

# MINUTES

**Monday, January 6, 2019**  
**Planning Commission Meeting**  
**Council Chambers-Glennon Center Lower Level**  
**6:30 p.m.**

<p><b>1. Call to Order</b></p>	<p>Chris Leonard, Chair, called the meeting to order at 6:34 pm.</p> <p>Present: Chris Leonard, Rod Thompson, Kate Forbes, Matt DeWitt, Rebecca Richardson, Nick Amico, Susan Britt (staff) and Alicia Dasch (Council Liaison)</p> <p>Absent: Jason Pitcock</p>
<p><b>2. Approval of Minutes</b></p> <p>a. December 2, 2019 – Regular Meeting</p> <hr/> <p>b. December 16, 2019 – Special Meeting</p>	<p><b><u>MOTION</u></b> Nick Amico motioned to approve the with a minor correction. The proposed minutes had Ms. Forbes as both attending and absent.</p> <p>Rebecca Richardson seconded.</p> <p><b>VOTES: AYES Unanimous</b></p> <hr/> <p><b><u>MOTION</u></b> Rebecca Richardson motioned to approve the with a minor addition. Ms. Forbes requested that some additional detail be added regarding Commissioners discussion.</p> <p>Kate Forbes seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>
<p><b>3. New Business</b></p> <p>a. Consider Approval of Final Plat for Trinity at Tega Cay Phase 1 (AKA Trinity Point)</p>	<p>Ms. Britt presented the Staff Report and Recommendation (attached to the official record). Ms. Britt stated that this is the first phase of this development. Staff recommendation is for approval contingent upon approval of the Letter of Credit (LOC) and Performance, Labor, and Materials Surety Agreement by Council. The LOC and PLM Surety Agreement are scheduled for Council approval on January 27<sup>th</sup>.</p> <p>Mr. Amico asked why the plat was not signed and sealed by the Engineer of record at this time? Ms. Britt stated that the Engineer’s signature and seal was on the</p>

preliminary plat, but the final plat will not be sealed until the as-builts are submitted. This is the case since the infrastructure can be bonded so it is not all complete and installed at the time of this final plat submittal. No Certificates of Occupancy will be issued until the Permit to Operate has been issued for the water and sewer systems. This is the process that is regularly followed by the City. As an aside, the City of Tega Cay is the only entity in York County that permits the bonding or a surety for the all the infrastructure before the final plat is approved and recorded. All other entities require that all infrastructure, except for the final coat of asphalt, be installed before a final plat can be approved.

Some discussion then ensued about this development as regard to stormwater infractions. Ms. Britt informed the Commission that per the enabling legislation, if the final plat meets all requirements of the development code then the Commission cannot deny approval. She did inform the Commission that the surety can only be approved by City Council. Therefore, there may be some latitude for Council to require that all improvements be made without the acceptance of a surety.

Mr. DeWitt asked about the process for street acceptance. Ms. Britt stated that the streets cannot be considered for acceptance into the City's inventory until at least 75% of buildout has occurred. At that time the developer will petition the City for acceptance, an inspection will be scheduled, and at such time as the street meets all City standards, the request will be sent on to Council for acceptance.

Ms. Richardson asked if this plat conforms to the Game On PDD Development Standards. Ms. Britt answered in the affirmative.

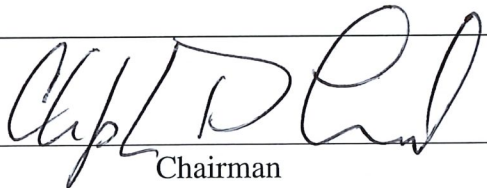
Ms. Forbes asked if there was a Traffic Impact Analysis done for the original PDD which included this residential parcel. Ms. Britt answered in the affirmative. The subdivision conforms to the recommendations included in the TIA. She said that she would share the TIA with those members who were not on the Commission at the time of Preliminary Plat approval.

**MOTION**

Matt DeWitt motioned to approve the Final Plat for Trinity at Tega Cay Phase 1 contingent upon contingent upon review and approval of the LOC and Performance, Labor, and Materials Surety Agreement by Council.

<p>b. Review and Discuss a Public Art Policy</p>	<p>Nick Amico seconded.</p> <p><b>VOTES: AYES Unanimous</b></p> <hr/> <p>Mr. Leonard asked Ms. Britt to provide background and to review the draft policy.</p> <p>Mr. DeWitt recommended that the Art pieces be introduced to the public at perhaps a Council meeting prior to the final decision by the Jury.</p> <p>Ms. Dasch recommended adding citizens to the Public Art Jury instead of Council and Planning Commission members. Perhaps from among the Neighborhood Connect Liaisons, the art community, and Tega Cay Forever.</p> <p>Mr. Leonard suggested that art placement be also considered not just for public or City-owned properties but for commercial entities as well.</p> <p>Mr. Leonard asked if there should be some prohibitive requirements in the policy. Ms. Britt stated that it would be up to the jury to make a recommendation. The policy should be supportive instead of subjective or restrictive.</p> <p>Discussion continued regarding the make-up of the jury, public input process, and location of public art.</p> <p>Ms. Britt stated that she would put the draft policy document into a Dropbox folder where the Commission members could work on the language collaboratively. Comments would be due by Jan. 27<sup>th</sup> so that a final document could be provided for Commission approval and referral to Council at the February meeting.</p>
<p><b>4. Old Business</b></p> <p>a. Consider Approval of 2020 Work Program</p>	<p>After discussion, the 2020 Work Program for the Commission and priorities were approved by consensus.</p> <p>Assignments were made to act as liaisons for other jurisdictions and planning agencies. Mr. Amico and Mr. Pitcock were assigned to York County Planning Commission, Mr. Leonard and Mr. DeWitt were assigned to the Fort Mill Planning Commission, Mr. DeWitt and Mr. Amico to the Economic Development Committee and Ms. Forbes and Ms. Richardson were assigned to the Fort Mill School District Board.</p>
<p><b>5. Public Comments</b></p>	<p>None.</p>
<p><b>6. Commissioner's Comments</b></p>	<p>None.</p>

<p><b>7. Chairman's Comments</b></p>	<p>Mr. Leonard asked if the ability to bond infrastructure before final plat should be revisited and if so is that a task for the Commission. Ms. Britt stated that such a change would be a Council decision, but the Commission could recommend that it be reconsidered.</p>
<p><b>8. Council Liaison's Comments</b></p>	<p>Ms. Dasch provided an update from the last Council meeting. She reminded the Commission that the January Council Meeting had been rescheduled for Jan. 27<sup>th</sup>.</p>
<p><b>9. Staff Comments</b></p>	<p>Ms. Britt Updated the Commission on two new commercial projects in the Stonecrest development. She also reminded the Commission that a meeting was scheduled for Jan. 14<sup>th</sup> with the small group that was working on the proposed Mixed-Use Regulations and small area plan for the Mixed-Use Districts. This group is made up of two representatives from the Economic Development Committee and two members from the Commission plus Ms. Britt and Kara Drane from Catawba Regional Council of Governments.</p> <p>She stated that she had placed the Development Monthly Report at the Commissioners stations.</p>
<p><b>10. Adjournment</b></p>	<p>There being no further business Mr. Leonard asked for a motion to adjourn.</p> <p><b><u>MOTION</u></b> Rod Thompson motioned to adjourn the regular meeting.</p> <p>Kate Forbes seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>

  
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 Chairman

Attest:  
  
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 Secretary