

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
March 15, 2022  
112 Confederate Street  
6:00 PM**

Present: James Traynor, Andy Agrawal, Dan Stout, Hynek Lettang, Sarah Curtis, Mark Kerr, Matthew Lucarelli, Planning Director Penelope Karagounis, Planner Nick Cauthen

Absent: N/A

Guests: Alex Perry (Tidal Wave)

Chairman James Traynor called the Planning Commission meeting to order at 6:00 pm on Tuesday, March 15, 2022.

Chairman Traynor gave opportunity to the Planning Commission to review and comment on the February 15, 2022, meeting minutes. Mr. Lucarelli made a motion to approve the minutes and Mr. Stout seconded the motion. The minutes were approved by a vote of 7-0.

**NEW BUSINESS ITEMS**

**1. Commercial Appearance Review – Tidal Wave Auto Spa:**

Staff provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for a car wash. The site was part of the Rutledge MXU district. The Planning Department recommended in favor of the request.

Chairman Traynor asked about the acreage listed. Staff and the applicant noted the lot lines also included a portion of Theydon Bend.

Mr. Stout asked about the proposed signage. The applicant noted they typically will have a single monument sign with stacked stone to match the building. Commissioners further discussed signage. Staff noted the applicant would have to submit for a sign permit separately that must meet the ordinance requirements.

Mr. Lucarelli asked about the Rutledge MXU square footage requirements as listed in the development conditions. Staff noted the total square footage of the development must meet the minimum commercial requirements, not each individual property or building.

Ms. Curtis asked how the public would interact with the proposed space. Staff noted the public would stay in their car during the tunnel car wash and could get out to vacuum afterwards if they choose.

Mr. Stout asked about hours of operations. The applicant stated 8am-9pm would be the latest the establishment would be open.

Chairman Traynor asked about material samples. The applicant stated they did not have any physical material samples.

Ms. Curtis asked about the stone material proposed. The applicant stated the product was their standard package submittal, if brick was required then there was a model for that as well. Ms. Curtis also mentioned concern with the high degree of glazing along the front elevation. The applicant stated it was a safety issue to let as much light in as possible and to help customers from feeling trapped inside. It was also stated the glass would be clear.

Mr. Lettang asked how many cars per hour are forecasted during peak times. The applicant stated peak PM trips are approximately 79 trips. Mr. Lettang was curious as to how that would affect the nearby intersection. The applicant responded that there will be a large queuing area to contain all vehicles on site, including at peak times.

Mr. Stout asked where the HVAC would be located. The applicant stated there is no occupied space and the HVAC will not be outside the building or on the roof.

Mr. Lucarelli asked if any additional homes would be developed near the site. Staff said there would be additional houses to the west and south. Mr. Lucarelli stated concerns regarding the possible decibel levels close to residential. The applicant noted all the vacuum equipment would be housed in an enclosed structure to negate any noise pollution.

Mr. Agrawal asked for a description of the screening between the car wash and the proposed residences. Staff noted the MXU requirements do require screening around vehicular areas which would include the entire site. Chairman Traynor noted the provided plant material was extremely small at planting. Mr. Kerr felt there was room for additional plantings including more trees within the site to shield the residences.

Ms. Curtis asked for more variety regarding the plantings. She also stated she would like to see more brick. Chairman Traynor noted material samples certainly needed to be looked at as well. Mr. Stout added that he would also like to see more screening.

Mr. Lettang noted concern regarding a car wash going next to half a million-dollar homes.

Mr. Kerr said he would be fine delegating the review for the resubmitted landscape plan to staff if the screening was increased. The Commissioners agreed to more vegetation on the southern side, evergreen trees, and 2.5-3" caliper trees.

Mr. Traynor stated he would like for staff to review the building material samples to make sure they are of quality materials.

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

Mr. Kerr made a motion to grant commercial appearance review approval with conditions, giving staff the ability to review the building material samples and the enhanced landscaping plan particularly on the southern side and to approve minor modifications to the site plan and elevations if needed. Ms. Curtis seconded the motion. The motion was approved by a vote of 5-2. Mr. Lettang and Mr. Lucarelli opposed.

The meeting was adjourned at 6:50 p.m.