TOWN OF FORT MILL
PLANNING COMMISSION MEETING
March 17, 2020
112 Confederate Street
6:30 PM

AGENDA

1. Regular Meeting: February 18, 2020 *[Pages 2-7]*

NEW BUSINESS ITEMS

1. **Commercial Appearance Review: Ferrara Buist, LLC.** [Pages 8-15]
Request from Ferrara Buist, LLC. to grant commercial appearance review approval for an office building located at 110 Clebourne Street

2. **Master Road Name List: Anniston Chase** *[Pages 16-18]*
Request from Meritage Homes to approve the road names for Anniston Chase subdivision

3. **Text Amendment: Highway Commercial District** *[Pages 19-26]*
An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by District; Section 9, HC Highway Commercial District; so as to establish requirements for Hospitals as a conditional use within the HC District; and to provide other matters relating thereto

ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website.

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547 2116 if you need assistance.

MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 18, 2020
112 Confederate Street
6:30 PM

Present: James Traynor, Hynek Lettang, Matthew Lucarelli, Ben Hudgins, Andy Agrawal, Tom Petty, Chris Wolfe, Nick Cauthen, and Penelope Karagounis

Guests: David Crow and Jason Hines

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

ELECTION OF CHAIR AND VICE CHAIR FOR 2020

Chairman Traynor requested nominations for the position of Chair. Mr. Wolfe nominated Mr. Traynor. Mr. Agrawal seconded the motion. There being no further nominations, the question of electing Mr. Traynor was put to a vote. The vote passed 7-0.

Chairman Traynor requested nominations for the position of Vice Chair. Mr. Agrawal made a motion to nominate Mr. Hudgins as Vice Chair. Mr. Lettang seconded the motion. There being no further nominations, the question of electing Mr. Hudgins as Vice Chair was put to a vote. The vote passed 7-0.

Chairman Traynor mentioned on the second paragraph of the January 21, 2020 Planning Commission meeting minutes to change from "After as discussed" to "After discussion". Planning Director Karagounis noted the change. After discussion and with no further questions or comments the Chairman asked for a motion. Mr. Wolfe made a motion to approve the minutes from January 21, 2020 Planning Commission meeting with the above change. Mr. Agrawal seconded the motion. The minutes were approved by a vote of 7-0.

NEW BUSINESS ITEMS

1. **Commercial Appearance Review – Lowe's Home Centers Inc.:** Mr. Cauthen provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for an addition to the existing Lowes located at 1640 Hwy. 160 W. Mr. Cauthen provided a site plan and elevations to the Commissioners as part of the staff report. The proposal included a 3,000 sq. ft. addition for tool rentals and a 1,500 sq. ft. outdoor storage cage addition. Staff noted the building addition would match the existing building's materials and colors. The Planning Department recommended approval of the request with the condition for staff to be able to approve minor adjustments.

   Chairman Traynor asked if the Lowes was located on a separate lot and staff responded that it was.

Mr. Traynor asked about the material of the cage. The applicant stated that it is a material called Secura mesh which is similar to chain link but is heavier gaged steel and powder coated black. Mr. Traynor noted that a portion of the cage would be screened by the addition, but he believed the Interstate interchange improvements would destroy a portion of the existing screening off site. He asked the applicant if any additional screening would be added to account for these future road improvements. The applicant asked if he was concerned with the visibility from I-77, and Mr. Traynor said yes but more so from the ramp.

Mr. Lucarelli asked what kind of materials would be stored in the cage. The applicant stated there would be racks and tools stored that could withstand the elements. Mr. Agrawal asked if it was a possibility to add a fabric liner to the fence similar to a tennis court wind screen. The applicant stated the holes are denser than a typical chain link fence and not nearly as visible from the outside in.

Mr. Lucarelli asked about the security fence listed on the plan in the parking lot. The applicant stated that it would be removed after construction, it was just for safety.

Mr. Lettang asked for the brand of the fence. The applicant stated the brand was Secura mesh.

Mr. Lucarelli said there appears to be a roof over the storage cage. The applicant said a roof covers a portion of the storage cage but not the entire area, just 20 of the entire 30 ft.

Mr. Lettang noted that he thought the mesh looked nice.

Chairman Traynor said the Commission could reach an agreement with staff regarding the question about the screening.

Mr. Wolfe stated he was more concerned with the view from the hotel than the highway. He noted a couple of options including mesh and plant materials.

Mr. Lettang said he was not sure if he would support a fabric meshing, considering that it could introduce a maintenance issue.

Mr. Lucarelli asked about a detail listed on the plans detailing a chain link fence and Secura mesh. The applicant stated the plan note was incorrect and would be corrected with the official submittal to building. It should just say Secura mesh fence, powder coated black.

Chairman Traynor agreed with the earlier point that inside mesh could be an issue. He said he was not comfortable prescribing buffer heights with the limited information the Commission had. Mr. Wolfe asked if the screening would be requested for the parking lot area or for the highway. Mr. Traynor stated for the highway. Mr. Lucarelli noted there is a 30 ft. access easement on the highway boundary side severely limiting the available planting area. He also stated the maples in the parking islands must be planted certain

distances apart in order to remain healthy.

Mr. Wolfe asked if the proposed addition's painted CMU would match the existing building color. The applicant stated the material and color would match.

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

Mr. Lucarelli made a motion to grant commercial appearance review approval with the condition giving staff the ability to approve minor modifications to the site plan and elevations if needed along with a specific focus on the landscape plan and potential site lines from I-77 regarding landscaping relative to the outdoor storage cage. Mr. Hudgins seconded the motion. The motion was approved by a vote of 7-0.

2. <u>Text Amendment: INS Institutional District</u>

Planning Director Karagounis provided a brief overview of the staff report and draft ordinance, which would amend Article II, Requirements by District; Section 29, INST Institutional District; to establish requirements for Hospital.

Staff previously drafted the Institutional (INST) District in July 2019 that initially encompassed school sites. The Institutional District was written with the intent of expanding other uses other than schools. Those uses were to include other public or semi-public facilities such as government uses, utilities, arts/cultures/civic uses, hospital, daycares, and places of worship.

At the January Planning Commission, staff presented a text amendment adding Religious Institution as a permitted use to the Institutional District and the Town Council is the process of adopting the ordinance. The current text amendment would amend the Zoning Ordinance to allow Hospitals as an allowed use within the Institutional (INST) District, with conditions intended to minimize the impacts to neighboring properties.

The three conditions are: a maximum building height may be 75 feet; a minimum lot area of 10 acres shall be required if the site is to include a heliport or helipad; the location of the helipad shall have a separation requirement of 500 feet from any existing building not owned by the applicant at the time the site plan is approved by the town and 500 feet from any residential use.

