

MINUTES

Monday, March 2, 2020 Planning Commission Meeting Council Chambers-Glennon Center Lower Level 6:30 p.m.

<p>1. Call to Order</p>	<p>Chris Leonard, Chair, called the meeting to order at 6:30 pm.</p> <p>Present: Chris Leonard, Kate Forbes, Rebecca Richardson, Nick Amico, Jason Pitcock and Susan Britt (staff) and Alicia Dasch (Council Liaison)</p> <p>Absent: Rod Thompson and Matt DeWitt</p>
<p>2. Approval of Minutes a. February 3, 2020 – Regular Meeting</p>	<p><u>MOTION</u> Kate Forbes motioned to approve the minutes as presented.</p> <p>Rebecca Richardson seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>3. New Business a. Consider Amendment to Windhaven PDD Master Plan and Development Standards</p>	<p>Ms. Britt presented an Overview of the Amendment to the Master Plan and the PDD Development Standards (copies attached to the official record). She then introduced Gil Squires with the Windhaven development. Mr. Leonard opened the floor for discussion.</p> <p>Ms. Forbes asked if there had been any other projects planned for that area other than the proposed middle school? Ms. Britt stated that it had always been intended for a school. However, when the City was notified that the School District was not going to purchase the property, other potential uses were investigated. These included a new Post Office. However, the USPS was not interested nor was any other government entity. Mr. Leonard asked if, in the future, a substation for the Post Office was considered would it be a permitted use? Ms. Britt stated that it was listed as a permitted use in the commercial districts.</p>

Ms. Forbes then noted that both rear-and front-loaded garages would be permitted for the Townhomes. Do we know how many are planned to be rear loaded? Ms. Britt stated that the original preliminary plat did show some rear-loaded townhomes on Thicket Crossing. Mr. Squires confirmed this. Rear-loaded garages require access from an alleyway. The exact number of rear-loaded garages will not be known at this time until a revised preliminary plat is done. Ms. Forbes asked about the traffic impact. Ms. Britt stated that one of the reasons for the rear-loaded townhomes was to reduce the number of curb cuts on the street, thereby reducing some of the traffic impacts.

Ms. Forbes asked if the architectural standards G and H only applied to commercial? Ms. Britt answered in the affirmative. She also mentioned that she and Catawba Council of Governments staff were working on a small area plan that would include the commercial and mixed-use areas. That plan would further define the standards for development and will assist with marketing the property. Ms. Britt stated that the PDD Development Standards can be revised to indicate the difference between what applies to residential or commercial only.

Ms. Forbes had a question regarding Table 1 pertaining to front setbacks from the right-of-way rather than the sidewalk. Ms. Britt explained that on the major streets the sidewalks were inside the right-of-way, so this language clarified specifically where the setback began.

Ms. Forbes asked if eliminating animal kennels in GC/MU districts would also eliminate pet groomers? Ms. Britt stated that the intent was to only restrict those animal services that kept animals on-site for a duration of time.

Mr. Leonard asked how many age-restricted units were planned? Ms. Britt stated that the revised preliminary plat would indicate which area would contain the units and exactly how many units there would be. The Development Standards only indicates that there be a mix. Mr. Leonard asked if they were to be clustered or interspersed throughout? Ms. Britt stated that early conversations with the developer have included a

potential clustered location in the area above the creek. Mr. Squires concurred with this statement.

Mr. Leonard then questioned why Quadplex, Triplex, and Duplex, were included as a permitted use if they weren't going to be built. Mr. Squires said that he was ok with removing those as permitted uses.

Mr. Leonard stated for the record that the additional 4 acres of commercial was on property owned by the developer. The other commercial acreage in the PDD was owned by others. All those properties would eventually be sold to a commercial developer.

Mr. Leonard then reviewed the plans for the extension of the Gold Hill Connector to Dry Run from Zoar Road to match up with the connector within the Windhaven development.

Mr. Leonard then had a question regarding item 13(f) of the development standards for residential. This item requires townhomes and senior dwelling that do not have two car garages to provide adequate storage in driveways or designated on street parking. He stated that due to the recent discussions regarding driveway lengths and parking storage, he thought that this section needed additional definition. Ms. Britt stated she would look at further definition.

Mr. Leonard then stated that he didn't see the residential above retail as a permitted use in the mixed-use districts. Ms. Britt stated that she would review and make sure that they were included.

Mr. Leonard then asked that the trail connections be included in the PDD Master Site Plan. Ms. Britt stated that the trail connection was from River Falls on the other side of the Park District and so wasn't shown in this PDD Plan. This would be more defined when the park plans are complete. The internal connections for the areas within the Windhaven PDD would be via sidewalks.

Mr. Leonard asked about age appropriate amenities for seniors. Ms. Britt stated that when the park plans are done the City would consider senior age level activities.

Ms. Richardson then asked if the change from GI to Commercial caused a change to the traffic impact analysis? Ms. Britt stated that the traffic impacts would be less since there is no longer a school planned for that area.

Ms. Dasch asked if the City can cap the number of specific residential units and what that definition of the mix would be? Ms. Britt stated that a more defined number of single-family, townhomes and senior living units would be in the revised preliminary plat due to site engineering. Ms. Dasch has a concern that this mix needs to be specific as to the number of units and types in the PDD Development Standards. Ms. Britt stated that in her professional opinion it would be best to not define and limit the number of these types in the overall PDD Development Standards. This should be more of a platting issue. In addition, the types of housing units would also be market driven. She posed the scenario of requiring 200 senior living units, but the market would only support 150. What happens then is the PDD would again need to be modified by legislative action and that would not be the best way to plan and develop.

