

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
October 20, 2020**

**Virtual Meeting**

**Live Viewing Online: Request Access by emailing before 5:00 pm on  
Tuesday, October 20, 2020 to  
Penelope G. Karagounis, Planning Director at [pkaragounis@fortmillsc.gov](mailto:pkaragounis@fortmillsc.gov)  
Public Access by Phone: Dial (toll free) 1-866-899-4679  
and use access code 119-915-725**

**AGENDA**

**6:30 PM**

Present: James Traynor, Ben Hudgins, Dan Stout, Chris Wolfe, Andy Agrawal, Planning Director Penelope Karagounis, Planner Nick Cauthen, and Planner Alex Moore

Guests: Troy Seanor, David Faulkner, Chris Leonard, Mark McAuley, Steve Wiley, Kevin Harney, Al Bronner, and Kim Pulliam

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

Chairman Traynor gave opportunity to the Planning Commission to review and comment on the September 15, 2020 meeting minutes as presented within the meeting packet. Commissioner Wolfe wanted to be clear that it was a very long meeting, and much discussion was made before the Commission agreed for a recommendation for the amendment of the Pleasant/Vista MXU. Chairman Traynor had a clarification question in regards to the density of 7a and 7b section of the Pleasant/Vista MXU. Planning Director Karagounis clarified that the overall density did not change with the amendment.

Ben Hudgins made a motion to approve the minutes. Chris Wolfe seconded the motion. By a vote of 5-0, the Planning Commission approved the September 15, 2020 meeting minutes.

**NEW BUSINESS ITEMS**

**1. Final Plat Review: Nims Village**

Senior Planner Alex Moore introduced a request from Carolina Surveyors, Inc., on behalf of Pace Development Group, to review and approve a final plat for Nims Village Phase 1, Map 3. Moore noted that this request required Planning Commission approval since Nims Village is R-15 rather than MXU.

Moore stated that Nims Village is located on the north side of the Fort Mill Parkway across from Catawba Ridge High School. He noted that the entirety of Nims Village is 43.49 acres and that this proposed final plat consisted of 8 lots on 5.5 acres. The overall project was originally approved for 65 lots. Moore stated that with this final plat there would be a total 53 lots platted with 12 remaining.

Per an approved development agreement for Nims Village, the overall average lot size for this project is 15,000 square feet with an average lot width of 90 feet. He then noted the project history within the staff report. Moore stated that the Planning Department held a bond for those items which were yet to be completed within Map 3, including surface course, sidewalk, handicap ramps, street trees, and streetlights.

Moore noted that the utilities department had approved the final plat. He then indicated that planning staff recommended approval of the Nims Village Phase 1, Map 3 as presented. Moore then opened the floor to questions.

Planning Commissioner Chris Wolfe asked Moore about the specific location of this final plat within the overall Nims Village subdivision. Moore noted that the current proposed final plat is in the northeastern portion of the subdivision, eastward from lot 23 and clustered around the cul-de-sac (Manor Court).

Planning Commissioner Wolfe then asked Moore about the location of a walking bridge across the intermittent stream which forms the northern boundary of the project. Moore noted the hatched area on the proposed final plat which indicated the 35' perimeter buffer. Moore stated that this buffer area would contain the required nature trail. He then called on David Faulkner of Pace Development Group to answer Commissioner Wolfe's question about the bridge connecting Nims Village to the Whitegrove neighborhood to the north.

Mr. Faulkner stated that Pace Development was only responsible for stubbing to the property line of the Whitegrove neighborhood and that the location of this was adjacent to Nims Village Phase 1, Map 2.

Chairman Traynor then asked Moore if the developer was current with all their obligations to the town, other than completing the balance of Nims Village. Senior Planner Moore stated that they were current with all their obligations.

Chairman Traynor then pointed out that the date on certificate of authority letters from the State of South Carolina Department of Insurance should be updated for subsequent bonds accepted by the Town of Fort Mill. The certificate of authority letter for the Nims Village Phase 1, Map 3 bond was dated 11/28/2018.