There was a discussion between the Planning Commissioners about the location of the helipad regarding the noise pollution. Chairman Traynor mentioned how they had concerns about the noise pollution, but the board members did not have expertise to decide of what was an acceptable distance for a helipad regarding nearby properties. Commissioner Wolfe expressed his concern that we need to be sensitive to the regulations we set for the hospital helipad location, so we do not have issues in the future. Commissioner Wolfe discussed how the helipad should be located on top of the hospital building instead of on the ground. There was a concern about the glide path of the helicopter. Planning Director Karagounis mentioned that we did not know at this time

and this would be regulated with FAA. The Commissioners discussed how they would like staff to look into other South Carolina ordinances to identify regulations in regard to the location of a helipad for a hospital and in regard to noise pollution. There was also discussion on the minimum lot area of 10 acres shall be required if the site is to include a heliport or helipad. Commissioner Lucarelli discussed on how we do not want to hinder other locations for Hospitals to be able to have a helipad if the minimum lot area is increased in acreage.

After no further questions or comments Chairman Traynor asked for a motion. Commissioner Lucarelli made a motion to recommend approval of the text amendment to allow Hospitals as an allowed use in the Institutional district. Planning Commission also hereby approves section C1 of the amendment language for a maximum building height of 75 feet. However, the Planning Commission hereby modifies Section C2 for minimum lot area of 15 acres for a site that includes a heliport or helipad. The Planning Commission hereby also recommends modifications of section C3 to require helipads to be located on the roof of the hospital or to allow staff to further research typical standards of other South Carolina municipalities for typical distances for heliport/helipad to be located away from buildings not owned by the applicant. Commissioner Agrawal seconded the motion. The motion was approved by a vote of 7-0.

3. <u>Rezoning Request: Fort Mill Town Council</u>

Planning Director Karagounis provided an overview of the request, the purpose of which was to review and provide a recommendation on an ordinance amending the zoning map for the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-09-01015 from HC, Highway Commercial to INST, Institutional. Planning Director Karagounis noted that the request would bring the property under a more suited zoning designation and that the requested zoning designation for the subject property is generally consistent with the Town's Comprehensive Plan. Staff recommended in favor of approval.

Discussions occurred concerning building on other pieces of the property. Ms. Karagounis stated that anything constructed on the property will fall under the definition of a hospital/medical facility.

There being no further questions, the Chairman called for a motion. Commissioner Lettang made a motion to recommend in favor of approval of the rezoning request. Commissioner Wolfe seconded the motion. The motion was approved by a vote of 7-0.

4. <u>Rezoning Request: Fort Mill Town Council</u>

Planning Director Karagounis provided an overview of the request , the purpose of which was to review and provide a recommendation on an ordinance amending the zoning map for the Town of Fort Mill so as to change the zoning designation for York County Tax Map Numbers 020-20-01-036, 020-13-01-075, and 020-20-01-034 from R-15, Residential to INST, Institutional. Planning Director Karagounis noted that the request would bring the multiple properties under a common zoning designation and that the requested zoning

designation was consistent with other schools previously rezoned. Staff recommended in favor of approval.

There being no further questions, the Chairman called for a motion. Commissioner Hudgins made a motion to recommend in favor of approval of the rezoning request. Commissioner Agrawal seconded the motion. The motion was approved by a vote of 7-0.

5. **Text Amendment: Transportation Mitigation Agreement**

Planning Director Karagounis provided an overview of the request, the purpose of which was to review and provide a recommendation to Town Council for a proposed text amendment to the Transportation Impact Analysis, Subsection F, Transportation Mitigation Agreement. Planning Director Karagounis went through the staff report, explaining the purpose of the text amendment and detailing the specific amendment.

There being no further questions, the Chairman called for a motion. Commissioner Agrawal made a motion to recommend in favor of approval. Commissioner Lucarelli seconded the motion. The motion was approved by a vote of 7-0.

6. **Development Impact Fee Ordinance**

Assistant Town Manager Pettit provided a brief overview of the request, the purpose of which was to review and give a recommendation to Town Council on an ordinance amending the Town's Impact Fee ordinance. The South Carolina Development Impact Fee Act requires that the plans, studies, and ordinances relating to impact fees be updated at least once every five years. Since the Town initially adopted impact fees in 2015, it is now time for the Town to review and consider the adoption of an update.

Questions arose relating to impact fees and discount rates, to which Assistant Manager Pettit noted and addressed.

There being no further questions, Chairman called for a motion. Commissioner Petty made a motion to recommend in favor of approval of the resolution with the 10% discount rate for the Impact Fee. Commissioner Hudgins seconded the motion. The motion was approved by a vote of 7-0.

7. **Capital Improvements Plan Ordinance**

Assistant Town Manager Pettit provided an overview of the request, the purpose of which was to review and provide a recommendation to Town Council on an ordinance amending the Town's Capital Improvements Plan.

Questions arose relating to proposed capital projects to which Assistant Town Manager Pettit and Planning Director Karagounis noted and addressed.

There being no further questions, Chairman called for a motion. Commissioner Lucarelli

made a motion to recommend approval of the resolution in support of the adoption of the CIP ordinance. Commissioner Petty seconded the motion. The motion was approved by a vote of 7-0.

8. <u>Comprehensive Plan Ordinance</u>

Assistant Town Manager Pettit provided a brief overview of the current state of the comprehensive plan, the purpose of which was to review and provide a recommendation to Town Council on an ordinance adopting the Town's Comprehensive Plan.

Discussion occurred relating to updates and adoption process.

There being no further questions, Chairman called for a motion. Commissioner Agrawal made a motion to recommend in favor of approval. Commissioner Wolfe seconded the motion. The motion was approved by a vote of 7-0.

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,
Penelope G. Karagounis, MA
Planning Director
March 13, 2020

Meeting Information	
Meeting Type	Planning Commission
Meeting Date	March 17, 2020

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	Ferrara Buist, LLC.
Property Owner	Terrier Property Group, LLC.
Property Location	110 Clebourne Street
Tax Map Numbers	020-04-01-008
Acreage	0.5 +/- acres
Current Zoning	LC, Local Commercial
Existing Use	Single Family House

Title

Request from Ferrara Buist, LLC. to grant commercial appearance review approval for an office building located at 110 Clebourne Street.

Background Information

Site Characteristics

The property is located on the northern side of Clebourne Street. It consists of 0.5 +/- acres and currently contains a vacant house. The property has approximately 100 linear feet of road frontage on Clebourne Street. The applicant is proposing to demolish the existing house.