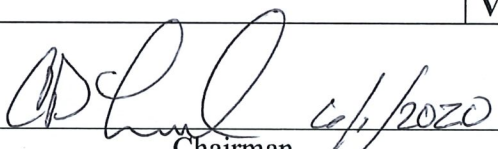
Ms. Dasch then asked what control would the City have if the revised preliminary plat only included single-family and townhomes and did not include any senior living units? Ms. Britt stated that Planning Commission is the approving body and if the preliminary plat did not include the balanced mix then the Commission could deny the plat. The plat must conform to the PDD Development Standards.

Ms. Dasch then asked if York County or the Fort Mill School District could provide feedback on the PDD Plan? Ms. Britt stated that she and Mr. Leonard have been attending joint regional planning advisory meetings and that she intended to expound on that under staff comments. This group is looking to become a formal group endorsed by the jurisdictions involved (York County, Fort Mill, Tega Cay and the Fort Mill School District). This group has discussed the proposed Windhaven PDD. Mr. Leonard then reinforced that the school district has been involved in

	<p>this project since the beginning because of the now defunct proposal for a middle school.</p> <p>Ms. Richardson stated that she still had a concern about the increase in residential.</p> <p>Mr. Amico then asked if there was any conflict between the prohibition on apartments and the vertical mixed-use buildings with residential and retail? Ms. Britt stated that the intent was not to allow for apartment complexes but that the residential over retail would be considered as condominiums which could be owner-occupied or for lease on an individual basis.</p> <p>There were no additional questions. Ms. Britt reminded the group that no formal action can be taken until after the public hearing scheduled for March 16th.</p>
<p>b. Consider Approval of Final Plat for Windhaven Phase 1</p>	<p>Ms. Britt provided the Subdivision Overview and Summary (attached to the official record). The need to move forward with Phase 1 Final Plat approval is since this phase also contains the City pump station and the water tower.</p> <p>There were no additional questions concerning the Final Plat for Phase 1.</p> <p><u>MOTION</u></p> <p>Jason Pitcock motioned to approve the Final Plat for Windhaven Phase 1 contingent upon review and approval of the LOC and Performance, Labor, and Materials Surety Agreement by Council.</p> <p>Nick Amico seconded.</p> <p>VOTES: AYES Unanimous</p>
<p>4. Old Business</p> <p>a. Amendment to Ord. 77 (Zoning Code, Section 19-165-Permissible Uses and Specific Exclusions to regulate Poultry and Livestock</p>	<p>Ms. Britt and Mr. Leonard provided a brief history and background of prior proposed amendments that had been presented to Council. At that time Council chose not to proceed with an amendment to the Zoning Code.</p> <p>Mr. Leonard stated that he had reviewed the regulations regarding livestock and fowl in Rock Hill and Fort Mill. He said that both also prohibited certain livestock and fowl and that these were defined. He also liked that</p>

	<p>they included that the entire City was bird sanctuary. York County did have some restrictions in the residential districts but were far less restrictive in agricultural districts.</p> <p>Mr. Pitcock stated that the City should have a more defined framework and what is permitted and regulated and what is prohibited.</p> <p>Mr. Leonard proposed that the Commission review the regulations of the adjacent jurisdictions and discuss the proposed amendment after receiving further direction from Council. This would be on the Council agenda for March 16th for discussion. Mr. Leonard would provide Ms. Dasch with a bullet-point outline to guide the discussion.</p>
<p>5. Public Comments</p>	<p>Ken Bolen, 1057 Silver Gull Drive stated that he agreed that the Commission define driveway lengths for adequate parking. They have had problems with this in Silver Gull. He also thought that the balance of mix in the Windhaven PDD needed to be defined.</p>
<p>6. Commissioner's Comments (Reports from Liaisons)</p>	<p>Ms. Forbes reviewed her notes from the Fort Mill School District Board Meeting (notes attached to the official record).</p> <p>Mr. Amico reviewed his notes from the York County Planning Commission Meeting (attached to the official record).</p> <p>Mr. Amico then reviewed the notes from the Economic Development Committee Meeting (attached to the official record).</p>
<p>7. Chairman's Comments</p>	<p>Mr. Leonard stated that he would send the Liaison's notes to the other members.</p> <p>He also briefly talked about the Joint Regional Planning Advisory Committee and the value of building those regional relationships.</p> <p>Mr. Leonard stated that the Council would be appointing 4 members to the Commission at the March 16th meeting as his term and Mr. Amico, Mr. Thompson and Mr. DeWitt's terms were ending on March 31st.</p>

	Mr. Thompson did not reapply so there would be the potential for at least one member.
8. Council Liaison's Comments	Ms. Dasch provided an update from the last Council meeting and updated the Commission on upcoming City events. She also spoke about the Public Art Policy and Resolution and that it would be up for Council approval on March 16 th . Any funding for specific public art projects would be considered by Council during the budget process.
9. Staff Comments	Ms. Britt updated the Commission on new commercial projects in the Stonecrest Development. She also updated the Commission on the Joint Regional Advisory Committee. She stated that she had placed the Development Monthly Report at the Commissioners stations.
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



 Chairman

Attest: 

 Secretary