

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
April 19, 2022
112 Confederate Street
6:00 PM**

Present: James Traynor, Dan Stout, Jason Therrell, Hynek Lettang, Mark Kerr, Matthew Lucarelli, Planning Director Penelope Karagounis, Nick Cauthen, and Zach Driggers.
Applicants: Shaw Kuester and Stuart Simon

Absent: Sarah Curtis and Alex Moore

Chairman James Traynor called the Planning Commission meeting to order at 6:30 pm on Tuesday, April 19, 2022.

Chairman Traynor gave opportunity to the Planning Commission to review and comment on the March 15, 2022, meeting minutes. Commissioner Kerr made a motion to approve the minutes and Commissioner Stout seconded the motion. The minutes for March 15, 2022, were approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. Commercial Appearance Review: Wing King Café

Staff provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for Wing King Café for a covered canopy over the existing patio area. The Planning Department recommended in favor of the request.

Chairman Traynor asked if there were plans to use the area seasonally. The applicant noted their plan is to utilize the area year-round. Chairman Traynor asked if there were plans to enclose the area. The applicant stated there were no plans to enclose. Planning Director Karagounis noted such plans would have to come back for commercial appearance review.

Commissioner Lucarelli asked about the severity of the slope of the roof. The applicant stated that the slope will not be as severe as the rendering signifies.

Commissioner Lettang asked about any concerns with the proposed material weathering quickly. The applicant stated there were no concerns.

Commissioner Kerr commented about the concreted aluminum post. Asked about the notes regarding decking material. The applicant stated there will be no decking material or deck. The applicant stated that the existing concrete is the surface.

Commissioner Lettang asked about matching the other awning colors and material. The applicant stated that the other existing awnings are an older material and weathered. The applicant noted that it would be difficult to match. Chairman Traynor asked if the other awnings are metal. The applicant stated that some awnings are metal, and others are asphalt shingles.

Commissioner Stout asked about putting signage on the canopy. The applicant stated that the signs currently there will stay.

Commissioner Lettang made a motion to grant commercial appearance review approval with the condition for staff to have the ability to approve minor modifications to the site plan and elevations if needed. Commissioner Stout seconded the motion. The motion was approved by a vote of 6-0.

2. Road Name Approval: Archers Pointe

Planning Director Karagounis read the report for the Planning Commission to consider the request from Cooper Willis to approve the road names for Archers Pointe subdivision.

The list of the road names is the following:

- Murray White Ln.
- Margo Mannor
- Towns Valley
- Cottage Vista Ln.
- Viewfield Rd.
- Lanark Rd.
- Hayston Ln.
- Castlebay Ln.
- Westerhill Dr.

As a result, Planning Commission approval is required to authorize new road names within the subdivision. All names in the above list have been approved and are being reserved by York County addressing. Commissioner Kerr made a motion to approve the Archers Pointe subdivision road names and Commissioner Lucarelli seconded the motion of approval. The vote passed 6-0.

3. Road Name Approval: Vista South Townes

Planning Director Karagounis read the report for the Planning Commission to consider the request from Cooper Willis to approve the road names for Vista South Townes subdivision.

The list of the road names is the following:

- Markridge Loop
- Jadestone Terrace

Kona Lane
Tiger Lily Drive

As a result, Planning Commission approval is required to authorize new road names within the subdivision. All names in the above list have been approved and are being reserved by York County Addressing. Commissioner Lucarelli made a motion to approve the Vista South Townes subdivision road names and Commissioner Stout seconded the motion of approval. The vote passed 6-0.

4. Annexation Request: Faison Kuester, Jr.,

Planning Director Karagounis read the report for the annexation request from Faison Kuester, Jr. for the portion of York County Tax Map Number 737-00-00-074, containing approximately +/- 1.03 acres to be annexed into the Town with a designation of Highway Commercial Zoning District. The applicant is requesting to annex 1.03 acres of the total +/-2.05 acres of property, which is currently vacant, wooded, and located to the rear of the single-family, detached structure.

The property is contiguous to the Town limits and is, therefore, eligible for annexation. As noted above, the applicant indicates that there will be no further development on this parcel.

The proposed property is adjacent to a Highway Commercial District which includes existing commercial uses and currently functions (essentially) as a portion of this respective HC zoned property due to its use as the commercial septic field. The applicant has, as previously noted, indicated that there will be no additional improvements made to this portion of property to be annexed.

Mr. Kuester stated the purpose of this annexation request is to combine this portion of vacant land with the existing shopping center which is in the Town limits. This portion of the property is currently being used as the septic field for the existing shopping center and he would like for the septic field to be on the same parcel. The remainder portion of York County Tax Map Number 737-00-00-074 which has the single-family house will remain in the County.

Commissioner Kerr made a motion to recommend approval of the annexation and rezoning request to HC for the portion of York County Tax Map Number 737-00-00-074 and Commissioner Stout seconded the motion by a vote of 6-0.

The meeting was adjourned at 6:35 PM.