Neighboring Uses

Direction	Zoning	Existing Use
North	LC	Office Building
South	LC/HPOD	The Clebourne Building (Office)
East	LC	The Shoppes at Clebourne (Subway)
West	LC	Multi Family Residence

Zoning Summary

The site is currently zoned LC, Local Commercial.

LC Dimensional Requirements

- Minimum lot area—1,500 sq. feet.
- Minimum side yard—No side yard required.
- Minimum rear yard—No rear yard required.
- Minimum lot width – 20 feet.

Parking Requirements

- General Business Office: 3.25 per 1,000 sq. feet of GLA.

Buffer and Streetscape Requirements

- Nonresidential vehicular areas shall be set back at least 25 feet from any property line abutting land used for residential purposes or located in a residential zone.
- Streetscape is required in LC district along with buffer along western property line.

Applicant Proposal

The applicant has provided a site plan showing the proposed layout of the project. The existing home will be demolished and replaced by a 4,500 sq. ft. office building. The project will include 15 parking spaces located in front of the building. The sidewalk along Clebourne Street will remain.

The proposed building elevations have been provided (attached). They include brick veneer and hardi board siding.

Staff Recommendation

The site plan is pending review and approval by the town's Fire Marshal and Building Official. Should the Planning Commission wish to grant commercial appearance review approval, staff would request including language in the approval motion to allow for minor modifications to be made to the site plan to accommodate comments or concerns made by the Fire Marshal and/or Building Official.

The site plan and landscape plan generally comply with all zoning requirements. The buffer and streetscape requirements must be met. The proposed building elevations meet the requirements of the zoning ordinance and feature high quality building materials, with variations in vertical and horizontal depth.

Staff recommends in favor of approval, with a condition allowing staff to approve minor adjustments to the site plan, landscape plan, signage plan, and lighting plan to satisfy the comments and requirements of the town's Fire Marshal, SCDOT, and/or the town's Utilities and Planning Departments.

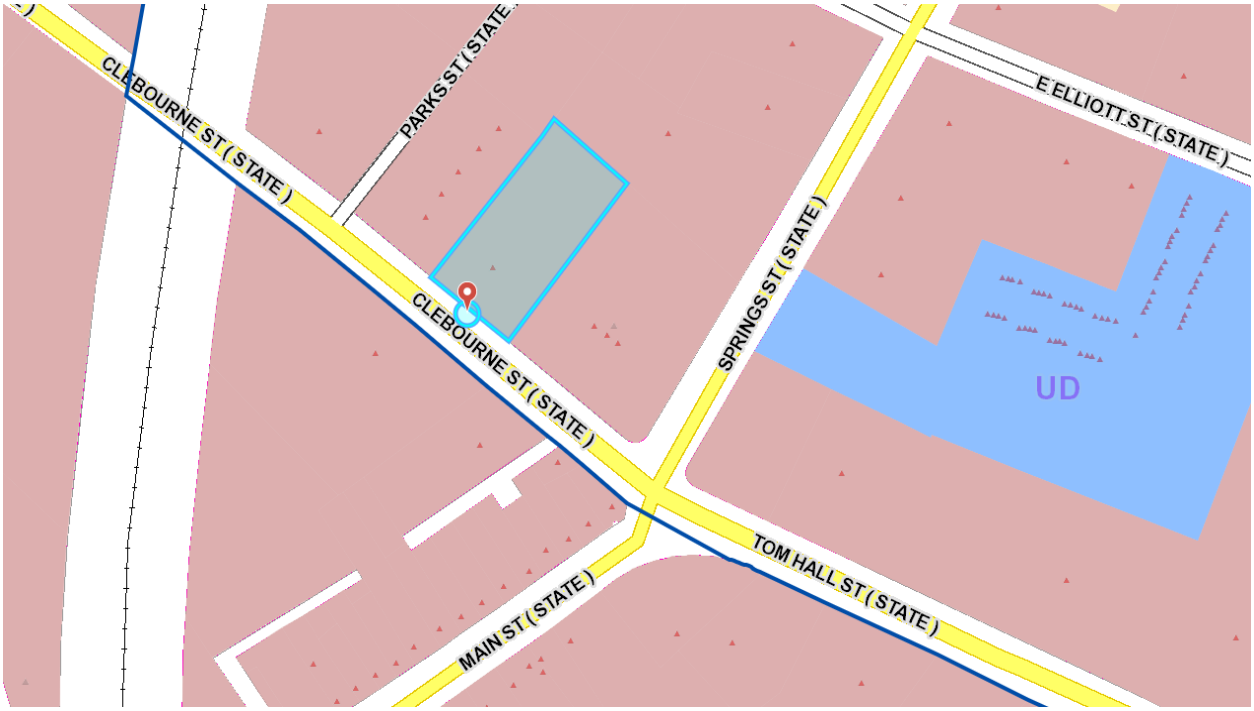
Alternatives	
1.	Grant commercial appearance review approval with conditions.
2.	Grant commercial appearance review approval.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the request, conditioned upon allowing staff to administratively approve minor adjustments to the site plan, landscape plan, signage plan, and lighting plan to satisfy the comments and requirements of the town's Fire Marshal, SCDOT, and/or the town's Utilities and Planning Departments.
Name & Title	Nick Cauthen, Planner II
Department	Planning Department
Date of Request	March 17, 2020
Legislative History	
Planning Commission	3/17/20: Scheduled

