

**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 16, 2021
112 Confederate Street
6:30 PM**

**Live Viewing Online: Request Access by emailing before 5:00 pm on Tuesday, February 16, 2021
to Penelope G. Karagounis, Planning Director at pkaragounis@fortmillsc.gov
Public Access by Phone: Dial (toll free) 1-866-899-4679
and use access code 976-549-053**

Present: James Traynor, Dan Stout, Matthew Lucarelli, Andy Agrawal, Hynek Lettang, Chris Wolfe, Ben Hudgins, Planning Director Penelope Karagounis, Planner II Nick Cauthen, Donna Brown (Chick-fil-A), Sean Hickman (Chick-fil-A), Travis Reynolds (Chick-fil-A)

Absent: N/A

Chairman Traynor gave opportunity to the Planning Commission to review and comment on the January 19, 2021 meeting minutes as presented with the meeting packet. Chris Wolfe made a motion to approve the minutes. Andy Agrawal seconded the motion. By a vote of 6-0, the Planning Commission approved the January 19, 2021 meeting minutes. *Ben Hudgins was not logged into the meeting when the vote was held.

NEW BUSINESS ITEMS

- 1. Commercial Appearance Review – Chick-fil-A Addition:** Mr. Cauthen provided a brief overview of the request, the purpose of which was to review and consider granting commercial appearance review approval for a new addition, dual lane drive thru lanes/canopies, and the relocation of the dumpster enclosure at the existing Chick-fil-A located on Highway 160 W. The Planning Department recommended approval of the new updated request with the condition for staff to be able to approve minor adjustments.

The Commission asked for more details regarding the scope of the building addition. The applicant stated the entirety of the addition was in the rear and would extend beyond and encompass a previous addition.

The applicant described the dual canopy orientation which included separate coverings for order and pick-up, outside seating was also added, and parking spaces were eliminated as part of the project to allow space for the new dual lane drive-thru.

Chairman Traynor asked for a description of the canopy materials. The applicant stated the canopies were metal with drainage systems on top.

Mr. Wolfe asked if all the tree removals were necessary. The applicant detailed the

landscaping plan and showed the location of the newly planted trees.

The Commissioners noted concern over the durability of fabric awnings. The applicant stated Chick-fil-A is adamant regarding building maintenance and they could be assured these awnings were durable and have been used with success in the past by Chick-fil-A.

Discussions between the Commissioners, staff, and the applicant were had pertaining to the need of more drive-thru space at the expense of less parking. Mr. Lucarelli asked if it was short sighted to make the trade-off at this time. The applicant stated parking is always a concern, but this retrofit was in the works prior to the pandemic and has already been implemented at other locations.

Mr. Hudgins and Mr. Stout noted concerns regarding the traffic flow internally and externally related to the site. The applicant stated that cones or a staff member are often used along with pavement markings to ensure traffic patterns are enforced but that concern is certainly something that can be taken into consideration.

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. Traynor asked if it was agreeable to add a condition for staff to have discussions with ownership regarding traffic direction concepts. Mr. Wolfe agreed. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

There being no further business, the meeting was adjourned at 7:10 pm.