use district would allow a variety of residential and non-residential uses at varying densities.

A discussion took place regarding the feasibility of future transit service in Fort Mill, parking requirements in the TOMU district, allowing hospitals within the TOMU district, and allowable densities and building height requirements within each district. Further discussion took place regarding the subdivision of open space, a per-unit square footage requirement for usable recreational open space, further defining allowable types of recreational open space, and the timing of traffic studies for mixed use projects.

- **Article VII – Overlay Districts:** The draft overlay district article maintains the COD/COD-N Corridor Overlay District, as well as a HPOD Historic Preservation Overlay District, but eliminates the THCD Tom Hall Corridor Overlay District, the Resource Conservation Overlay District, and the Scenic Highway Planned Development District, all of which are substantially unused. The COD/COD-N and HPOD include only minor amendments.

A discussion took place regarding minimum street tree caliper and height, shared parking requirements, and the need for objective criteria governing work within the historic district. Planning Director Cronin added staff's wish that some historic review items could be streamlined (such as paint colors, awnings, and minor changes), and additional language should be added to close the loophole that allows signs and other items to be placed on the inside of a window to bypass the HRB review process. A discussion also took place regarding maintenance requirements for historic properties.

- **Article VIII – Conditional Uses:** Article VIII contains a list of conditions that would apply to all uses which are permitted by the zoning district as “conditional uses.” Mr. LeBlanc stated that the town's current ordinance authorizes a number of conditional uses, but for most uses, the conditions are not clearly stated.

Planning Director Cronin recommended that members review Article VIII prior to the meeting on August 18<sup>th</sup>, and forward all comments to staff for distribution to the committee and the consultant. These comments will be discussed at the next meeting, and should hopefully allow us to avoid any further delays on the 18<sup>th</sup>.

- **Article IX – General Provisions:** Given the late hour, it was recommended that discussion of Article IX be deferred until the next meeting.

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

Respectfully submitted,

Joe Cronin  
Planning Director