Attachments

- Aerial Map
- Zoning Map
- Proposed Plans and Building Elevations

Aerial Map

Zoning Map



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERISE.
2. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION & SIZE OF WATER, SEWER CONNECTIONS & ROOF DOWNSPOUTS.
3. ALL SIDEWALKS TO BE CONSRUCTED OF MIN. 4 IN. THICK 3500 PSI CONCRETE REINFORCED WITH FIBER. ALL SIDEWALKS SHALL HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT SPACING IN ANY DIRECTION.
4. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS & HANDRAILS, ETC.
5. DRIVEWAY TO BE CONSTRUCTED TO STATE AND LOCAL CODES.
6. ACCESSIBLE PARKING:
   A. AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN ¼" PER FOOT ACROSS THE SPACE.
   B. HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE RAMPS WITH A DROP OF 2".
   C. MAXIMUM SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.0% (1:20), MAXIMUM CROSS SLOPE FOR AN ACCESSIBLE ROUTE SHALL BE 2.0% (1:50)
   D. ALL ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS WHICH SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
7. EROSION PROTECTION MUST BE MAINTAINED UNTIL LANDSCAPE IS COMPLETE.
8. ALL DISTANCES & DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
9. THE PROPOSED GRADES AS SHOWN IN THESE PLANS ARE THE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL SUPPLY & ESTABLISH SURVEY CONTROL INCLUDING THE HORIZONTAL & VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL & PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS & LINES NECESSARY FOR CONSTRUCTION. CONTRACTOR(S) SHALL PROVIDE ADEQUATE SUPERVISION TO PREVENT DAMAGE & MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE & BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
12. ALL EXISTING PAVEMENT & CONCRETE JOINED SHALL BE SAW CUT.
13. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
14. THE LOCATION OF EXISTING UTILITIES, STORM DRAIN STRUCTURES & OTHER ABOVE AND BELOW GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S REPSONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE & INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
15. PROMPTLY INFORM THE ENGINEER OF ANY DISCRPANCIES OR CONFLICTS DISCOVERED BETWEEN THE DRAWINGS AND SPECIFICATIONS.
16. SITE LIGHTING BY OTHERS.
17. ALL SIGNS TO BE APPROVED BY TOWN OF FORT MILL.
18. ALL MATERIALS AND PLANS SHALL CONFORM TO THE CURRENT TOWN OF FORT MILL STANDARDS, SPECIFICATIONS AND DETAILS.
19. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. GUTTERS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.

KEY NOTES

1. ADA PARKING SIGN
2. DETECTABLE WARNING SURFACE
3. SIDEWALK – SEE SHEET C7.0 FOR SIDEWALK DETAIL
4. PROPOSED SIGN – LOCATION OF SIGN TO CONFORMTO ARTICLE 3 OF TOWN OF FORT MILL ZONING CODE AND PERMITTED SEPARATELY
5. 25' LANDSCAPE BUFFER WHERE PARKING IS ADJACENT TO RESIDENTIAL USE. GREEN GIANT ARBORVITAE 8' HIGH MIN. PLANTED 10' ON CENTER WHERE PARKING IS ADJACENT TO RESIDENTIAL
6. ADA RAMP, SEE DETAIL SHEET C7.0
7. SEE SCDOT SHEET C6.0 FOR ENTRANCE DETAILS.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS
9. TAPER TO NO CURB, SEE DETAIL SHEET C7.0
10. SEE SHT C5.0 AND C6.0 FOR DETAILS. HC RAMPS REQUIRED. SCDOT ENCROACHMENT REQUIRED
11. PROPOSED SIGN
12. EXISTING HYDRANT
13. PROPOSED 6" SANITARY SEWER LATERAL WITH CLEANOUTS EVERY 50'
14. SEE SHEET C10.0 FOR SANITARY SEWER RELOCATION DETAILS
15. SIDEWALK TO BE FLUSH WITH EDGE OF PAVEMENT ADJACENT TO PARKING
16. BOTTOM AND TOPS OF SIDEWALK VARY. SEE FINE GARDING PLAN C5.0 FOR DETAILS.
17. WHEEL STOPS, TYP. SEE DETAIL SHEET C7.0
18. SEE DETAIL WD10 SHT C8.0 FOR DOMESTIC METER AND IRRIGATION. 1" DOMESTIC METER AND 3/4" IRRIGATION EACH WITH DUAL CHECK VALVE ON OUTLETS. COORDINATE WITH TOWN OF FORT MILL FOR EXACT LOCATION OF EXISTING WATER LINE.
19. CONTRACTOR TO COORDINATE WITH YORK COUNTY NATURAL GAS COMPANY
20. STOP SIGN
21. COORDINATE WITH THE TOWN OF FORT MILL FOR ANY OFFSITE EASEMENTS NEEDED TO CONNECT TO EXISTING MH

LANDSCAPING REQUIRED IN PARKING AREAS (FOR PROPOSED COMMERCIAL, PROFESSIONAL, OFFICE, INSTITUTIONAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

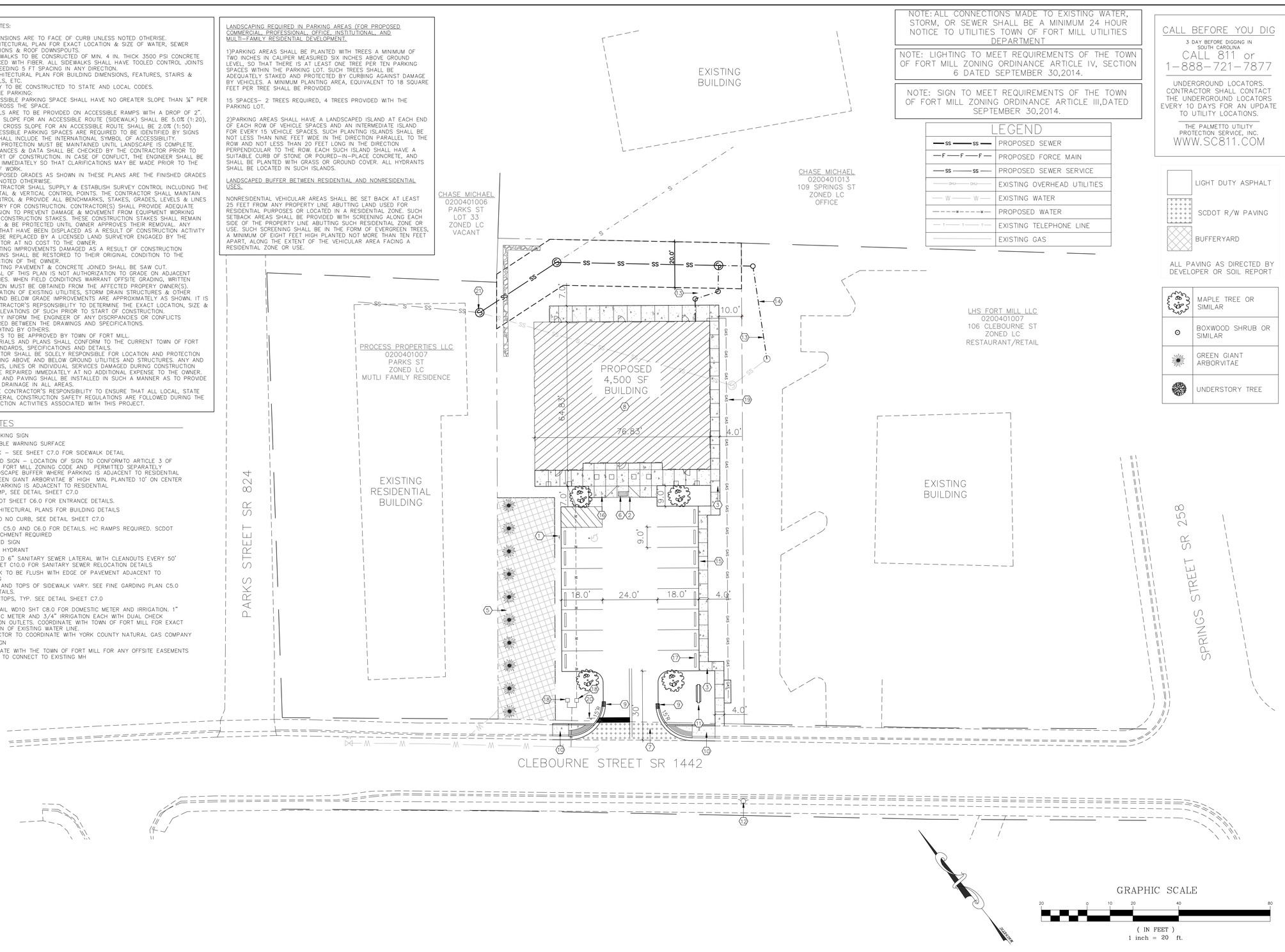
1)PARKING AREAS SHALL BE PLANTED WITH TREES A MINIMUM OF TWO INCHES IN CALIPER MEASURED SIX INCHES ABOVE GROUND LEVEL, SO THAT THERE IS AT LEAST ONE TREE PER TEN PARKING SPACES WITHIN THE PARKING LOT. SUCH TREES SHALL BE ADEQUATELY STAKED AND PROTECTED BY CURBING AGAINST DAMAGE BY VEHICLES. A MINIMUM PLANTING AREA, EQUIVALENT TO 18 SQUARE FEET PER TREE SHALL BE PROVIDED

