

# MINUTES

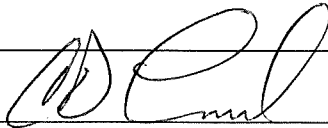
**Monday, June 14, 2021  
Planning Commission Meeting  
Council Chambers-Glennon Center Lower Level  
6:30 p.m.**


<b>1. Call to Order</b>	Chris Leonard, Chair, called the meeting to order at 6:33 pm.  Present: Chris Leonard, Michelle Nance, Matt DeWitt, Jason Pitcock, Nick Amico, Jessica O'Connor, Alicia Dasch (Council Liaison), Susan Britt (staff) and Shane Parris (staff).  Absent: Ryan Ross
<b>2. Approval to Reorganize Agenda</b>	<b><u>MOTION</u></b> Mr. Leonard requested a motion be made to move Item 4. B. to the beginning of the agenda, followed by Item 3. A.  Motion by Nick Amico Second by Jason Pitcock  <b>VOTES: AYES Unanimous</b>
<b>3. Approval of Minutes</b> a. April 5, 2021 – Regular Meeting  <hr/> b. May 3, 2021 – Regular Meeting	<b><u>MOTION</u></b> Motion by Nick Amico Second by Matt DeWitt  <b>VOTES: AYES Unanimous</b>  <hr/> Motion by Jason Pitcock Second by Nick Amico  <b>VOTES: AYES Unanimous</b>
<b>4. Old Business</b> b. Approve Final Recommendations to Council regarding Stormwater Policies and Regulations	<b>ITEM 4 B.</b> Mr. DeWitt reviewed the project and briefed the Commission on the scoring metric for ranking the recommendations. The Commission concluded with reviewing the initial scoring pass completed by Mr. DeWitt and planned to

	continue scoring offline until the next regular meeting.
<p><b>5. New Business</b></p> <p>A. Presentation by Fire Chief Hasty re Emergency Services Trail Map Data</p> <hr/> <p>B. Consider Approval of Final Plat for Windhaven Phase 2</p> <hr/> <p>C. Consider and Discuss the Rezoning of TMS#s 652-00-00-0 and 652-00-00-091 from RD1 into the County to Stonecrest PDD in the City as part of a 100 percent Annexation Petition</p> <hr/>	<p><b>ITEM A.</b>  Chief Hasty informed the Commission on a project that had been worked on by a coalition of Tega Cay Fire Department, Tega Cay Development Services, York County 911, and GIS. The project was designed to allow mapping of trails within the City, identify access points to the trails, and assign addressing to them. This is intended to allow for emergency responders to more rapidly arrive onsite and allow dispatch to pinpoint the location of the phone being used to report emergency. Further discussion was had as to the potential of City Staff updating the mapping system as new trails and connections are completed. The Commission concluded with planning to review the names of the trails and access points, the City to review how trails are logged for E911 and reviewing that the trails logged by TCFD and what is shown in City trail plans.</p> <hr/> <p><b>ITEM B.</b>  Mr. Leonard verified with Ms. Britt if the plat approval needed to be deferred. She informed that the City requires a surety bond to be issued by the developer to cover the cost of unfinished infrastructure if the developer were to default on the project. She furthered that Lennar was requesting a reduction due to further completion of infrastructure since issuance of the bond. Commission Deferred approval until the following regular meeting.</p> <hr/> <p><b>ITEM C.</b>  Ms. Britt reviewed the history of the properties, the proposed zoning districts, the comprehensive plan, annexation processes and site plan review and processing. The discussion was tabled pending the public hearing in July.</p> <hr/>

<p>D. Discuss whether to cancel regular meeting for July or choose and alternate date.</p>	<p><b>ITEM D.</b> Mr. Leonard informed the Commission that Council had scheduled the regular meeting of Council a week earlier due to a budget meeting. The Commission agreed to cancel the regular July meeting.</p>
<p><b>6. Old Business -Workshop Items</b> a. Review Proposed Priorities for Bike/Ped Connections per Comp Plan.</p>	<p><b>ITEM A.</b> Mr. Leonard reviewed the scoring results as completed by the Commission. Further discussion ensued regarding the concept and perspective of the project. Mr. Leonard planned to present the project to Council at the Council Regular Meeting on June 21<sup>st</sup>.</p>
<p><b>7. Public Comments</b></p>	<p>None</p>
<p><b>8. Commissioner's Comments</b></p>	<p>Commission Liaisons Comments were:</p> <ol style="list-style-type: none"> <li>1. Mr. Amico did not have an update from Economic Development.</li> <li>2. Ms. O'Connor provided a brief update on the Fort Mill School Board via email to the Commission prior to the meeting.</li> <li>3. Mr. Pitcock provided an update from York County Planning Commission meeting stating that work was starting on the resilience portion of the Comp plan.</li> </ol>
<p><b>9. Chairman's Comments</b></p>	<p>None</p>
<p><b>10. Council Liaison's Comments</b></p>	<p>Ms. Dasch provided an update on the Duke Energy underground power line project, an update on recent City Council projects, she finished by informing the Commission that Council had a budget workshop scheduled for June 29<sup>th</sup>, a budget presentation July 19<sup>th</sup>, Council business meeting July 12<sup>th</sup>, and the regular meeting/ budget public hearing August 16<sup>th</sup>.</p>
<p><b>11. Staff Comments</b></p>	<p>Ms. Britt gave an update that RFATS provided a \$2,000,000 grant for the New Grey Rock RD. trail, the Economic Development Committee is working on an incubator grant program, updates and revisions to the prior Game On Development are being negotiated and should be coming to the Commission in September.</p>

<b>12. Adjournment</b>	There being no further business Mr. Leonard asked for a motion to adjourn.  <b><u>MOTION</u></b> Nick Amico motioned to adjourn the regular meeting.  Jason Pitcock seconded.  <b>VOTES: AYES Unanimous</b>

  
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Chairman

Attest:  
  
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Secretary