



**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 15, 2022
112 Confederate Street
6:30 PM**

AGENDA

CALL TO ORDER

Election of Chairperson and Vice-Chairperson

APPROVAL OF MINUTES

1. Regular Meeting: December 21, 2021 [Pages 2-4]

NEW BUSINESS ITEMS

1. **Road Name Approval: Brook Run Subdivision** [Pages 5-8]
Request from ESP Associates on behalf of Dan Ryan Builders to approve the road names for the Brook Run subdivision.

INFORMATION AND DISCUSSION

1. Discussion of time change for all Planning Commission meetings

ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTB. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website. The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
December 21, 2021
112 Confederate Street
6:30 PM**

Present: James Traynor, Dan Stout, Andy Agrawal, Hynek Lettang, Chris Wolfe, Ben Hudgins, Matthew Lucarelli, Planning Director Penelope Karagounis, Planner Nick Cauthen, Claude Clark (Bojangles), and James O'Shaughnessy (Citizen).

Chairman James Traynor called the Planning Commission meeting to order at 6:30 pm on Tuesday, December 21, 2021. Chairman Traynor gave opportunity to the Planning Commission to review and comment on the November 16, 2021, meeting minutes. Chairman Traynor noted to delete the repetitive words "the hide" from the 2nd page of the agenda packet. Commissioner Lettang made a motion to approve the minutes with the minor grammatical modification and Commissioner Wolfe seconded the motion. The minutes for November 16, 2021, were approved with modifications by a vote of 7-0.

NEW BUSINESS ITEMS

1. Commercial Appearance Review – Star Investment Group (Bojangles)

Chairman Traynor offered Jim O'Shaughnessy, a citizen concerned about the project an opportunity to speak. Mr. O'Shaughnessy noted he lived in the Masons Bend subdivision. He noted his concern about the amount of traffic this project will generate. He urged the Town to be as proactive as possible regarding traffic mitigation and the roundabout.

Mr. Traynor reiterated the scope of the Commission is the appearance of the project and the use is allowed by right. He stated SCDOT is the party responsible for the road in this area, and they have approved the ingress/egress as currently proposed.

Mr. Wolfe thanked the citizen for his attendance and input and stated the Commission had similar concerns.

Mr. Lettang asked if Bojangles' data matched up with the findings of the TIA regarding how much traffic would be generated at peak times and if the current configuration would be satisfactory from a drive thru queuing perspective. Mr. Clark stated he did not have those numbers and referenced the Town's TIA findings. Staff noted the findings. Mr. Lettang questioned the statistics regarding the numbers used. He stated numbers should be much more site and restaurant specific because you can have entirely different traffic loads depending on the restaurant and the location.

Mr. Hudgins noted he had serious concern over the traffic as well because the peak

business for Bojangles is at the same time as the peak traffic along Sutton Road.

Staff noted SCDOT denied the applicant a full access point along Sutton Road, instead opting for a right-in, right-out only.

Mr. Wolfe noted concern about the number of parking spots provided. He thought the lack of spots had a high possibility of being a major issue for the establishment even though it did meet the zoning ordinance.

Mr. Lettang said many fast-food establishments are eliminating dine-in services because it is more profitable to not have them.

Mr. Stout asked if the Bojangles could be flipped 180 degrees to accommodate more stacking on site. Mr. Lucarelli agreed, stating the flip could potentially eliminate exiting issues from within the site.

The applicant stated a flip would not be feasible in his opinion due to the location of the pay window compared to the location of the kitchen and the issues flipping would present. Flipping would also create issues concerning flow, particularly if entering from Sutton Road. The goal of Bojangles at breakfast time is that no car sits still for longer than 30 seconds, 45 seconds at lunchtime, and 1 minute 10 seconds at dinner time. He also stated Bojangles, Chick-fil-a, and McDonalds are in a different TIA matrix when analyzing traffic counts based off historical sale's numbers.

Mr. Hudgins asked staff if there was anything that allowed the Commission to deny the appearance review based upon the issues presented and the concerns that the Commission and citizens had. Staff stated appearance review decisions must solely be based off the appearance standards prescribed by the ordinance and traffic/parking issues are not included.

Mr. Lettang stated he did not think the DOT had accurately modeled the forecasted traffic for this project but from an appearance standpoint, which is the purpose of the Commission's hearing, he was very pleased with how the building looked.

Mr. Lucarelli asked if substantially more brick could be added to the building to be more in line with past approvals by the Commission. Mr. Wolfe agreed the amount of EIFS was a problem particularly considering the truck stop next door was all brick.

