

**MINUTES
TOWN OF FORT MILL
FORT MILL SOUTHERN BYPASS ADVISORY COMMITTEE MEETING
October 16, 2013
112 Confederate Street
7:00 PM**

Committee Members Present: Chairman Tom Adams, Don Elliott, Donna Sigman, James Traynor, Chris Wolfe, John Garver

Advisory Members Present: Joe Cronin

Others Present: Kate Pearce (Land Design)

CALL TO ORDER

Chairman Adams called the meeting to order at 7:06 pm.

APPROVAL OF MINUTES

Mr. Garver made a motion to approve the minutes of the September 18 2013, meeting as submitted by staff. Ms. Sigman seconded the motion. Chairman Adams called for a vote, and the minutes were approved unanimously.

ITEMS FOR DISCUSSION

1. Review and Endorsement of Draft Overlay District Language:

Kate Pearce from the project consultant, Land Design, provided a Powerpoint summary of the revisions made based on feedback received at the last committee meeting, as well as the public input meeting held on October 2nd. A revised version of the corridor overlay district language was included in the agenda packet.

Additional items/changes discussed by committee members included the following:

- Adding bingo halls and tattoo facilities to the list of prohibited uses.
- Clarifying that building height will be measured from grade to the actual height of the building, including parapets.
- Amending the streetscape section to reference tree species and location of street trees so as to ensure that trees do not impede vehicular and pedestrian traffic.
- Adding a section for utility standards. Utilities should be buried along the corridor. Staff was asked to consult with electric providers on exact language. Intersection signals should also be mast arm poles, where possible.

- Modifying the pedestrian facilities section to encourage meandering sidewalks within the streetscape/buffer area. Pedestrian stub outs should be provided internally to shared property lines where future development is anticipated.
- Amend the driveway section so that the minimum spacing requirement applies to driveways as well as new public streets.
-
- Amending the alternative means of compliance section to remove council as an approving entity. The Planning Commission may have authority to grant waivers in instances where commercial appearance review is required. In other instances, staff and/or the Board of Zoning Appeals may authorize alternative means of compliance or variances.

Mr. Wolfe made a motion to endorse the final version of the corridor overlay district language, with the amendments referenced above. Mr. Garver seconded the motion. Chairman Adams called for a vote, and the motion was approved unanimously.

Town staff and the consultant stated that they would incorporate the committee's feedback and recommendations into a revised final version of the ordinance and email a copy to committee and advisory members.

UPCOMING MEETING DATES

Mr. Cronin stated that the work of the Fort Mill Southern Bypass Advisory Committee was now complete. The ordinance will now move forward to the Planning Commission for review and final recommendations. Committee members were invited to attend the upcoming Planning Commission meeting on October 22nd at 7:00 PM.

Ms. Sigman asked if it would be possible to schedule a tour to visit the bypass while it is under construction. Mr. Cronin stated that he would contact the county and see if a time could be arranged. Mr. Cronin will follow up with committee members with one or more possible dates.

ADJOURN

There being no further business, the meeting was adjourned at 8:32 pm.

Respectfully submitted,

Joe Cronin
Planning Director