15 SPACES– 2 TREES REQUIRED, 4 TREES PROVIDED WITH THE PARKING LOT.

2)PARKING AREAS SHALL HAVE A LANDSCAPED ISLAND AT EACH END OF EACH ROW OF VEHICLE SPACES AND AN INTERMEDIATE ISLAND FOR EVERY 15 VEHICLE SPACES. SUCH PLANTING ISLANDS SHALL BE NOT LESS THAN NINE FEET WIDE IN THE DIRECTION PARALLEL TO THE ROW AND NOT LESS THAN 20 FEET LONG IN THE DIRECTION PERPENDICULAR TO THE ROW. EACH SUCH ISLAND SHALL HAVE A SUITABLE CURB OF STONE OR POURED-IN-PLACE CONCRETE, AND SHALL BE PLANTED WITH GRASS OR GROUND COVER. ALL HYDRANTS SHALL BE LOCATED IN SUCH ISLANDS.

LANDSCAPED BUFFER BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES.

NONRESIDENTIAL VEHICULAR AREAS SHALL BE SET BACK AT LEAST 25 FEET FROM ANY PROPERTY LINE ABUTTING LAND USED FOR RESIDENTIAL PURPOSES OR LOCATED IN A RESIDENTIAL ZONE. SUCH SETBACK AREAS SHALL BE PROVIDED WITH SCREENING ALONG EACH SIDE OF THE PROPERTY LINE ABUTTING SUCH RESIDENTIAL ZONE OR USE. SUCH SCREENING SHALL BE IN THE FORM OF EVERGREEN TREES, A MINIMUM OF EIGHT FEET HIGH PLANTED NOT MORE THAN TEN FEET APART, ALONG THE EXTENT OF THE VEHICULAR AREA FACING A RESIDENTIAL ZONE OR USE.



NOTE: ALL CONNECTIONS MADE TO EXISTING WATER, STORM, OR SEWER SHALL BE A MINIMUM 24 HOUR NOTICE TO UTILITIES TOWN OF FORT MILL UTILITIES DEPARTMENT

NOTE: LIGHTING TO MEET REQUIREMENTS OF THE TOWN OF FORT MILL ZONING ORDINANCE ARTICLE IV, SECTION 6 DATED SEPTEMBER 30,2014.

NOTE: SIGN TO MEET REQUIREMENTS OF THE TOWN OF FORT MILL ZONING ORDINANCE ARTICLE III,DATED SEPTEMBER 30,2014.

LEGEND

SS SS	PROPOSED SEWER
F F F	PROPOSED FORCE MAIN
SS SS	PROPOSED SEWER SERVICE
OHU OHU	EXISTING OVERHEAD UTILITIES
W W	EXISTING WATER
W W	PROPOSED WATER
T T T	EXISTING TELEPHONE LINE
	EXISTING GAS

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THE PALMETTO UTILITY PROTECTION SERVICE, INC.
WWW.SC811.COM

LIGHT DUTY ASPHALT

SCDOT R/W PAVING

BUFFERYARD

ALL PAVING AS DIRECTED BY DEVELOPER OR SOIL REPORT

	MAPLE TREE OR SIMILAR
	BOXWOOD SHRUB OR SIMILAR
	GREEN GIANT ARBORVITAE
	UNDERSTORY TREE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

