

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
May 17, 2022
112 Confederate Street
6:00 PM**

Present: James Traynor, Dan Stout, Sarah Curtis, Hynek Lettang, Jason Therrell, Mark Kerr, Matthew Lucarelli, Planning Director Penelope Karagounis, Planner II Zach Driggers, Kate Smith – Poppyseed Kitchen, Kelly Pantano – Poppyseed Kitchen, and Charles Bradford – Attorney representing Encompass Health

Absent: N/A

Chairman James Traynor called the Planning Commission meeting to order at 6:00 pm on Tuesday, May 17, 2022. Chairman Traynor gave opportunity to the Planning Commission to review and comment on the April 19, 2022 meeting minutes. Commissioner Lucarelli made a motion to approve the minutes and Commissioner Kerr seconded the motion. The minutes for April 19,2022 were approved with conditions by a vote of 7-0.

NEW BUSINESS ITEMS

1. **Commercial Appearance Revie: Poppyseed Kitchen** Ms. Karagounis provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for an outdoor patio located at 485 Tom Hall Street, Suite 103 for Poppyseed Kitchen. There was discussion about the type of fencing for the outdoor patio and the applicants Mrs. Smith and Mrs. Patino responded the fence would be a black ornamental for the patio where shrubs will be located outside of the fence for screening. The patio will have eight tables to be able to seat 32 patrons outside. The patio area will be an extension from the already paved sidewalk around the back of the building. Mr. Lucarelli made a motion to approve the request conditionally upon allowing the staff to administratively approve minor adjustments to the site plan, landscaping plan, signage plan, and lighting plan to satisfy the comments and requirements of the Town’s Fire Marshal, Building Official, Utilities and Planning Department. Mr. Stout seconded the motion. The motion was approved by a vote of 7-0.

2. **Annexation Request: Encompass Health** Ms. Karagounis read the staff report for the annexation request for Encompass Health. Encompass Health would like to annex a portion of York County Tax Map Number 653-00-00002 lying east of the Pleasant Road right-of-way, containing approximately +/- 1.1.07 acres. The property is contiguous to the Town limits and is, therefore eligible for annexation. The applicant indicates that this portion of property is to be used for Encompass Health, which will be located next door for them to have signage on Pleasant Road and to be able to have their detention pond on this parcel. The proposed property is adjacent to the MXU, Pleasant/Vista which will be the Encompass Health facility. The annexation/rezoning will have the MXU,

Pleasant/Vista zoning designation. Mr. Lettang made a motion to approve the recommendation to annex the portion of York County Tax Map Number 653-00-00002 lying east of the Pleasant Road right-of-way, containing approximately +/- 1.1.07 acres with a zoning designation of MXU, Pleasant/Vista. Mr. Kerr seconded the motion. The motion was approved by a vote of 7-0.

3. Amendment Request: Mixed Use Concept Plan and Development Conditions for the Pleasant/Vista MXU

Ms. Karagounis read the staff report for the ordinance amendment to the Mixed Use Concept Plan and Development Conditions for the Pleasant/Vista MXU project by adding a portion of York County Tax Map Number 653-00-00-002 to the development. The applicant has indicated that this parcel will be used to place an Encompass Health facility sign fronting on Pleasant Road as well as the detention pond for their facility. Mr. Lucarelli asked if the parcel being annexed will be combined with the current Encompass Health parcel? Planning Director Karagounis stated yes after the annexation is approved with Town Council, then the applicant would be able to combine the parcel with the current Encompass Health parcel and recorded the plat with York County Register of Deeds.

Chairman Traynor mentioned that on page 37 of the drafted ordinance for the amendment, the total of acreage with the addition of the 1.107 parcel being annexed does not seem to be accurate. Ms. Karagounis stated she would review the acreage calculation (Ms. Karagounis did go back to check the acreage and the total acreage is correct to be +/- 159.73 acres. Initially in 2008, the total acreage was 156.96 acres, then in 2021, the developer annexed an additional 1.66 acres which brought the total of acreage to 158.62. The current amendment in 2022 is adding 1.107 acres which now totals the overall Pleasant/Vista MXU to +/-159.73 acres).

Mr. Kerr made a motion to recommend approval of the ordinance amending the Mixed Use Concept Plan and Development Conditions by adding a parcel to the Pleasant/Vista MXU and Mrs. Curtis seconded the motion. The motion was approved by a vote of 7-0. Attorney Charles Bradford representing Encompass Health thanked the Planning Commission for their recommendation.

There being no further business, the meeting was adjourned at 6:30.