

MINUTES

Monday, January 11, 2021 Planning Commission Meeting Council Chambers-Glennon Center Lower Level 6:30 p.m.

1. Call to Order	Chris Leonard, Chair, called the meeting to order at 6:30 pm. Present: Chris Leonard, Rebecca Richardson, Kate Forbes, Matt DeWitt, Nick Amico, Jason Pitcock, Alicia Dasch (Council Liaison), Susan Britt (staff) and Shane Parris (staff) Absent: Ryan Ross
2. Approval of Minutes a. December 7, 2020 – Regular Meeting <hr/> b. December 21, 2020 – Special Meeting	<u>MOTION</u> Kate Forbes motioned to approve the minutes as presented. Rebecca Richardson seconded. VOTES: AYES Unanimous <hr/> <u>MOTION</u> Jason Pitcock motioned to approve the minutes as presented. Nick Amico seconded. VOTES: AYES Unanimous
3. New Business a. Adopt the Meeting Schedule for 2021 <hr/> b. Discuss a Recommendation regarding an Ordinance Amendment for Commercial Appearance Review	<u>MOTION</u> Nico Amico motioned to approve the schedule as presented. Jason Pitcock seconded. VOTES: AYES Unanimous <hr/> Mr. Leonard initiated discussion regarding the potential adoption of Commercial Appearance Review. Mr. Dewitt asked if Council had directed the Commission to work on this item or did it just come from the Commission liaison attendance at

the Fort Mill Planning Commission meetings? Mr. Leonard indicated that the topic for discussion was initiated by attendance at the Fort Mill meetings.

Ms. Britt also stated that appearance standards had been included in previous PDD Development Standards.

She also reviewed the requirements from the SC Comprehensive Planning Enabling Act regarding the appointment of an Appearance Review Committee. The State of South Carolina Comprehensive Planning Act allows municipalities to establish an Architectural Review board (or similar body). The scope of this body is limited to (1) ensuring the preservation of historic or architecturally valuable areas; (2) preservation of significant or natural scenic areas; or (3) protection and/or provision for the unique, special, or desired character of a defined district, corridor or development area.

Ms. Dasch discussed some of the prior considerations that Council had discussed regarding commercial review and development of the Mixed-Use Development District regulations. She agreed that it would be beneficial to have further direction from the entire Council as to whether this should be a priority work item for the Commission.

Ms. Britt stated that perhaps Mr. Leonard could prepare a memo regarding the background, considerations, required actions and potential direction from Council. Ms. Dasch could then review this memo during her Report to Council and lead Council discussion regarding direction to the Commission.

Mr. Leonard suggested that addition of this item to the Commission's Work Program and the formal adoption of the Program should wait until Council has adopted or endorsed their own work program for 2021.

Ms. Forbes then recommended that any commercial review also include consistency with the adopted Comprehensive Plan. The

	Comp Plan had included an action strategy regarding appearance standards.
4. Old Business a. Discussion and Adoption of the 2021 Work Program	There was a consensus of approval for the items on the work plan. However, it was recommended to defer any official adoption until after the Council adopts their annual work program
5. Public Comments	Liz Duda asked if the Walmart had gone through an architectural review. Ms. Britt that it had gone such a process since the review was required under the PDD Development Standards. Also that these appearance standards had been incorporated into the Restrictive Covenants for the property and that an Architectural Committee had been established by the Property Owners Association.
6. Commissioner’s Comments (Reports from Liaisons)	Mr. Pitcock reviewed his notes from the York County Planning Commission meeting. Other than standard business, the discussion pertained to the Comp Plan Update and the Cultural Resources Element. Ms. Forbes and Ms. Richardson provided an update from the Fort Mill School District Board meeting. The Impact Fee collection has been very successful. New housing construction has continued at a good growth rate. Another topic of discussion was the budget projections for the upcoming year. Mr. Amico reviewed the Economic Development Committee meeting. The main topic of discussion was Business Licenses and the need to update the current ordinance.
7. Chairman’s Comments	Mr. Leonard attended the York County Bicycle/ Pedestrian Coalition meeting. The program was presented by the Palmetto Cycling Foundation. There were some great ideas regarding funding sources for bicycle facilities.
8. Council Liaison’s Comments	Ms. Dasch reviewed the proposed work program for Council that was developed by Ms. Dasch and Council Member, Heather Overman. This will be presented for consideration by Council at their January Meeting.
9. Staff Comments	Ms. Britt reviewed the monthly Development Report. She also reviewed the status of the new Water Tower and the completion of the SC Rural Infrastructure Grant and the Heron Harbor Crosswalk Program and the TAP Grant.

	She also briefly discussed addition of potential Bicycle/Pedestrian Priority Connections to the work program.
10. Adjournment	There being no further business Mr. Leonard asked for a motion to adjourn. <u>MOTION</u> Nick Amico motioned to adjourn the regular meeting. Kate Forbes seconded. VOTES: AYES Unanimous
11. Workshop Discussion a. Proposed Work Program for 2021	After closing the regular meeting, Mr. Leonard initiated discussion and review for the 2021 Work Program.

Chairman

Attest:

Secretary