NORTH CAROLINA PROFESSIONAL ENGINEER No. 13920 DONNA HARPER HIGGINS REGISTERED 02-11-20

NORTH CAROLINA NOTIFICATION D. H. HAGINS & ASSOCIATES No. C0246 CERTIFICATE OF AUTHORIZATION

TERRIER FINANCIAL GROUP
110 CLEBOURNE ST
FORT MILL, SC

SITE PLAN

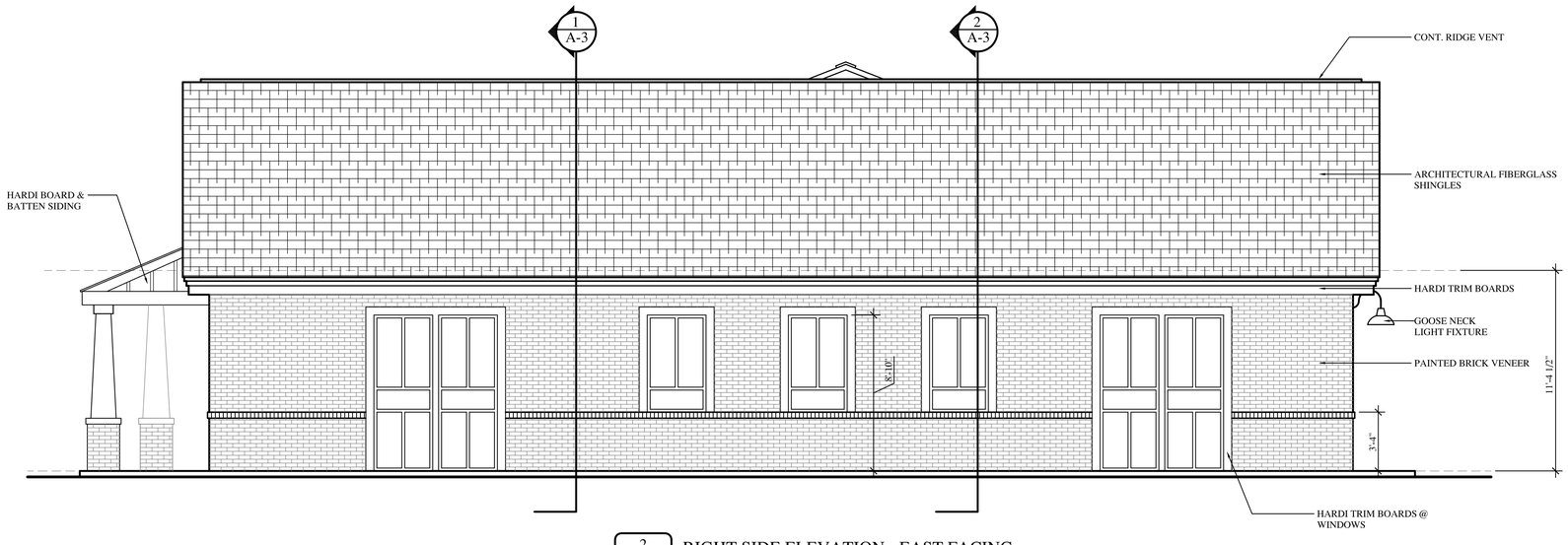
DATE: 02/11/20

SCALE: 1"=20'

JOB NO. 476.004

SHEET: C3

1 / A-2 FRONT ELEVATION - SOUTH FACING
1/4" = 1'-0"



2 / A-2 RIGHT SIDE ELEVATION - EAST FACING
1/4" = 1'-0"

PRIEST ARCHITECTURE
PRIEST ARCHITECTURE, PLLC
3329 COMMONWEALTH AVE. CHARLOTTE, NC 28205
PHONE: 704-379-1830 FAX: 704-375-4910 MOBILE: 980-253-8600
EMAIL: PRIESTARCHITECT@BELLSOUTH.NET

STATE OF SOUTH CAROLINA
PRIEST ARCHITECTURE, PLLC
Charlotte, NC
100243
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
DANIEL STUART PRIEST
Charlotte, NC
6768
2/19/20
REGISTERED ARCHITECT

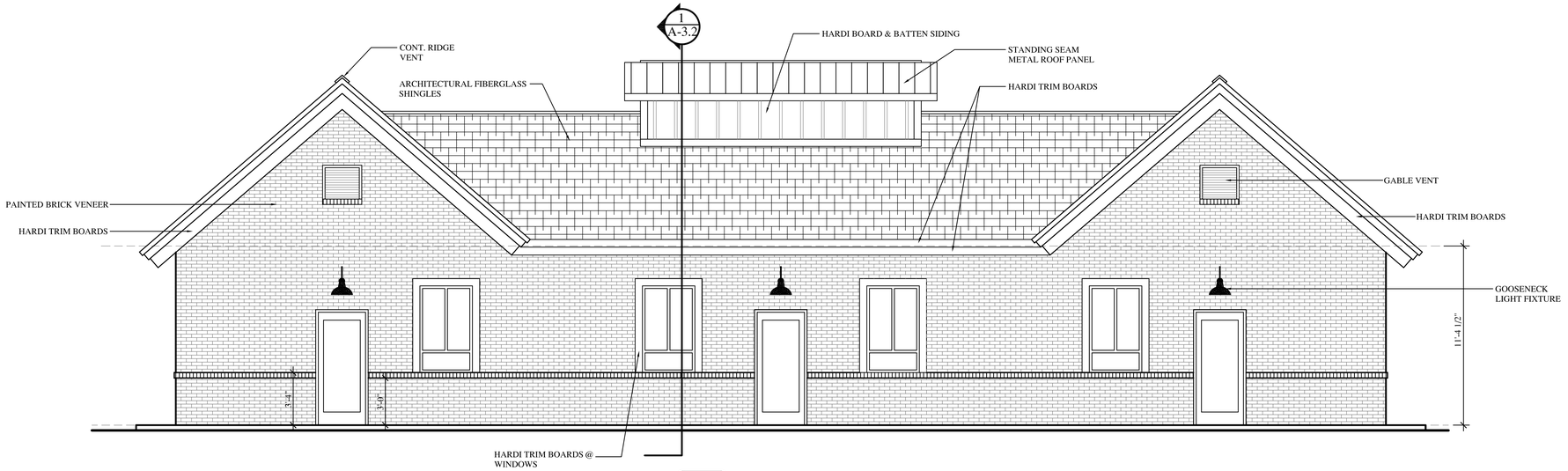
REVISIONS

NO.	DATE

A NEW OFFICE BUILDING FOR:
TERRIER FINANCIAL GROUP
110 CLEBOURNE STREET
FORT MILL, SOUTH CAROLINA 29715

Project No: 1929
Scale:
Date Drawn: 2/19/20
Sheet Title
EXTERIOR ELEVATIONS

A-2



1 / A-2.1 REAR ELEVATION - NORTH FACING
1/4" = 1'-0"

2 / A-2.1 LEFT SIDE ELEVATION - WEST FACING
1/4" = 1'-0"

PRIEST ARCHITECTURE
PRIEST ARCHITECTURE, PLLC
3329 COMMONWEALTH AVENUE • CHARLOTTE, NC 28205
PHONE: 704-379-1810 FAX: 704-379-1910 MOBILE: 980-253-8600
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STATE OF SOUTH CAROLINA
PRIEST ARCHITECTURE, PLLC
Charlotte, NC
100243
REGISTERED ARCHITECTS

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A-2.1

Cleboume Business Center
Terrier Financial Group
Space Available
Space Available

Meeting Information	
Meeting Type	Planning Commission
Meeting Date	3/17/2020

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat		Appearance Review	X	Other

Property Information	
Applicant	Meritage Homes
Property Owner	Rutledge Land & Realty LLC
Property Location	US 21 and SC-460 Springfield Parkway
Tax Map Number	020-21-01-331
Acreage	40.94 +/- acres
Current Zoning	MXU
Existing Use	Vacant/Wooded

Title

Request from Meritage Homes to approve the road names for Anniston Chase subdivision.

Background Information

Site Characteristics

The Planning Commission is asked to consider a request from Meritage Homes to approve the road names for Anniston Chase subdivision.

