

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
August 17, 2021
112 Confederate Street
6:30 PM**

Present: James Traynor, Dan Stout, Hynek Lettang, Chris Wolfe, Ben Hudgins, Matthew Lucarelli, Planning Director Penelope Karagounis, Planner Nick Cauthen

Absent: Andy Agrawal

Guests: See Attached Sign-in Sheet

Chairman James Traynor called the meeting to order at 6:30 pm.

Mr. Wolfe made a motion to approve the minutes from the July 20, 2021 meeting as submitted. Mr. Stout seconded the motion. The minutes were approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. Commercial Review Appearance: Arden Mill Commercial West

Mr. Cauthen provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for three proposed buildings. The Planning Department recommended approval of the request, contingent upon staff being able to approve minor adjustments. Staff also noted the exact use of each building has not been determined but will include a mix of restaurants, offices, and retail.

The applicant presented material samples and described the new proposed building materials. The Commission and staff also noted that mirrored glass is not permitted in the Corridor Overlay District.

Mr. Hudgins noted his concern about the amount of impervious surface on the site. The applicant stated the buffer areas decrease the amount of impervious area and the developer wanted hardscape in between buildings to allow for outdoor seating and/or congregating.

Mr. Wolfe asked about the parking requirements for the site. Staff noted the parking requirements met the Town's Zoning Ordinance. Mr. Wolfe discussed the possible need for revising the Town's parking requirements considering multiple developments across Town seem to have issues during peak times. Mr. Lettang disagreed stating the Town promotes walkability and he does not think the Town needs to require large parking lots that will sit empty an overwhelming majority of the time.

Mr. Lucarelli agreed with Mr. Lettang regarding the parking and stated he liked the materials presented for the building. Mr. Lucarelli also recommended adding a sidewalk connection between the Parkway path and the front of the proposed development.

Mr. Wolfe asked if the sidewalk along the Parkway for the project was in an easement since it was out of the right-of-way per the plan set. Staff noted they would look into the specifics of the multi-use path in regard to the Arden Mill MXU.

Mr. Stout asked about the TIA for the project. Staff noted the Arden Mill TIA was updated to reflect the proposed uses and the traffic counts decreased from the original proposal.

Mr. Stout asked about the proposed lighting of the property in respect to how it would potentially affect the neighbors. The applicant stated those plans have not been finalized but the project would comply with all Town ordinances.

After no further questions or comments Chairman Traynor asked for a motion.

Mr. Wolfe 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. Mr. Hudgins seconded the motion and added an amendment to limit the amount of impervious surface associated with the project where possible. Mr. Lucarelli added an amendment to consider sidewalk connections from the Parkway to the front of the development. Mr. Wolfe and Mr. Hudgins agreed to the amendments. The motion was approved by a vote of 6-0.

There being no further business, the meeting was adjourned at 7:40 pm.

