

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
August 16, 2022
112 Confederate Street
6:00 PM**

Present: James Traynor, Dan Stout, Hynek Lettang, Mark Kerr, Jason Therrell, Sarah Curtis, Matthew Lucarelli, Planner II Zach Driggers, Planning Director Penelope Karagounis, Nicholas James Manfred Eggers (Harrison French & Associates), Thomas Benke (Harrison French & Associates)

Absent:

Chairman James Traynor called the Planning Commission meeting to order at 6:00 pm on Tuesday, August 16, 2022.

APPROVAL OF MINUTES

Chairman Traynor gave an opportunity to the Planning Commission to review and comment on the July 19, 2022, meeting minutes. Hearing no other corrections, Chairman Traynor called for a motion. Commissioner Lettang made a motion to approve the minutes and Commissioner Stout seconded the motion. The minutes for July 19, 2022 were approved with by a vote of 7-0.

NEW BUSINESS ITEMS

1. Commercial Appearance Review: Love's Travel Stop

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 Love's Travel Stop to the existing tire shop facility located at 135 Sutton Ridge Lane. The Planning Department recommended approval of the request, contingent upon staff being able to approve minor adjustments.

Discussion occurred among the Commissioners relating to location, visibility, and the current existing use. The applicant representing Love's, Mr. Eggers, with Harrison French & Associates, responded with an overview of the proposed addition. Chairman Traynor asked about the current building materials. The applicant stated that the proposed material will correspond with the exact same material that was originally approved. The applicant stated that the material is metal paneling but has a stucco finish.

Discussion occurred among the Commissioners regarding the Planning Commission's stance on metal paneling and consistency. The applicant clarified that while the material is metal paneling, the finish will be a stucco finish resembling an EFIC façade. Discussion occurred regarding the durability of the material. The applicant advised that the paneling will be a prefinished material. Commissioner Lettang emphasized being fair to the applicant since the original building was approved by the Planning Commission.

The applicant shared current site photos with the Commissioners. Discussions occurred with the Planning Commission relating to the site.

Discussion occurred relating to the fading of the original material versus the new addition standing out.

After no further questions or comments Chairman Traynor asked for a motion. Commissioner Stout 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, along with the stipulation that the old siding be upgraded and improved in accordance with the new siding. Commissioner Kerr seconded the motion. The motion was approved by a vote of 6-1. Commissioner Lucarelli opposed.

INFORMATION AND DISCUSSION

1. Continuing Education Class

Planning Director Karagounis mentioned to the Commissioners that a continuing education class will take place on Thursday, September 29, 2022, at 6:00 pm. The class is 1.5 hours which will be virtual and David Hooper from RFATS will be the guest speaker.

There being no further business, the meeting was adjourned at 6:36 pm.