Section 6-29-1200(A) of the South Carolina Code of Laws requires the following:

> A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on plat, by a naming or in a deed or instrument without first getting the approval of the Planning Commission. Any person violating this

provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of a court.

As a result, Planning Commission approval is required to authorize new road names within the subdivision. The developer has provided the following list of proposed names for your approval. All names have been approved and are being reserved by York County Addressing.

Street Names
Citriadora St.
Palmarosa St.
Ravensara Ave.
Hyssop Ct.

Recommendation Staff recommends in favor of the request to approve the list of street names for the Anniston Chase subdivision.

Alternatives	
1.	Approve the road names as submitted.
2.	Do not approve the road names.

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the new road names.
Name & Title	Penelope Karagounis, Planning Director
Department	Planning Department
Date of Request	March 17th, 2019

Legislative History	
Planning Commission	03/17/2020 – Scheduled
Effective Date	Upon approval

Attachments

- Approval letter from York County Addressing

March 11, 2020

Ref: Road Name/Subdivision Name Approval

To: Alex Moore
Town of Fort Mill

Dear Mr. Moore;

This letter is to confirm the final road names and subdivision name for the following:

Subdivision Name:	**Anniston Chase**
Tax Map#:	**0202101331**
Road Names:	**Citriadora St** **Palmarosa St** **Ravensara Av** **Hyssop Ct**

Should you have any questions or concerns please do not hesitate to contact me at 803-909-7483.

Sincerely,

Tina Harmer
GIS 9-1-1 Address Specialist

Meeting Information	
Meeting Type	Planning Commission
Meeting Date	March 17, 2020

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning	X	Text Amendment
		Subdivision Plat		Appearance Review		Other

Title

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 9, HC HIGHWAY COMMERCIAL DISTRICT; SO AS TO ESTABLISH REQUIREMENTS FOR HOSPITALS AS A CONDITIONAL USE WITHIN THE HC DISTRICT; AND, TO PROVIDE OTHER MATTERS RELATING THERETO

Background Information

Discussion

The subject property of the proposed Hospital is currently zoned HC highway Commercial. The HC zoning district is intended for the development of commercial and retail services serving the surrounding neighborhoods and larger community. The HC district allows a variety of uses, including offices, retail, and service uses. The minimum lot area is 10,000 square feet, and the minimum lot width is 75 feet at the building line. The minimum setback requirements are 35 feet in the front and rear and 10 feet on both sides. The maximum building height is 35 feet.

While hospitals are an allowed use in the HC zoning district, the height requirements limit overall development of the future hospital campus which will consist of the hospital and medical office building.

Staff is proposing a text amendment that would amend the Zoning Ordinance to establish requirements for hospitals as a conditional use within the Highway Commercial (HC) District, with conditions intended to minimize the impacts to neighboring properties.

A draft ordinance is attached for consideration.

Alternatives	
1.	Recommend approval of the ordinance
2.	Recommend approval of the ordinance with modifications
3.	Recommend denial of the ordinance

Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL of the ordinance
Name & Title	Penelope Karagounis, Planning Director
Department	Planning Department
Date of Request	March 17, 2020

Legislative History	
Planning Commission	3/17/2020
First Reading	TBD
Public Hearing	TBD
Second Reading	TBD
Effective Date	Upon adoption

Attachments

- Draft Text Amendment Ordinance

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2020-___

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 9, HC HIGHWAY COMMERCIAL DISTRICT; SO AS TO ESTABLISH REQUIREMENTS FOR HOSPITAL AS A CONDITIONAL USE WITHIN THE HC DISTRICT; AND, TO PROVIDE OTHER MATTERS RELATING THERETO

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, **BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:**

SECTION I. Amending the Highway Commercial District. The Zoning Map of the Town of Fort Mill; Article II, Requirements by District; Section 9; HC Highway Commercial District; is hereby amended to read as follows:

Sec. 9. HC Highway Commercial district

1. *Purpose of district*: It is the intent of this section that the HC zoning district be developed and reserved primarily as a retail service and commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services located in areas which are well served by collector and arterial street facilities as well as pedestrian access facilities where appropriate. The regulations which apply within this district are designed to:

    A) Encourage the formation and continuance of a compatible environment for highway-oriented uses;
    B) Ensure adequate and properly designed means of ingress and egress;
    C) Encourage pedestrian access where appropriate; and
    D) Discourage any encroachment by industrial or other uses capable of adversely affecting the specialized commercial character of the district.

2. *Permitted uses*: The following uses shall be permitted in any HC zoning district:

    Administrative offices.
    Research, development and testing laboratories.
    United States Postal Service.
    Hardware stores.
    Horticultural nursery.
    Antique stores.
    Food stores.
    Convenience stores.
    Apparel and accessory stores.
    Home furniture, furnishing and equipment stores.
    Restaurants.
    Taverns.
    Drug stores.
    General merchandise stores such as bicycle and sporting goods, books, stationery, jewelry, toy, photography, gift, luggage, sewing, catalog, consignment shops (but not flea markets) etc.

Personal service stores such as florists, optical goods, art supplies, telephone stores, pet stores, travel agents, etc.
Pet shops.
Animal hospital specifically excluding boarding facilities.
Banking, lending institutions, security and broker services, insurance companies specifically excluding check cashing establishments, title loan lenders, deferred presentment lenders, pawnshops, title loan brokers, and small loan companies.
Real estate agencies.
Dry cleaners and laundry services.
Photographic studios, beauty shops, barber shops, shoe repair.
Funeral service and crematories.
General retail trade such as department stores, food stores, etc.
Gas stations.
Car washes.
Repair garage.
Warehouse (excluding mini-warehouses or personal storage units).
Hospitals.
Offices for health care services, such as doctors, dentists, and nursing, and personal care facilities.
Legal services offices.
Professional offices and workshops for engineering, accounting, research, artists, etc.
Daycare centers.
Recreational activity centers such as bowling alleys, skating rinks, miniature golf courses, playhouses, and arcades.
Schools.
Hotels.
Theaters.
Religious Institutions.
Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of the municipal code.
Accessory uses in compliance with the provisions of article I, section 7, subsection G.

3. Conditional uses: The following uses shall be permitted in any HC zoning district on a conditional basis in accordance with the provisions of article X of this ordinance:

A) Dealerships, new and used automobiles, recreation vehicles, boats, boat trailers, and utility trailers; provided, that:

1) Stock shall be parked no less than five feet from adjoining property lines and 15 feet from edge of streets,

2) There shall be no storage of wrecked or dilapidated automobiles or scrapped or salvaged auto parts on the premises.

