

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
October 19, 2021  
112 Confederate Street  
6:30 PM**

Present: James Traynor, Dan Stout, Andy Agrawal, Hynek Lettang, Chris Wolfe, Ben Hudgins, Matthew Lucarelli, Planning Director Penelope Karagounis, Planner Nick Cauthen, Brad Smith, Matthew Ingram, Ryan Thompson

Absent: N/A

Chairman James Traynor called the Planning Commission meeting to order at 6:30 pm on Tuesday, October 19, 2021. Chairman Traynor gave opportunity to the Planning Commission to review and comment on the September 21, 2021, meeting minutes. Chairman Traynor submitted some minor grammatical modifications for Planning Director Karagounis to modify. Commissioner Wolfe made a motion to approve the minutes with the minor grammatical modifications and Commissioner Stout seconded the motion. The minutes for September 21, 2021, were approved with modifications by a vote of 7-0.

**NEW BUSINESS ITEMS**

**1. Commercial Appearance Review – Encompass Health Rehabilitation Hospital:** 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 rehabilitation hospital. The site is part of the Pleasant Vista MXU district. The Planning Department recommended in favor of the request. Staff noted only phase 1 was under consideration at this time.

Mr. Stout asked if there would be any intersection improvements related to the project. Staff noted a TIA has been conducted by 3 separate parties related to the intersection at Vista Road and Pleasant Road and improvements will be required.

Mr. Wolfe asked why both access points were off Vista Road. The applicant stated SCDOT denied a request for access directly off Pleasant Road.

Mr. Wolfe asked if the proposed parking would cover phase 1 and the future phase 2. Staff noted the parking proposed currently will be enough to cover the entire build out.

Mr. Lucarelli asked for the ratio of brick to EIFS on the façade. The applicant stated he did not have an exact number but would guess 10-15% brick.

Mr. Wolfe asked for an explanation of the metal screen wall located on the roof. The

applicant stated it is to protect and screen the roof equipment. The Commissioners asked for a sample, but the applicant stated he did not have one. The applicant stated it would be similar to corrugated metal and the finish would be painted.

Mr. Hudgins noted he had concerns regarding how large and visible the metal screening wall will be. Mr. Wolfe followed by saying he agreed and the metal siding and large amount of EIFS are red flags to him. He noted this will be a prominent building in a prominent area.

Mr. Stout asked about the aluminum fencing proposed. The applicant stated the black aluminum fence is used to secure the therapy courtyard.

Mr. Wolfe noted the north elevation looks like a lot of EIFS and a loading dock. The applicant noted it is a wing of patient rooms. Mr. Traynor stated more brick would improve the look of the north elevation. Mr. Wolfe stated it currently looks like a warehouse. Mr. Lucarelli stated simply changing the color of the EIFS would not be enough improvement.

Mr. Lettang stated he thought this was an excellent project and a great presentation, but he cannot support the type of building presented considering the amount of EIFS and steel. He noted the project is going to do well and be a nice centerpiece but the steel on top needs to be removed and the EIFS needs to be minimized in order to get his support.

Mr. Wolfe noted this project would set a precedent for the area and is beside a very nice looking school. Chairman Traynor stated fixing the building could be as simple as adding some brick sections in place of the existing EIFS and the addition of windows to break up large blank walls.

The Commissioners requested material samples with emphasis on durability, particularly for the metal screen wall.

The applicant presented the landscaping plan with an emphasis on buffers and maintaining existing vegetation where possible. Mr. Wolfe noted the preservation of existing trees is of paramount importance to the Town.

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

Mr. Hudgins made a motion to defer the commercial appearance review request to allow the applicant more time to work with staff regarding improved building materials. Mr. Wolfe seconded the motion. The motion was approved by a vote of 7-0.

The meeting was adjourned at 7:18 PM.