Senior Planner Moore stated that he would have this done for ensuing subdivision bonds accepted by the Town of Fort Mill.

Planning Commissioner Dan Stout then asked for clarification regarding the two shaded areas on either side of lot 28 on the proposed final plat.

Senior Planner Moore stated that the 20' wide shaded area on the eastern side of lot 28 is a storm water easement to the BMP pond. Moore then noted that the shaded area on the west side of lot 28 is a 30' wide sanitary sewer easement.

There being no other questions, Chairman Traynor entertained a motion from the Planning Commission. Planning Commissioner Chris Wolfe made a motion to approve the Nims Village Phase 1, Map 3 final plat as submitted. Planning Commissioner Dan Stout seconded the motion. Then by an affirmative vote of 5-0, Planning Commission voted to approve the Nims Village Phase 1, Map 3 final plat.

## **2. Road Name Approval: CVS Pharmacy**

Planning Director Karagounis gave a brief description of the request from Rutledge MXU to approve the road names for the CVS Pharmacy. As a result, Planning Commission approval is required to authorize new road names. The applicant has provided the proposed names Theydon Bend and Haycroft Way. The names have been approved and are being reserved by York County Addressing.

Commissioner Wolfe made a motion to approve the road names for the CVS Pharmacy. Commissioner Agrawal seconded the motion. The road names Theydon Bend and Haycroft Way was approved by a vote of 5-0.

## **3. Road Name Approval: Anne Springs Close Greenway**

Planning Director Karagounis gave a brief description of the request from Leroy Springs and Company, Inc. to approve the road name for Handy White Way. As a result, Planning Commission approval is required to authorize new road names. The applicant has provided the proposed road name of Handy White Way. The name has been approved and is being reserved for York County Addressing.

Commissioner Wolfe ask if the location of the proposed road is off of the Fort Mill Parkway and Planning Director Karagounis confirmed the location of the new proposed road name.

Commissioner Wolfe then made a motion to approve the road name Handy White Way. Commissioner Stout seconded the motion. The road name Handy White Way was approved by a vote of 4-0. Please note: Commissioner Andy Agrawal lost internet connection and was not present during the vote. Therefore, the vote for approval of the road name was 4-0.

## **Information/Discussion**

### **1. Fort Mill Medical Center**

Mark McAuley, ColeJenest and Stone introduced the team for the Fort Mill Medical Center. On the virtual meeting we had Kim Pulliam from Tenet Health, Al Bronner and Kevin Harney from ESa, and Steve Wiley from Robins and Morton.

The proposed site will have a 200,000 square foot hospital and an 80,000 square foot medical office building. The applicants presented preliminary drawings of the site plan and elevations of the buildings. The campus would have full access from Highway 160 and full access to locations off of Highway 21. The applicant did address previous comments in regards to having more stacking room once entering the campus from the main road. An early grading package has been approved.

There were discussions about providing the Commissioners more detail drawings and sample building materials. Planning Director Karagounis stated that the applicant could drop off sample building materials to the Town and we could arrange for the Commissioners to review the samples.

There were also discussions about patterns of the façade and brick building and the roofline of the building since the hospital would be highly visible on Highway 160. The Commissioners were concerned with the elevations most visible from Highway 160 and Highway 21. The applicant is also still working on a wayfinding package to address the signage details.

The applicant mentioned that they would need to get approval of their site plan and elevations first from Clear Springs before they formally submit. Chairman Traynor agreed they would need approval first from Clear Springs before they formally submitted their site plan and elevations for the Commissioners to review. The applicant will be back at the November 17, 2020 Planning Commission for another informal opportunity to share updated elevations.

There being no other business, Chairman Traynor adjourned the meeting at 8:04PM.

Respectfully submitted  
Penelope G. Karagounis, MA  
Planning Director  
November 10, 2020