

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
August 15, 2023
112 Confederate Street
6:00 PM**

Present: James Traynor, Dan Stout, Mark Kerr, Sarah Curtis, Matt Lucarelli, Jason Therrell, Planning Director Penelope Karagounis, Planner Zach Driggers, Adam Dutson (FM Vision Center) and Richard Dutson (FM Vision Center).

Absent: Erin Pratt

Chairman James Traynor called the Planning Commission meeting to order at 6:00 pm on Tuesday, August 15, 2023.

APPROVAL OF MINUTES

Chairman Traynor gave an opportunity to the Planning Commission to review and comment on the July 18, 2023, Planning Commission meeting minutes. Commissioner Kerr made a motion to approve the minutes, and Commissioner Stout seconded the motion to approve. The vote passed 6-0

OLD BUSINESS ITEMS

1. Commercial Appearance Review: Fort Mill Vision Center

Planner Zach Driggers presented the staff report and provided a brief overview of last month's request for the Fort Mill Vision Center. The applicant is proposing to add a 30' x 40' prefabricated storage building to the property to store materials related to the existing business. The applicant previously appeared before the Planning Commission in July. The commissioners voted to defer the request pending suggested changes. The applicant has resubmitted the request with updated materials: two windows added to the previous blank elevation, standing seam metal roof, and Qora Ashlar Drystack stone veneer to the lower front of the building for variation. The applicant has also indicated the height of the walls are 10' with the peak of the roof being 12'. The proposed building elevations were attached in the report.

Chairman Traynor mentioned that he does not believe the Planning Commission has approved a metal building. Commissioner Curtis and Commissioner Lucarelli made similar comments on the building needed to have another type of material over the metal. Discussions followed about other materials of stone or Hardieplank/Hardipanel.

Commissioner Lucarelli mentioned to use similar building materials for the accessory building that is like the architectural and building materials of the primary building that houses the Fort Mill Vision Center. There were also discussions about the rollup doors from Commissioner Stout. The applicant responded the rollup doors are automatic doors which have been pre-engineered for the building. The proposed building is a pre-engineered building and there was not a request from Commissioners to reduce the number of the automatic doors on the building. Mr. Dutson mentioned the automatic doors will help him move equipment in and out of the building.

There was discussion again about using an alternative veneer to cover the metal siding so there would not be any metal showing on the building. Commissioner Curtis made a motion to approve the commercial appearance review with conditions that alternate material options should be provided to staff to cover the metal; stone veneer was acceptable; and the appearance of the new building should complement the existing building's feature of Hardieplank or similar building material. Commissioner Stout seconded the motion with the conditions and the vote to approve was 6-0 for the approval of the commercial appearance review for the accessory building for the Fort Mill Vision Center.

NEW BUSINESS ITEMS

1. Road Name Approval: Aberdeen at Wilson Farms

Planning Director Penelope Karagounis presented the staff report for the request from ABI Pleasant Road II, LLC to approve the road names for Aberdeen at Wilson Farms subdivision. The two street names are Yaupon Court and Bogue Drive. All names have been approved and are reserved by York County Addressing. Commissioner Lucarelli made a motion to approve the street names and Commissioner Curtis seconded the motion. The street names were approved by a vote of 6-0.

Discussion and Information

Planning Director Penelope Karagounis informed the board of an opportunity to receive 1.5 hours continuing education class credit with an upcoming virtual class on Thursday, September 14, 2023. Patrick Hamilton from York County will give a presentation about the Pennies for Progress Program in York County.

The meeting adjourned at 6:28 pm.