Mr. Lucarelli noted he liked the color combinations but asked the applicant if the EIFS could be replaced with a similar color brick. Mr. Wolfe noted EIFS is something that the Commission always tries to limit when possible, including the recently approved Hospital along with many other projects.

The applicant stated a secondary brick in place of the EIFS could be used.

The parapet height and mechanical equipment were discussed. It was also noted the

dumpster enclosure would be entirely brick to match the building.

After no further questions or comments Chairman Traynor asked for a motion.

Mr. Wolfe made a motion to grant commercial appearance review approval with conditions: all EIFS to be replaced with brick of a similar color and contrast; staff to have the ability to approve minor modifications to the site plan and elevations if needed; dumpster enclosure must be all brick. Mr. Agrawal seconded the motion. The motion was approved by a vote of 6-1. Mr. Hudgins opposed.

INFORMATION AND DISCUSSION

Planning Director Penelope Karagounis shared the 2022 Meeting Schedule. The Planning Commission meeting will continue to be held on the third Tuesday of the month. Karagounis also presented recognition of service plaques to Commissioner Hudgins and Commissioner Wolfe on serving on the Planning Commission and on the Board of Zoning Appeals. She wished them well in their new chapter, as both individuals we serve on the Fort Mill Town Council starting in 2022.

The meeting was adjourned at 7:50 PM.



Meeting Information	
Meeting Type	Planning Commission
Meeting Date	2/15/2021

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat		Appearance Review	X	Other

Property Information	
Applicant	ESP Associates on behalf of Dan Ryan Builders Group
Property Owner	Springland Associates, LLC
Property Location	Between Highway 160 and Springfield Parkway (Highway 460)
Tax Map Number	0200801011
Acreage	+/- 340.66
Current Zoning	MXU
Existing Use	Vacant/Wooded

Title

Request from ESP Associates on behalf of Dan Ryan Builders to approve the road names for the Brook Run Subdivision.

Background Information

Site Characteristics The Planning Commission is asked to consider a request from ESP Associates on behalf of Dan Ryan Builders to approve the road names for the Brook Run subdivision.

Section 6-29-1200(A) of the South Carolina Code of Laws requires the following:

A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out

a new street or road to name the street or road on plat, by a naming or in a deed or instrument without first getting the approval of the Planning Commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of a court.

As a result, Planning Commission approval is required to authorize new road names within the subdivision. The developer has provided the following list of proposed names for your approval. All names have been approved and are being reserved by York County Addressing.

Street Names

- Pink Rose Gardens
- Purple Lilac Way
- Red Poinsettia Street
- Twin Leaf Road
- Azura Lane
- Yellow Poppy Path
- Citrus Landing
- Dusty Oak Road
- Damp Daisy Meadow
- Tangled Vine Way
- Hollow Branch
- Pitch Pine Street
- Tulip Blossom Lane
- Gumdrop Grove
- Shumard Oak Road
- Feathery Fern Path
- Lone Cypress Lane
- Blushing Hydrangea Lane
- Frosted Forest
- Moody Magnolia Road
- Lavender Twist Trail

Recommendation Staff recommends in favor of the request to approve the list of street names for the Brook Run subdivision.

Alternatives	
1.	Approve the road names as submitted.
2.	Do not approve the road names.

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the new road names.

Name & Title	Penelope Karagounis, Planning Director
Department	Planning Department
Date of Request	February 15, 2022

Legislative History	
Planning Commission	Scheduled- 2/15/2022
Effective Date	Upon approval.

Attachments

- Approval letter from York County Addressing

January 18, 2022

Ref: Road Name/Subdivision Name Approval

This letter is to confirm the final road names and subdivision name for the following:

Subdivision Name:	Brook Run
Road Names:	Pink Rose Gardens (GDNS) Purple Lilac Way Red Poinsettia St. Twin Leaf Rd. Azura Ln. Yellow Poppy Path Citrus Landing (Dusty Oak Rd. Damp Daisy Meadow (MDW) Tangled Vine Way Hollow Branch (BR) Pitch Pine St. Tulip Blossom Ln. Gumdrop Grove (GRV) Shumard Oak Rd. Feathery Fern Path Lone Cypress Ln. Blushing Hydrangea Ln. Frosted Forest (FRST) Moody Magnolia Rd. Lavender Twist Trail (TR)

Should you have any questions or concerns please do not hesitate to contact me at 803-909-7482.

Sincerely,

Gina Aaron

Gina Aaron
 GIS 9-1-1 Address Specialist

