

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
September 21, 2021
112 Confederate Street
6:30 PM**

Present: James Traynor, Dan Stout, Chris Wolfe, Ben Hudgins, Andy Agrawal, Senior Planner Alex Moore, Planner II Nick Cauthen, Jason Mathis (Durban Development) and Claude Clark (Star/Bojangles Restaurants)

Absent: Matt Lucarelli, Hynek Lettang, and Penelope G. Karagounis

Chairman James Traynor called the Planning Commission meeting to order at 6:30 pm on Tuesday, September 21, 2021. Chairman Traynor gave opportunity to the Planning Commission to review and comment on the August 17, 2021 meeting minutes. Commissioner Wolfe made a motion to approve the minutes and Commissioner Hudgins seconded the motion. The minutes for August 17, 2021 were approved with by a vote of 5-0. Commissioner Lucarelli and Commissioner Lettang were absent.

NEW BUSINESS ITEMS

1. Rezoning Request: Durban Development:

Planner Alex Moore presented the rezoning application for York County Tax Map Number: 020-04-04-004 from R-15 Residential to LC, Local Commercial. The applicant is the Durban Development, and the property is located at 314 N. White Street across from Walter Y. Elisha Park. It contains a vacant commercial building that was formerly Coleman's Garage.

A traffic impact analysis (TIA) was completed by the town's traffic engineering consultant and included coordination with SCDOT. Completion of this TIA indicated the necessity of off-site improvements to mitigate the development's impact to the transportation network. Construction of these off-site transportation improvements will be the responsibility of the developer. A transportation mitigation agreement (TMA) was signed by the developer.

A question was asked if the property had been vacant for more than 12 months? The property has been vacant for more than 12 months and will lose the grandfathered non-conforming status and any future use would have to conform to the eligible uses under the current R-15 zoning.

There was discussion about the transportation mitigation agreement (TMA). The developer is responsible for constructing a single southbound egress and single ingress lane with stop control and an internal protected stem (IPS) of 80 feet along the site access. Also, based

on the study area for pedestrian and bicycle improvements, there needs to be coordination between the Town, South Carolina Department of Transportation (SCDOT), and the developer to determine if pedestrian improvements will be required to accommodate the Town's anticipated future pedestrian demand between the proposed restaurant and Walter Elisha Park.

Commissioner Wolfe expressed some concern that he did not like to anticipate the future pedestrian improvements. He would like to see a design be done for a pedestrian crossing. Planner Moore explained to the Commissioners, Highway 160 is a state road and SCDOT does not approve a mid-block crosswalk at this time. This would need to be further coordinated with SCDOT to determine what type of crosswalk would be safe to have on White Street. The Town can not guarantee a crosswalk at this location until we coordinate with SCDOT.

This was a rezoning request for 314 N. White Street but the applicant will also need to go to the Historic Review Board for an approval since the property is located in the Historic District.

Commissioner Hudgins made a motion to approve the rezoning request from R-15 to LC. Commissioner Stout seconded the motion. The motion was approved by a vote of 5-0.

INFORMATION / DISCUSSION

1. Preliminary Commercial Appearance Review – Bojangles:

Planner Cauthen gave a brief description of the preliminary appearance review regarding a proposed Bojangles at 322 Sutton Road. The lot is currently vacant.

Claude Clark from Star Investments gave a presentation of the proposal. The Bojangles will be focused towards drive-thru customers. Five ft. sidewalks will be provided along both street frontages. The first iteration of Bojangles' design was presented.

Mr. Wolfe asked where the front would be oriented. The applicant said the front elevation would face Sutton Road. Mr. Stout asked where the outdoor seating would be located, and the applicant stated it would be in front of the building closest to Sutton Road.

Mr. Hudgins noted serious concern regarding drive-thru stacking. Staff noted they would ask traffic consultant to take a further look at that concern. The Commissioners discussed alternate layout designs to accommodate more stacking to avoid issues on Sutton Road and internal to the site.

The applicant stated they have provided extra seating because they expect a lot of customers from the adjacent truck stop.

Mr. Wolfe asked what the building materials consisted of. The applicant stated the building will be brick and EIFS, along with concrete panels. Mr. Traynor stated the addition of faux

windows are ideal to break up the blank walls. Mr. Wolfe stated he would like to see more articulation in the roof line. The applicant stated a parapet would hide the equipment on the roof. Mr. Hudgins agreed with the faux windows.

The applicant stated there was truck parking from Loves behind the proposed building and not a home. It was also stated a pedestrian path from Loves is being discussed as part of this project to give easier access between properties.

The Commissioners noted they thought this was a good location for the project. An awning over the front door along with some "industrial" type lighting was also suggested to give the building more character.

There being no further business, the meeting was adjourned at 7:28 pm.