

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 21, 2020
112 Confederate Street
6:30 PM**

Present: James Traynor, Hynek Lettang, Matthew Lucarelli, Ben Hudgins, and Planning Director Penelope Karagounis

Absent: Andy Agrawal, Tom Petty and Chris Wolfe

Guests: Mark McAuley, Justin Roark, Mike Goodin, Matt DeWitt, Mark Nosacka, and John Marks

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

Chairman Traynor suggested to continue the election of Chairperson and Vice-Chairperson to the February Planning Commission meeting due to not having all members present. Staff will place the Election of Chairperson and Vice-Chairperson on the February Planning Commission agenda.

After discussion and with no further questions or comments the Chairman asked for a motion. Mr. Lucarelli made a motion to approve the minutes from the December 18, 2019 Planning Commission meeting. Mr. Hudgins seconded the motion. The minutes were approved by a vote of 4-0.

NEW BUSINESS ITEMS

1. Text Amendment: HC Highway Commercial District

Planning Director Karagounis provided a brief overview of the staff report and draft ordinance, which would amend Article II, Requirements by District; Section 9, HC Highway Commercial District; so as to add Religious Institutions as an allowed use in the Highway Commercial District.

With recent development, staff recognized Religious Institutions, permitted in most zoning districts, is not currently a permitted use in the Highway Commercial (HC) zoning district. After no further questions or comments Chairman Traynor asked for a motion. Mr. Hudgins made a motion to recommend approval of the text amendment. Mr. Lettang seconded the motion. The motion was approved by a vote of 4-0.

2. Text Amendment: INS Institutional District

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

Staff previously drafted the Institutional 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, hospitals, daycares, and places of worship.

The text amendment would amend the Zoning Ordinance to allow Religious Institutions as an allowed use with the Institutional District, with requirements intended to minimize the impacts to neighboring properties.

INFORMATION/DISCUSSION

Preliminary Commercial Appearance Review: Fort Mill Hospital

The design team for the hospital came to the Planning Commission to introduce themselves. The following people were in attendance:

- Mark McAuley from ColeJenest and Stone - Civil Engineer
- Justin Roark from ESa – Architect
- Mike Goodin from Robins and Morton – General Contractor
- Mark Nosacka from Tenet Health – CEO

The design team mentioned how they are in the early stages of the preliminary plan for the hospital. The location of the site is at the corner of Highway 160 and Highway 21. They are focusing on the orientation of the building to sit at the highest point of the site. The proposal is for a 210,000 square foot, three-story hospital and an approximately 80,000 square foot, five-story medical office building. The architect mentioned that they do not currently have the exterior design of the building, but they would like to use materials that are complimentary with the community and especially similar design elements to Kingsley and LPL.

The preliminary site plan of the hospital showed a loop road and it was discussed how access points/driveways were not finalized because the TIA has not been completed and SCDOT will determine the finalization of the access points. Chairman Traynor suggested extending the area for ambulances or other vehicles to be able to make a left turn from the main loop road to the other street within the hospital campus. Mr. Hudgins brought a concern about the helipad and advise the design team to inspect regulations to minimize the impact of surrounding properties (noise, flight pattern clearance, etc.).

Mr. Hudgins commented to the design team to preserve as much existing natural areas of the site. Mr. McAuley agreed that they would preserve certain natural areas to enhance the hospital. Mr. Lucarelli mentioned that there could be opportunities to preserve the existing peach trees on the site as well.

Mr. Traynor asked if all the parking would be surface parking? The answer was yes. The Commissioners voiced their opinion on the site plan parking by stating that it appeared there was excess parking for the site. It appears that the exterior parking needs to be

reduced and brought in closer to the hospital site. Mr. McAuley mentioned they would look to reducing some of the excess parking.

Mr. Lettang mentioned how he would like for the hospital to be successful and a be a cornerstone to this area. He stressed the importance of a quality designed hospital.

Mr. Roark discussed how they are still working on the exterior design of the hospital. However, he wanted to receive an opinion from the Commissioners on certain materials that they were looking at using. The materials were some brick, composite metal panel and EIFS/stucco.

The Commissioners voiced their opposition for EIFS/stucco. Mr. Lucarelli was not convinced to have EIFS for material of a hospital. This material would not have the quality or longevity for the hospital. The hospital will be located on a prominent corner and the building materials need to have good quality.

Mr. Traynor mentioned to the design team that Kingsley was a good reference point for the type of materials to use. He does not agree for the stucco material to be the dominant material for the hospital. Mr. Nosacka had some concerns for spending money on high quality material, when the money could be used to pay doctors or purchase high quality hospital equipment.

Mr. Traynor explained to the design team that the Commission would like to see exterior material board/elevations when they formally submit for the Commercial Appearance Review. Mr. Roark mentioned that they would like to submit for the Commercial Appearance Review in May. Planning Director Karagounis suggested to the design team to come back to the Planning Commission in March and April for an informal review of the site plan, building materials and elevations.

There being no further business, the meeting was adjourned at 7:42 PM.

Respectfully submitted,
Penelope G. Karagounis, MA
Planning Director
February 11, 2020