

**MINUTES
TOWN OF FORT MILL
FORT MILL SOUTHERN BYPASS ADVISORY COMMITTEE MEETING
September 18, 2013
112 Confederate Street
7:00 PM**

Committee Members Present: Chairman Tom Adams, Don Elliott, Chris Barton, Donna Sigman, James Traynor

Advisory Members Present: Joe Cronin, Steve Allen

Others Present: Meg Nealon (Land Design)

CALL TO ORDER

Chairman Adams called the meeting to order at 7:05 pm.

APPROVAL OF MINUTES

Mr. Traynor made a motion to approve the minutes of the August 8, 2013, meeting as submitted by staff. Mr. Elliott seconded the motion. Chairman Adams called for a vote, and the minutes were approved unanimously.

ITEMS FOR DISCUSSION

1. Review of Draft Overlay District Language:

Meg Nealon from the project consultant, Land Design, provided a Powerpoint summary of the draft overlay district language. The items discussed in Ms. Nealon's presentation included the following:

- Overview of citizen and committee feedback/priorities
- Expanded Study Area (I-77 & Sutton Road to SC 160)
- Character Area Simplification
- Design Concepts & Samples Using Preliminary Recommendations
- Draft Overlay District Language
 - Purpose
 - Sub-Areas (COD & COD-Node)
 - Applicability (Properties within 500' of FMSB ROW)
 - Permitted Uses
 - Governed primarily by underlying zoning
 - Some uses prohibited (SOB's, check cashing/title loan, gaming facilities, junk/salvage yards, auto wrecker service, cell towers,

- mobile homes and industrial/heavy manufacturing (in node areas only)
- Dimensional requirements
 - Building Setbacks
 - COD–Node: 35’ min and 50’ max setback
 - COD: 100’ setback, or 50’ with landscaped buffer
 - Setback hardship and waiver provisions
 - Building Height
 - COD-Node: 2 story or 24’ min and 45’ max height
 - COD: No min, max setback governed by underlying zoning
 - Building Orientation
 - Buildings shall be oriented toward the public streets; entrances visible and accessible where feasible
 - Rear facades visible from ROW shall be oriented away from view, screened, or enhanced architecturally
 - Loading areas shall not be visible from ROW
 - Architecture
 - COD-Node:
 - Facades facing a street shall have architectural features to enhance quality of pedestrian environment
 - Rock, stone, brick, stone, stucco, wood and hardiplank allowed
 - No mirrored glass or corrugated metal
 - COD:
 - Rock, stone, brick, stucco, wood, hardiplank
 - No mirrored glass or corrugated metal
 - Does not apply to individual residences
- Streetscape
 - Enhanced canopy tree and buffer requirements established for COD and COD-Node.
 - Screening required for multi-family and non-residential uses
 - Screening required for parking and loading areas
 - Buffer areas required for new residential development (subdivisions)
- Lighting
 - Lighting shall be required in streetscape zone in COD-Node areas
 - Lighting shall be consistent (same fixtures) in COD-Node sections
- Pedestrian Facilities
 - 8’ sidewalks required along public ROW
 - Sidewalks to be stubbed out to ensure future connectivity
 - Sidewalk connections required from ROW to customer entrances
 - Maintained by property owner or HOA unless dedicated
 - Benches and other amenities encouraged in buffer areas
- Driveways
 - No more than 1 access point per ROW

- Shared driveways encouraged
- No driveways within 200' of an intersection
- Parking
 - Parking requirements generally follow existing parking guidelines
 - Parking shall be located on the side or in the rear of principal structure to the extent practicable. Limited parking in front of structures may be allowed in certain situations.
 - Landscaping required, screening required for parking areas visible from ROW
- Signs
 - Max height 6'; Max area 24'
 - Freestanding signs must be lit indirectly
 - Freestanding signs allowed only in areas with 100' min street frontage

A copy of Ms. Nealon's presentation will be posted on the Fort Mill Southern Bypass Advisory Committee website for members of the committee and the public to review.

Additional items discussed by committee members included the following:

- Clarifying what items apply to residential areas along the corridor
- List explicit exceptions to certain requirements, when warranted, such as topography and smaller sized or shallow/narrow lots
- Protect areas for future economic development opportunities
- Measure building heights to physical height (including parapets)
- Ensure loading areas are landscaped, screened or fenced
- Consider adding other permissible materials, such as glass (non-mirrored), EIFS, and poured concrete
- Ensure SCDOT review of planned streetscape requirements
- Ensure that the same lighting fixtures are offered by Duke and York Electric when establishing a standard
- Allow for greater flexibility in parking requirements
- Consider requiring bike racks as a parking element
- Sidewalks should be required along the length of the corridor in COD and COD-Node areas
- Promote and encourage connectivity between parcels where feasible
- Consider allowing larger signs for multi-tenant developments

Town staff and the consultant stated that they would incorporate the committee's feedback and recommendations into a revised draft version for upcoming meetings.

UPCOMING MEETING DATES

Mr. Cronin reminded members of the committee that the second and final public input meeting would take place on Wednesday, October 2nd, from 6:00 to 8:00 pm in the Spratt Building.

ADJOURN

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

Joe Cronin
Planning Director