

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

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

Guests: David Buist, Gary Blount, and Reid Owen

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

Chairman Traynor mentioned on the fourth line of the last paragraph on page 3 of the February 18, 2020 Planning Commission meeting minutes to delete “of” from the sentence. The sentence should read “Chairman Traynor mentioned how they had concerns about the noise pollution, but the board members did not have expertise to decide **what was** an acceptable distance for a helipad regarding nearby properties.” 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 February 18, 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 – Ferrara Buist, LLC. (110 Clebourne Street):** 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 office building located at 110 Clebourne Street. Mr. Cauthen provided a site plan and elevations to the Commissioners as part of the staff report. The proposal included a 4,500 sq. ft. building and 15 parking spaces. Staff noted the existing house located on the property would be demolished. The Planning Department recommended approval of the request with the condition for staff to be able to approve minor adjustments.

Chairman Traynor asked staff if the use would be limited to office use only due to the limited area of parking availability on the parcel. Staff said if the use ever changed then the development would have to meet any additional standards the ordinance requires.

Mr. Buist said Gary Blount, the owner of Terrier Financial is relocating his office to this location. He also noted as part of this project the property owner would be giving the Town an easement for a sewer line.

Mr. Agrawal asked if the proposed office use would be rented out at all. Mr. Buist said at this time the only known tenant is Terrier Financial, but the building does have some space

available for leasing opportunities in the future for professional office. Terrier Financial will be taking up about half of the building at this time.

Mr. Wolfe said it appears the building is made up of 3 suites, as reflected by the doors. Mr. Buist said that is correct and Terrier Financial will be using half of the middle suite in addition to one of the other suites.

Mr. Buist showed the sample board to the Commissioners.

Mr. Traynor and Mr. Wolfe stated they thought this was a very nice-looking building.

Mr. Lettang said he was a little concerned with the curb cut at that location due to the elevation change as it currently stands. Mr. Buist responded that they have been in coordination with SCDOT and the Town in order to meet traffic and ADA guidelines. Mr. Hudgins said making a left into the site was a concern of his as well due to the hill coming down Clebourne Street from Main Street.

Mr. Wolfe asked about the privacy fence between the residence and the project. Mr. Buist said he was meeting the adjacent property owner on site soon and the existing privacy fence would be removed as part of this project. Mr. Wolfe wanted to make sure the adjacent residents were taken into consideration.

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

Mr. Hudgins 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. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

2. **Master Road Name List – Anniston Chase:** Planning Director Karagounis gave a brief description of the request from Meritage Homes to approve a master road name list for the Anniston Chase subdivision. 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 approval. All names have been approved and are being reserved by York County Addressing.

Street Names: Citriadora Street, Palmarosa Street, Ravensara Avenue, and Hyssop Court

After no further questions or comments Chairman Traynor asked for a motion. Mr. Wolfe made a motion to approve the road names for the Anniston Chase and Mr. Agrawal seconded the motion. The motion was approved by a vote of 7-0.

3. **Text Amendment: Highway Commercial District:** Planning Director Karagounis provided a brief overview of the staff report and draft ordinance, which would amend 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 Districts.

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.

The following was the conditions established for Hospitals in the HC zoning district.

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.

Mr. Agrawal suggested to change the word “may” to “shall” for the first condition. He also asked if the 500 feet from any residential use was measured from the building footprint or from the property line? Separation of use is measured from the building footprint, while the separation of zoning is measured from the property line. There was discussion that the separation of requirement should be defined better by stating “a minimum of 500 feet from any adjacent property line zoned for residential.”

Mr. Wolfe thanked staff for providing the information about how other jurisdictions handle helipad conditions. He asked Planning Director Karagounis if they would recommend the helipad to be located on the roof? Planning Director Karagounis mentioned through her research about conditions for helipads, there was not a condition to have the helipad located on the roof. Therefore, staff was not recommending the helipad to be located on the roof.

Mr. Wolfe mentioned that we should use the language from Newberry County to clarify the separation distance from the property line and to add a separation distance from the

right-of-way for a location of a helipad. Mr. Wolfe also asked what the minimum lot width and size would be for a hospital without a helipad? Planning Director Karagounis answered that the requirements would be the existing Highway Commercial District for minimum lot width and size.

After no further questions or comments, Chairman Traynor asked for a motion. Mr. Agrawal made a motion to approve the text amendment with the following modifications:

- Change “may” to “shall” with condition #1 to read “Maximum building height “shall” be 75 feet.”
- Modify condition #3 to “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 “a minimum of 500 feet from any adjacent property line zoned for residential.” The Commission also recommended to add the condition “The location of helipad shall have a separation requirement of 500 feet from any road right-of way.”

Mr. Wolfe seconded the motion to approve the text amendment with the above modifications. The motion was approved by a vote of (7-0). There being no further business, the meeting was adjourned at 7:42 PM.

Respectfully submitted,
Penelope G. Karagounis, MA
Planning Director
May 12, 2020