

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
July 18, 2023
112 Confederate Street
6:00 PM**

Present: James Traynor, Jason Therrell, Erin Pratt, Dan Stout, Sarah Curtis, Planner Zach Driggers, Planning Director Penelope Karagounis, Adam Dutson (Applicant).

Absent: Mark Kerr, Matthew Lucarelli

Chairman James Traynor called the Planning Commission meeting to order at 6:00 pm on Tuesday, July 18, 2023.

APPROVAL OF MINUTES

Chairman Traynor gave an opportunity to the Planning Commission to review and comment on the June 20, 2023, Planning Commission meeting minutes. Commissioner Stout made a motion to approve, and Commissioner Curtis seconded the motion. The vote passed 5-0.

NEW BUSINESS ITEMS

1. Commercial Appearance Review: Fort Mill Vision Center

Planner Zach Driggers presented the staff report and provided a brief overview of the request, the purpose of which was to grant commercial appearance review approval for the Fort Mill Vision Center.

Adam Dutson presented his request for the Commercial Appearance Review to add a prefabricated storage building to store materials related to his business. Commissioner Traynor made a comment regarding the accessory nature of the proposed building and association with the primary use. Mr. Driggers stated that an enclosed building for stock, merchandise, and supplies associated with a commercial business is allowed. Discussion occurred regarding why Mr. Dutson required the storage building. Mr. Dutson further clarified the intended use of the building.

Commissioner Curtis acknowledged the building is shielded from the road, but asked the applicant what building materials will be visible from the residences. Mr. Duston pointed out the location of the building seen from the residence and is separated by a 6' opaque wood fence and wooded area. Mr. Dutson explained he would take further action to screen the building as needed. Commissioner Traynor asked the applicant about the height of the building. Mr. Dutson stated the walls are about 9' feet but did

not have the specifics for the overall pitch. Commissioner Curtis asked if the building was metal and if the roof was metal. Mr. Dutson stated it was metal. Mr. Traynor asked if the roofing material was standing seam metal. Mr. Duston indicated that he was not aware of that terminology but stated the roofing material was possibly corrugated metal. A discussion occurred about building material requirements and whether the Planning Commission has approved metal buildings in Town.

Commissioner Curtis asked the applicant if there were any other options for siding with the prefabricated building. Mr. Dutson stated he was not aware of any but proposed exploring alternatives. Mr. Dutson noted examples of pre-engineered metal buildings that utilized a brick veneer. Commissioner Traynor pointed out the lack of variation on one of the wall elevations. Commissioner Traynor advised adding real or faux windows. Commissioner Curtis pointed out that a metal building and blank wall historically is not something the Planning Commission has approved. Commissioner Curtis suggested finding an alternative to face the building, presenting material samples, and an alternative to the roofing material.

A discussion occurred regarding the size of the lot and the lot dimensions.

Commissioner Stout asked what side of the building the roll up doors are on. Mr. Dutson stated the roll up doors will be facing the Vision Center, specifically the parking area for access. Commissioner Stout asked where the single-entry door will be located. Mr. Dutson stated that the location had not been decided at this time.

Commissioner Traynor stated it would be good to see the building materials. Commissioner Traynor discussed delaying the Commercial Appearance Review. Commissioner Curtis reiterated wanting to seeing building materials and the before mentioned changes. Commissioner Traynor asked if there were any further comments. Being none, Mr. Dutson summarized what the Commissioners requested.

Commissioner Curtis made a motion to defer the Commercial Appearance Review pending the changes to adding different building materials, presenting physical samples, confirming the roofing material, and adjusting the blank wall. Commissioner Stout seconded the motion. The motion passed by a vote of 5-0.

2. Discussion and Information

Planning Director Karagounis reminded the Commissioners about the 3 hours of mandatory continuing education class each year. She is planning for a virtual continuing education class with Tega Cay for September 14th. She also mentioned the presentation for the Trail Master Plan will be presented at the Town Council meeting on Monday, August 14, 2023, by McAdams. All are welcome to attend.

The meeting adjourned at 6:43