B) Automotive wrecker service; provided, that:

1) No wrecked automobile shall be stored on the premises outside a fenced area.

2) The fenced area shall be screened from public view. A six-foot-high fence or wall shall enclose the area, and the area shall be paved or graveled with no grass allowed to grow in the storage area.

3) Maximum time limit of storage shall be ten days. The date the wrecked vehicle is received shall be marked on each unit with at least four-inch-high numbers.

4) No other parts or items may be stored in the area.

C) Mini-warehouses or personal storage units; provided, that:

1) Any outdoor storage shall be conducted entirely within storage yards separate from buildings. Such storage yards shall be screened from public view. A six-foot high fence or wall shall enclose the area, and the area shall be paved or graveled with no grass allowed to grow in the storage area.

2) Storage of any items, including vehicles, in interior traffic aisles, off-street parking areas, loading areas or driveway areas is prohibited.

3) Lighting used to illuminate any interior traffic aisle, off-street parking area, loading or unloading area, or storage area, shall be shielded or so arranged as to reflect light away from adjoining premises.

4) Mini-warehouses shall be designed, landscaped, screened, or otherwise treated in a manner that will be aesthetically pleasing and compatible with surrounding uses.

5) Traffic aisles shall be of sufficient width so as to allow for loading and unloading, maneuvering and circulation of vehicles, and shall in no case be less than 20 feet in width.

6) Use of mini-warehouse compartments or yards for any purpose other than the storage of goods is prohibited.

D) Uses permitted as conditional use: The zoning administrator shall allow the following uses, subject to compliance with conditions set forth for the use in this section:

1) Check cashing establishments, deferred presentment lenders, and title loan companies when:

a. The use is (i) located no closer than 3,000 feet, measured lot line to lot line from the nearest check cashing establishment, deferred presentment lender, or title loan company, and (ii) located within a group nonresidential development or like commercial shopping center with all structures contained in it having a total floor space of 30,000 square feet or more; or

b. The use is wholly contained within the confines of a grocery store or general merchandise retail establishment having 30,000 square feet or more of floor space, and the use has no separate access for public use to its share of the premises, and (ii) is located no closer than 3,000 feet, measured lot line to lot line from the nearest check cashing establishment, deferred presentment lender, or title loan company.

2) Tattoo facilities, provided that:

a. The facility shall be properly licensed by the South Carolina Department of Health and Environmental control pursuant to Sec. 44-34-10 et seq. of the 1976 Code of Laws of South Carolina, as amended;

b. The facility may only provide tattooing services and may not engage in any other retail or service operations, including, but not limited to, the sale of goods or the performing of body piercing or any other form of body modification other than tattooing;

c. Such facilities shall not be permitted within one thousand feet of a church, school, or playground. This distance shall be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground.

d. Any new tattoo facility shall be located a minimum of 3,000 feet, measured lot line to lot line, from the nearest tattoo facility.

3) Tool and Equipment Rental facilities, provided that:

a. The minimum lot size shall be three (3) acres.

b. The entire lot or parcel occupied by the use shall be located within 500 feet of the I-77 right-of-way.

c. No building or structure shall be located within 75 feet of a residential or mixed use district.

d. Outdoor storage areas for rental equipment or vehicles shall be at least 50 feet from any residential or mixed use district.

e. Outdoor storage or display of equipment shall not be permitted within any front yard.

f. Architectural requirements:

1. Front façade and other elevations facing a street, parking lot or adjacent residential zoning district: A minimum of 75% of the building elevation shall contain brick, face brick, architectural pre-cast brick, or natural stone. Up to 25% may be split face block, scored block, EIFS, wood or fiber cement siding, stucco, or other similar quality building material approved by the Planning Commission as part of the Commercial Appearance Review Process. No metal siding or plain concrete block shall be permitted.

2. Side and rear facades that do not face a street, parking lot or adjacent residential zoning district: Any masonry material or other similar quality material approved by the Planning Commission as part of the Commercial Appearance Review Process.

g. Any outdoor storage area visible from a public right-of-way, adjoining property or parking area shall be screened by a buffer at least 20 feet in width, which buffer shall include a minimum of 2 canopy trees, 2 ornamental trees, 2 evergreen trees, and 4 shrubs per 100

linear feet of buffer zone, as measured parallel to the property line. The Planning Commission may allow a reduction in the buffer requirement in instances where a wall, berm or opaque fence is provided, provided the purpose of the buffer will still be achieved.

4) Hospitals, Provided that:

1. Maximum building height may be 75 feet.
2. A minimum lot area of 15 acres shall be required if the site is to include a heliport or helipad.
3. The location of the helipad shall have a separation requirement of 500 feet from any existing building not owned by the applicant at the time the site plan is approved by the town and 500 feet from any residential use.

4. *Other requirements*: Unless otherwise specified elsewhere in this ordinance, uses permitted in HC zoning districts shall be required to conform to the following standards:

A) Minimum lot area: 10,000 square feet.

B) Minimum lot width measured at the building line: 75 feet.

C) Minimum front yard depth measured from the nearest street right-of-way line: 35 feet.

1) For exceptions to this requirement, see article I, section 7, subsection E.

D) Minimum side yard:

1) Principal structures: Ten feet
2) Accessory uses: Five feet
3) For side yard requirements pertaining to corner lots, see article I, section 7, subsection C.

E) Minimum rear yard:

1) Principal structures: 35 feet
2) Accessory uses: Five feet
3) For rear yard requirements pertaining to double frontage lots, see article I, section 7, subsection D.

F) Maximum building height:

1) For lots located 1,000 linear feet or less from Interstate 77: 60 feet
2) For all other lots: 35 feet
3) For exceptions to height regulations, see article I, section 7, subsection L.

G) Off-street parking: Uses permitted in HC zoning districts shall meet all standards set forth in article I, section 7, subsection I., pertaining to off-street parking, loading, and other requirements.

H) Signs: Signs permitted in HC zoning districts, including the conditions under which they may be located, are set forth in article III.

I) Buffers: Where proposed commercial development abuts one or more lots zoned for residential use, a suitable buffer screen, wall or fence, six feet in height, shall be provided along each shared property line to restrict visibility of the commercial use from adjacent residential uses.

SECTION II. Invocation of Pending Ordinance Doctrine**.** If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Severability. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this _____ day of _____, 2020, having been duly adopted by the Town Council for the Town of Fort Mill on the _____ day of _____, 2020.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

_____
Guynn H. Savage, Mayor

LEGAL REVIEW

_____
Barron B. Mack, Jr, Town Attorney

ATTEST

_____
Virginia Burgess, Town